

County of Sonoma

HOUSING ELEMENT

Adopted by the Sonoma County Board of Supervisors

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**Sonoma County Permit and Resource Management Department
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HOUSING ELEMENT
SECTION I

HOUSING ELEMENT

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 polices 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](#) documents building permit activity in the Coastal Zone and within 3 miles of Coastal Zone boundaries since 1990. Overall, there has been a gain of 1,348 residential units in the Coastal Zone, primarily single family units in Sea Ranch and other coastal Urban Service Areas. Since 1990, 79 affordable units have been added or acquired as part of the Sea Ranch I, Sea Ranch II, and Harbor View developments. These units are reserved for low and very low income rental tenants.

1.5 PUBLIC PARTICIPATION

Sonoma County has conducted an extensive public outreach program for the 2009 Housing Element Update:

- A public workshop was held on July 25, 2007 to kick off the Housing Element Update process, to identify key issues to be covered in the Update, and to review existing housing element programs
- A second public workshop was held on October 29, 2007 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
- A third public workshop was held on April 10, 2008 to review and take comment on the initial housing site inventory, and to take input for changes under each of the Housing Element's 6 major housing goals
- The Draft Housing Strategy (a compilation of the proposed housing element goals, policies, objectives and programs) was released for public review August 1, 2008. A public workshop was held at the Sonoma County Planning Agency's August 28, 2008 meeting to present the Strategy and to receive public input. The public comment period for the Draft Housing Strategy remained open until September 12, 2008.
- A public hearing on the Draft Housing Element was held before the Sonoma County Planning Commission on November 20, 2008.
- A public hearing on the Draft Housing Element was held by the Sonoma County Board of Supervisors on January 13, 2009.

Throughout the process of preparing the Housing Element, there were ongoing technical consultations among County staff, the consulting team, 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 2009 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, County data collected to date, upcoming meetings and workshops, draft materials for public review, and the like. See <http://www.sonoma-county.org/cdc/hemain.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 2001 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 2008, the AMI for a four-person household in Sonoma County was \$77,800, and for a three-person household, the AMI was \$70,000. In general, the four-person AMI is used as the standard.

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 2001 SONOMA COUNTY HOUSING ELEMENT REVIEW

The 2001 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 2001 Housing Element, and describes both the effectiveness of those programs and their applicability to this 2009 Housing Element.

The over-arching goal of the 2001 Housing Element was to provide affordable housing options in the County at all socio-economic 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 2001 Housing Element implementation programs is provided in Appendix X (Implementation Status spreadsheet). In addition to retaining existing housing element units and programs, the 2001 Housing Element had the following three basic tenets: Remove Constraints to Housing; Increase Opportunities for Housing; and Promote Affordable Housing. These objectives were carried out through a series of actions, including many Zoning Code Amendments undertaken during the last Housing Element period. Since adoption of the 2001 Housing Element, the County has completed the following actions to remove potential governmental constraints to housing:

- (1) Amended the Zoning Ordinance to remove the requirement for a Use Permit for affordable housing projects located within 1/4 mile of another affordable project (2003);
- (2) Amended the Zoning Ordinance to eliminate the Use Permit requirement for Second Dwelling Units, and to allow for larger Second Units on smaller lots where affordability is guaranteed (2003);
- (3) Amended the Zoning Ordinance to allow small-scale homeless shelters in urban residential zoning districts (2003);
- (4) Amended the Zoning Ordinance to allow emergency homeless shelters with up to 50 beds in urban commercial and industrial districts (2003).
- (5) Amended the Zoning Ordinance to reduce standards for High-Density development projects, including Type A density bonus projects in order to facilitate development of infill sites for affordable and high-density housing (2005).
- (6) Amended the Zoning Ordinance to revise standards for Second Dwelling Units and to allow Second Units to be created within or attached to larger agricultural structures, allowing the legalization of a number of non-permitted units which had been in the Code Enforcement abatement process (2005).

- (7) Amended the Zoning Ordinance to reduce standards for Mobile Home Parks to allow existing parks to be expanded, and to reduce the acreage required to create a new park from 4 acres to 2 acres (2005).
- (8) Amended the Zoning Ordinance to allow Farmworker Housing on Parcels that are otherwise protected by Williamson Act (Agricultural Preserve) contract (2005).
- (9) Amended the Zoning Ordinance to reduce the minimum number of units required for participation in the County's 100% density bonus programs. For Type A (rental) projects, the minimum number of base units was reduced from 4 to 2; for Type C (ownership) projects, the minimum number of base units was reduced from 5 to 4. This change was made to facilitate development of affordable units on small infill parcels, as well as to allow the legalization of a number of units that had been in the Code Enforcement abatement process (2005).

Since adoption of its 2001 Housing Element, the County has completed the following actions to increase opportunities for affordable and special-needs housing, as follows:

- (1) Amended the Zoning Ordinance to require all residential projects within urban zone districts to be developed at not less than the mapped density shown on the General Plan Land Use Map, unless identified environmental constraints require a lesser density as mitigation (minimum residential density - 2003);
- (2) Appended the Zoning Ordinance to add Article 85, Requests for Reasonable Accommodations under the Fair Housing Acts (2003);
- (3) Approved General Plan Amendments and Rezoning of specific parcels to provide for more affordable housing, pursuant to Housing Programs #10 and #11 (2003 & ongoing);
- (4) Adopted a new Work-Live Ordinance, allowing integrated residential units within the M1 Urban Industrial Zone District (2005).
- (5) Adopted a new Mixed-Use Ordinance, allowing residential uses within all urban commercial zone districts (2005).
- (6) Adopted a new SRO Ordinance, allowing single-room occupancy facilities, with a Use Permit, in all urban commercial zoning districts (2005).

Also since adoption of its 2001 Housing Element, the County has adopted a new County-wide comprehensive Affordable Housing Program to promote the production of affordable housing. The new Affordable Housing Programs contains the following major components:

- (1) Affordable Housing Program for Residential Development (Inclusionary Housing). Requires that all new residential development either include affordable units on-site, pay an in-lieu fee, or provide an equivalent alternative (2005).

- (2) Affordable Housing Program for Non-Residential Development (Workforce Housing Program). Requires that all new non-residential development of more than 2,000 square feet either provide workforce housing units on-site, pay an in-lieu fee, or provide an equivalent alternative (2005).
- (3) A new fee deferral program for affordable housing development was also adopted.

Between the effective date (October 1, 2005) of the Affordable Housing Program and the end of calendar year 2007, the County had collected \$2,483,870 in affordable housing in-lieu fees, including \$80,843 in workforce housing fees. Affordable housing fees collected during calendar year 2007 alone were \$869,391. Most of the building permit applications received for new single family homes subject to the fees have included the provision of a second dwelling unit where possible, rather than payment of the in-lieu fee. Fees go into the County Fund for Housing (CFH), and have been utilized for site acquisition and development costs for affordable housing projects. Examples of recent projects funded with CFH monies are the West Hearn Avenue Transitional Housing for Homeless Veterans project; the Las Palmas ownership project in Sonoma Valley; and the proposed Guerneville Fifth and Mill Street rental housing project.

In addition to the above zoning actions taken to remove constraints, increase opportunities, and promote affordable housing, many other programs have been undertaken during the most recent housing element period in support of the County's Housing Element programs:

- (1) Established priorities for housing program implementation in consultation with affordable housing advocates.
- (2) Established an inter-departmental working group composed of staff from the County Administrator's Office, the Permit and Resource Management Department (PRMD), and the Community Development Commission to coordinate and monitor program implementation.
- (3) Developed informational materials and training sessions for the County's Type A and Type C Affordable Housing Programs, the State Density Bonus Program, and a new Affordable Second Dwelling Unit program.
- (4) Developed informational handouts, including maps and "data sheets", of all housing opportunity sites in the unincorporated County with appropriate General Plan Land Use and Zoning Ordinance designations, and with sewer and water services available, for distribution to housing developers and real estate brokers.
- (5) Developed and maintained a public information center at PRMD to provide a wide range of affordable housing referrals, resources, and information.
- (6) 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.

- (7) 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.
- (8) Promoted affordable housing development, housing opportunity sites, and the use of the county's Type A and Type C Affordable Housing Density Bonus Programs through participation in Affordable Housing Week. Prepared and displayed promotional materials during the Homebuyer's Fair, held at the end of the annual Affordable Housing Week.
- (9) Held a successful Article 34 election in November 2004.

1.9 COUNTY'S PROGRESS IN MEETING ITS QUANTIFIED OBJECTIVES

The County projected that programs outlined in the Element would result in the production of 2,888 new units over five years. The prescribed affordability mix anticipated 705 units for very low income, 500 units for low income, 362 units for moderate income. This quantified objective was considerably less than the number of units called for to meet the County's RHNA. ABAG's housing needs determination called for a total of 6,799 units. Of that number, the determination indicated that 1,311 units for very low, 1,116 units for low, and 1,563 units for moderate income households should be provided.

Since the date of the last Housing Element (2001), 2,482 housing units were permitted in the unincorporated areas of the County. This number includes 444 units for very low, 304 units for low, and 280 units for moderate income households that carry affordability restrictions.

New housing production came very close to meeting the County's 2001 Quantified Objectives for very low-, low-, and moderate-income housing, but did not reach the RHNA allocations for a variety of reasons (see discussion at Section 4.6.1).

1.10 PROGRAM CHANGES IN 2009 HOUSING ELEMENT

The 2009 Housing Element update is not a comprehensive "new" housing element, but rather an update of the 2001 Housing Element. The directive throughout 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 2001 Housing Element have been maintained, with new policies and programs proposed to meet changing needs. While housing policies and programs from the 2001 Housing Element that were limited-term and have been accomplished have not been carried over in the 2009 update, most ongoing programs were deemed to be highly successful and are continued in the Housing Element update. A brief summary of the proposed policy changes and additions, by Goal, is provided below:

Goal 1: Sustain Existing Affordable Housing Programs and Affordable Units

- Existing programs work well and should be retained
- 293 affordable rental units at risk of converting to market-rate to be retained
- Affordable rental housing at risk of converting to ownership to be protected

- Avoid loss of residential lands & units to vacation/time-share uses

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

- Inventory adequate to meet Regional Housing Need Allocation (RHNA), but policies needed to enhance the use of sites
- Consider using sites adjacent to Urban Service Areas for affordable housing - GP PF-1f
- Expansion of the -AH Affordable Housing combining district program to include more non-residential sites near transit

Goal 3: Promote Production of Affordable Housing Units

- Consider expanding Type C Program to more Urban Residential lands
- Consider new standards for small-lot subdivisions for density bonus projects
- Review "Z" restrictions and consider removing them on small ag-zoned parcels

Goal 4: Continue to Provide Funding for Affordable Housing

- Continue County Fund for Housing -\$2.5 million in affordable housing in-lieu fees to date
- Consider "sliding scale" for impact fees for small affordable units
- Changes to long-term affordability mechanism for ownership
- Explore new types of providing affordability, i.e. land trust model

Goal 5: Promote Production of Housing Units for Special Needs

- Remove Use Permit requirements for homeless shelters
- Permit transitional and permanent supportive housing (PSH) on all residential lands
- Consider expanding farmworker bunkhouse provisions
- Consider winegrape acreage assessment to fund more farmworker housing
- Promote Universal Design

Goal 6: Improve Conservation of Energy and Natural Resources

- Continue & expand conservation efforts & programs
- Adopt a Green Building program & continue promotional efforts
- Consider construction site waste recycling ordinance
- Consider CFH funding priority to energy efficient & green projects
- Develop & provide checklists for residential developers

A program-by-program listing of the County's status in implementing each program in its 2001 Housing Element is provided in [Table 1-2](#) Implementation Status.

Table 1-1 Housing in the Coastal Zone

Table 1-2 Page 2

HOUSING ELEMENT
SECTION II

SECTION II

2.1 HOUSING GOALS 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.

State law also requires that housing elements contain "a program which sets forth a five year schedule of actions" in order to implement stated goals, objectives, and policies (Section 65583 (c)). Moreover, this program of actions is required to include programs which 1) identify sites available for new housing; 2) assist in the development of affordable housing; 3) reduce governmental constraints; 4) sustain existing affordable housing units, and improve their condition when needed; 5) promote equal housing opportunities for all persons; and 6) preserve the number of existing assisted housing units. Implementation Programs are provided in Section 2.2.

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 extend 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 alone, up to 293 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 air-space subdivisions, has become a concern in the last five or six years. Further efforts may be 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 is also experiencing an increase in the conversion of permanent residential units and lands to vacation uses, such as when single-family homes and condominiums are removed from the housing stock to be utilized as vacation rentals. This trend may lead to a loss of residential lands to visitor-serving uses unless preventative measures are taken. It is increasingly important to differentiate between vacation or recreational resort communities, and residential communities.

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 250 affordable units within the most recent planning period. 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. Changes to the program were made during the last housing element period to reduce the number of units required to participate in the program, and to clarify that the program applies to rental projects only. Sites eligible for a Type A bonus 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). Development Standards used for these projects allow increased height, reduced parking requirements, and less stringent setbacks so long as privacy is maintained.



The "Type C" Ownership Housing Opportunity Program, although still popular with non-profit providers for their sweat-equity (self-help) housing programs, has decreased in popularity with for-profit providers during the most recent planning period due to changing housing market conditions and the rising disparity between median incomes and median housing prices. For-profit developers have instead utilized the State and County density bonus programs to achieve a higher level of affordability in their projects. Non-profit developers have requested that the Type C Housing Opportunity Program be expanded to additional, lower-density Urban Residential sites zoned for housing. This would allow additional sites with urban utilities to be made available for sweat-equity (self-help) ownership housing opportunities.



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 prescribed percentage of their units as affordable. The adoption of reduced development standards for affordable small-lot subdivisions utilizing the state density bonus program might facilitate affordable housing development by eliminating the need for the establishment of Planned Developments.

Objective HE-1.1: Continue existing County and Community Development Commission efforts and programs with the objective of producing 800 new affordable units [159 extremely low; 160 very low; 217 low; and 264 moderate income units] between 2007 and 2014.

Objective HE-1.2: Strive to maintain the affordability status of 293 existing subsidized housing units in the unincorporated area that are at risk of losing their affordability restrictions over the 2007-2017 period.

- Objective HE-1.3:** Continue existing Community Development Commission efforts and programs, specified in the HUD-required Sonoma County Consolidated Plan for the 2006-2010 period, to use CDBG, redevelopment and/or other funds 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 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 and residential sites to visitor-serving uses.

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 CDBG, HOME, RDA and 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). (Government Code §65915)

Policy HE-1d: Conserve the existing affordable housing stock by providing funding through the Community Development Commission to subsidize the acquisition of at-risk properties or the continuation of affordability restrictions to provide for 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 through implementation of the county's Mobile Home Park Conversion to Resident Ownership Ordinance, in order to encourage bona-fide resident conversions.



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 conversion of rental units to ownership:

- (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 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 must 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: 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.

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

- Objective HE-2.1:** Assist developers and other interested parties in locating available sites and accessing programs for the development of affordable 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 sewer & water service providers plan for and maintain adequate infrastructure capacity for housing, pursuant to Government Code § 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.

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.

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.

The State Density Bonus Program provides a bonus of up to 35% over base density, and the granting of up to three (3) incentives for projects that agree to provide a specified percentage of their units as affordable. This program has been popular with for-profit developers of small-lot ownership housing who may need a density bonus and/or one or more of the offered incentives in order to meet the "minimum residential density" requirements in all Urban Residential zoning districts. However, the current requirements that such applicants must provide a "Planned Development" may function as a constraint for developers of moderate-income housing. The adoption of reduced development standards for affordable small-lot subdivisions might better allow this type of development without need for the establishment of Planned Developments.

Currently, the Type C Housing Opportunity Program allows sites with General Plan Land Use designations and densities of UR4 to UR6 and R1 zoning to be developed at 11 units per acre when 100% affordability to lower and moderate-income households is provided. Non-profit developers have requested that the Type C Program be expanded to all Urban Residential sites zoned for housing, in order to make more sites available for needed self-help and sweat-equity housing types. Expanding this program to additional Urban Residential sites with R1 zoning might allow more of these projects to be developed without need for the developer to obtain an expensive and time-consuming General Plan Amendment to increase density.

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.

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 and Revise Growth Management programs as necessary to ensure that they do not serve as an unnecessary constraint to development. Similarly, review other 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 housing so long as the public health and safety are not threatened.

Policy HE-3b: Eliminate the use of the "J" (Mobile Home Exclusion) Combining District to allow manufactured homes on any residential lot, in compliance with state law and 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: Remove the use permit requirement and establish standards for small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts.

Policy HE-3f: Remove the use permit requirement and establish standards for emergency homeless shelters (more than 10 persons) in the M1 and PF zoning districts.

Policy HE-3g: Expand the supply of housing for farmworkers by continuing the current priority processing of farmworker housing projects. Review existing Zoning Code provisions governing agricultural employee and farm family housing in order to identify any potential changes that would result greater production of affordable housing units.

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: Continue to review existing regulations in consideration of long term occupancy of travel trailers and/or recreational vehicles in existing campgrounds, in compliance with State and County codes and regulations, where such long term occupancy will not threaten public health and safety.

Policy HE-3j: Encourage affordable "infill" projects on underutilized sites within Urban Service Areas by revising subdivision and zoning restrictions so as to allow development on existing residential lots that otherwise could not be developed due to parcel shape, setback, location of existing structures, or similar constraints. Such flexibility in standards would only be allowed if the public health and safety is not threatened, and the resulting units are restricted for sale or rent to moderate, low, or very low income households.

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

Policy HE-3I: Consider extending the Affordable Housing Combining District Program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones, by adding affordable housing as one of the uses allowed with a use permit in addition to the other allowable uses, 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) 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.
- (4) Projects shall be subject to Use Permit and Design Review approval.



GOAL 4: CONTINUE TO PROVIDE 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 mechanisms should also be explored.

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: Consider increasing the portion of the mandated 20 percent of Redevelopment Agency Set-aside Funds that is devoted to housing programs that directly produce new

permanent affordable units or rehabilitate existing units. These units should be affordable to very low and low income 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.

Policy HE-4c: Consider establishing a "sliding scale" for impact fees depending upon the size of the unit and the affordability level served. For example, a very small Single Room Occupancy (SRO) unit would have a lower level of impacts than a large market-rate apartment, and would pay a lower amount in impact fees.

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 farmworker housing and associated services.

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 and CDC funds for financing predevelopment activities for affordable and special needs housing projects.

Policy HE-4i: Continue to allocate a portion of Transient Occupancy Tax (TOT) funds to a broad array of Housing Element programs that address needs identified in this Element.

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

Policy HE-4k: Consider establishing funding priorities for affordable rental (extremely-low, very-low and low-income) and ownership (low- and moderate-income) housing assistance. Consider changing long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach in order to better integrate with other funding programs and affordability models, such as community land trust developments.

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 should be reflected in the County's Quantified Objectives.

Sonoma County has previously removed all identified constraints to the development of housing for persons with special needs. For example, the definition of family was removed from the Zoning Code in 2003, and there are no separation requirements for special needs housing. The Code was also amended in 2003 to remove the previous separation requirement for Type A projects, which are affordable rental projects which often contain new Permanent Supportive Housing (PSH) units. New programs to further identify and remove constraints to special needs housing are needed to comply with recent changes in state law, described below.

SB 2 was signed into law in 2007, and requires that all jurisdictions zone for homeless shelters. The legislation also requires jurisdictions to consider transitional housing and permanent supportive housing as residential land uses. Sonoma County can meet the requirements of SB 2 by removing the requirement for a Use Permit for establishment and operation of smaller-scale homeless shelters; by designating at least one zoning district where emergency homeless shelters would be allowed as a use-by-right; and by making ordinance modifications to ensure that transitional and supportive housing are allowable in residential zoning districts.

Due to recent 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. The need for a wide variety of housing types for "aging in-place" and for special needs will only continue to increase. Housing units that are accessible or fully adaptable have become increasingly important.

A growing number of migrant workers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Housing needs of this migrant but non-farm worker are partially addressed by year-round housing units, but additional migrant units and/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-5.5:** Increase the supply of housing for farmworkers and other migrant workers.
- Objective HE-5.6:** 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 and/or standards for group homes, transitional housing, permanent support housing, and the full range of licensed healthcare programs and facilities to facilitate and 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: Remove the use permit requirement and establish standards for small-scale homeless shelters (10 persons or less) in the C3, LC and M1 districts.

Policy HE-5d: Remove the use permit requirement and establish standards for 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 applies 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: 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 non-profit agencies operating Fair Housing programs to enforce anti-discrimination laws through mediation of disputes and provision of assistance in filing discrimination complaints.

Policy HE-5k: Inventory and 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: Farmworker housing code enforcement activities shall be intended to abate unsafe conditions and to expedite, where practicable, the rehabilitation and continued availability of lawfully-constructed farmworker 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.

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) impose rigorous energy and water conservation measures on new housing, additional effort will 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, recycling, and water conservation 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.

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: Develop energy and water conservation, green building, and energy efficient design programs for new and rehabilitated residential and mixed-use development.

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, CFH and RDA 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 would 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 293 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, CFH, and RDA 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: Retention of Rental Housing Stock

Description: The County would continue to advocate for state legislation to address this issue, to implement state law through its Mobile Home Park Conversion Ordinance, and would consider a Condominium Conversion Ordinance. (Policy reference: HE-1f, 1h, -1i)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 4: 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 5: Incentives and Constraint Removal

Program Description: The County would update the Zoning Code to provide compliance with Government Code 65915 provisions related to incentives and development standards for affordable density bonus projects. Standards applied to a qualifying project shall not result in a reduction in allowable density under Government Code 65915, or otherwise impose an undue constraint to affordable housing production, unless not applying the standard would result in

one or more specific, demonstrable adverse impacts on public health or safety, and there is no other feasible method to mitigate the adverse impact(s). (Policy reference: HE-1c)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 6: Criteria for Vacation Rentals and Time-Shares

Program Description: The County will evaluate the impact of vacation rentals and time shares on urban residential land use classifications (R1, R2 and R3). Based upon the study results, appropriate mechanisms will be considered to limit the loss of these residential lands and certain types of residential uses to visitor-serving uses. The County will work with the vacation rental community and other stakeholder groups to create mechanisms to balance the needs of vacation home owners and neighbors while preserving the urban housing stock and land supply.

Agency: Permit & Resource Management Dept.

Implementation: FY 11/12

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. (Policy reference: HE-2a)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing program. Completion of data sheets: FY 09/10. Targeted Internet date: FY 10/11

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 would 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. Special focus would be made on identifying suitable sites within or proximate to the 3 redevelopment areas. Sites so considered must be located near support services, goods, and transit. (Policy reference: HE-2f, -2h; PF-1f)

Agency: Permit & Resource Management Dept.; Community Development Commission

Implementation: FY 10/11

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.

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 currently implements growth control programs in the Sonoma Valley and in the Sebastopol environs. The Growth Management Programs would be reviewed and revised if necessary to ensure that they do not become an unnecessary constraint to the development of housing. (Policy reference HE-3a)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 15: Review LOS and Noise Standards

Program Description: The County would 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 so long as the public health and safety are not threatened.

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 16: "J" Combining District

Program Description: The County would eliminate the "J" (Mobile Home Exclusion) Combining District in order to allow manufactured homes on any residential lot, in compliance with state law and subject to all other County Codes. (Policy reference HE-3b)

Agency: Permit & Resource Management Dept.

Implementation: New Program, FY 10/11

Housing Element Program 17: Review "Z" Combining District

Program Description: The County would review the "Z" (Second Dwelling Unit Exclusion) Combining District restrictions on lots of less than 10 acres county-wide, and would consider removing the restrictions where they are not necessary. This program would mainly apply to parcels that were designated as "AE" prior to the 1989 General Plan. (Policy reference: HE-3c)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 18: Type C Housing Program Expansion

Program Description: The County currently allows Type C (100% density bonus) projects on Urban Residential sites with mapped densities of between 4 and 6 units per acre. The County would consider expanding this program to also allow Type C projects on UR sites with mapped densities of 2 to 3 units per acre. (Policy reference HE-3d)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 19: Homeless Shelters as Use-by-Right

Program Description: The County would 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, and would remove the use permit requirement and establish standards for emergency homeless shelters (no limit on beds) in the M1 and PF zoning districts. (Policy reference: HE-3e, -3f)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 20: Regulations for Farmworker Housing

Program Description: The County would 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, such as allowing stick-built or manufactured units and/or limiting the size of units to ensure affordability. (Policy reference: HE-3g)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 21: Single Room Occupancy

Program Description: The County would review current SRO regulations in consultation with homeless advocates, foster care providers, and other interested groups to consider changes that could be made to encourage this type of facility. The intent is to provide additional incentives and programs to encourage the preservation of existing SRO housing and the creation of new SRO housing. (Policy reference: HE-1h, -3h)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 23: Long Term Residency in Campgrounds

Program Description: The County would 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, when public health, safety and welfare criteria are met as outlined in GP2020. (Policy reference: HE-3i)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 24: Flexible Development Standards for Infill Projects

Program Description: The County would amend the subdivision ordinance to reduce regulatory impediments and development costs to new residential development on infill parcels unable to meet current subdivision criteria due to parcel shape, size, width, or other similar constraints. (Policy reference HE-3j)

Agency: Permit & Resource Management Dept.

Implementation: FY 11/12

Housing Element Program 25: Minimum Residential Densities

Program Description: The County would continue to require that all discretionary projects on Urban Residential lands achieve, at a minimum, the densities established by the General Plan and Zoning. (Policy reference: HE-3j)

Agency: Permit & Resource Management Dept.

Implementation: Ongoing

Housing Element Program 26: Additional -AH Sites for Housing

Program Description: Consider extending the Affordable Housing Combining District program to allow additional multi-family affordable housing projects in light industrial and/or commercial zones, by adding affordable housing as one of the uses allowed with a use permit in addition to other allowable uses, where the following conditions are met: (Policy reference HE-3i)

- (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) 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.

- (4) Projects would be subject to Use Permit and Design Review approval, and CEQA analysis.

Agency: Permit & Resource Management Dept.

Implementation: FY 11/12

Housing Element Program 27: Permanent Affordable Housing Stock

Program Description: 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. (Policy reference: HE-4a)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 28: Tiered Fee Structure

Program Description: The County would review its existing impacts fee structure for new affordable residential development, and consider creating a tiered fee structure of with two or more levels, with the intent to make impact fees responsive to the actual impacts of new residential development, by reducing fees for smaller, affordable residential units (including SRO units) and increasing fees for larger market-rate units. (Policy reference: HE-1h, -4b, -4c)

Agency: Permit and Resource Management Department, County Administrator's Office

Implementation: FY 12/13

Housing Element Program 29: County-Owned Land for Affordable Housing

Description: The County would consider leasing 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. 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: FY 10/11

Housing Element Program 30: Conversion of Market-Rate 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 31: 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 32: 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 (CLT) 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 CLT 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 33: Predevelopment Funding

Program Description: The County would continue to 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. (Policy reference: HE-4h)

Agency: Community Development Commission

Implementation: Ongoing

Housing Element Program 34: Recreation and Visitor-Serving Uses

Program Description: The County would 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 with implementation of GP2020

Housing Element Program 35: County Employee Housing Assistance Programs

Program Description: The County currently offers its SEIU 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 36: Long-Term Affordability Mechanism

Program Description: Consider changing long-term affordability mechanism for ownership units to a "below market rate" restricted sales price approach in order to better integrate with other affordability models, such as community land trust projects. (Policy reference: HE-4k)

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

Implementation: FY 12/13

Housing Element Program 37: Funding Priorities for Rental and Ownership Projects

Program Description: The County would consider setting CFH funding priorities for rental and ownership affordable housing projects. (Policy reference: HE-4k)

Agency: Community Development Commission

Implementation: FY 12/13

Housing Element Program 38: Group Homes & Transitional Housing

Program Description: The County would amend its 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. This program would implement SB 2. (Policy reference: HE-5a)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10; then ongoing

Housing Element Program 39: 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: FY 09/10; then ongoing

Housing Element Program 40: Homeless Shelters

Program Description: The County would amend its 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, unless such standards are necessary to protect public health and safety. (Policy reference HE-5d, -5e)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 41: 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 42: Transitional, Supportive Housing By-right

Program Description: The County would amend its Zoning Code to allow transitional and permanent supportive housing in all residential land use categories. The construction and occupancy 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 reference: HE-5g)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 43: Existing Group Homes

Program Description: The County would inventory existing group home facilities and determine the sustainability of these operations, and would consider amending its Zoning Code or providing incentives or other considerations as needed to sustain these existing facilities and to develop additional facilities to meet the County's needs. (Policy reference: HE-5h)

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

Implementation: FY 11/12

Housing Element Program 44: 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 45: 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 46: 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 47: Inventory & Encourage Farmworker Housing

Program Description: 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. (Policy reference: HE-5k, -5l)

Agency: Permit & Resource Management Dept.

Implementation: FY 11/12

Housing Element Program 48: 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 11/12

Housing Element Program 49: 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 11/12

Housing Element Program 50: Farmworker Housing Task Force

Program Description: The County would create a Task Force 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: FY 11/12

Housing Element Program 51: Universal Design

Program Description: The County would consider adoption of a Universal Design Ordinance similar to HCD's Model Universal Design Local Ordinance (AB 2787) for new residential construction. (Policy reference: HE-5o)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 52: 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 & expanded

Housing Element Program 53: 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 & expanded

Housing Element Program 54: Priority to Energy & Water Efficient & Green Projects

Program Description: The County would consider prioritizing the award of CFH monies to include affordable housing projects which provide cost-effective energy and water efficiency measures that exceed State standards. Other criteria that reduce GHG, such as the use of recycled and green building materials, should also be considered in establishing funding

priorities. (Policy reference: HE-6b, -6c, -6e, -6d, -6f)

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

Implementation: FY 12/13

Housing Element Program 55: Residential Construction Site Waste Recycling

Program Description: The County would consider adoption of a construction site waste reduction and recycling ordinance that would be applicable to new residential or mixed use developments over a certain size. (Policy reference: HE-6f)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

Housing Element Program 56: Green Building Ordinance

Program Description: The County would consider adoption of a Green Building Ordinance. (Policy reference: HE-6h)

Agency: Permit & Resource Management Dept.

Implementation: FY 09/10

Housing Element Program 57: 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-2c, 6d, -6f, -6h)

Agency: Permit & Resource Management Dept.

Implementation: FY 10/11

2.3 QUANTIFIED OBJECTIVES

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 1, 2007 - June 30, 2014), a total of 800 units affordable to extremely

low, very low, low, and moderate income households are expected to be produced. An additional 564 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.

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.

NON-UNIT QUANTIFIED OBJECTIVES FOR SPECIAL HOUSING NEEDS

In addition to the "units" anticipated above, the County will strive to produce sufficient non-unit 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 non-unit 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 2007-2014 (Units)

Table 2-1 Quantified Objectives 2007 - 2014 (Units)						
		Income Level				
	Total	ELI (30%)	VLI (50%)	LI (80%)	Mod (120%)	Above
Housing Types						
Rural Housing	500	0	0	0	0	500
Urban Housing MF	380	60	90	150	80	0
Urban Housing SF	99	0	0	13	34	52
Second Units	214	23	13	50	128	0
Ag Employee	55	27	26	2	0	0
Farm Family	8	0	0	0	8	0
Mixed Use, W/L	28	0	0	2	14	12
SRO units	80	50	30	0	0	0
Unit Subtotals	1,364	160	159	217	264	564
Retained Affordable	145	15	85	45	0	0
Rehabilitated	53	13	40	0	0	0
Unit Totals	1562	188*	284*	262	264	564

*includes 64 PSH units

Table 2-2 Non-Unit Quantified Objectives 2007-2014

Table 2-2 Non-Unit Quantified Objectives 2007 - 2014						
		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

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 1,679 new residential units, including 769 new multi-family units accommodated by-right on sites with allowable densities of at least 20 units per acre. An additional 120 new multi-family units can be accommodated by-right on sites with densities of between 12 and 20 units per acre, and up to 790 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 997 new housing units, including mixed use, work live and single room occupancy (SRO) 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 INVENTORY SUMMARY - SITES FOR HOUSING

Table 3-1 Urban Inventory Summary - Sites for Housing							
Site Type	Type	# of Sites	Base Units	Total Potential Units	Existing Units	Additional Potential (Min)	Additional Potential (Max)
URBAN RESIDENTIAL							
Larger High Density Sites	Type A	13	383	778	74	309	704
Medium Density Sites	Type A	6	62	128	8	54	120
Smaller High Density Sites	Type A	6	33	70	5	28	65
Single Family Sites	Type C	26	377	826	36	341	790
COMMERCIAL/INDUSTRIAL							
Work / Live Sites	Work/Live	22	28	362	15	13	334
Mixed Use Sites	Mixed Use	29	29	486	8	21	478
SRO Sites	SRO	34	73	210	25	48	185
TOTALS		136	985	2860	171	814	2676

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 Assessors Parcel Number (APN), along with the zoning and general plan designation, sizes and existing uses of 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.

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 over 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, there are 13 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 13 sites have a capacity for 704 new rental units under the Type A rental program. Of those 704 units, a minimum of 40% (282 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 (536 units) could be accommodated on these sites alone.

The by-right Type A program can also be used for medium-density rental developments of 12 units per acre on 6 identified sites with capacity for 120 new rental units (54 base units). (See [Table 3-3](#) of medium density sites). Again, a minimum of 40% (48 units) would have to be made available for low and very-low income households, with the remainder likely to be affordable to low and moderate-income households.

Additionally, as shown on the following table of smaller high-density infill sites ([Table 3-4](#)), an additional 65 new Type A rental units can be accommodated on parcels with capacity for smaller high-density rental projects with at least 9 and up to 15 units. Experience within Sonoma County during the most recent housing element period indicates that these small infill parcels can be, and have been, developed with density bonus projects of as little as 5 units and at densities of 10 or more units per acre.

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 3-5](#) lists an additional 35 urban sites with utilities and appropriate general plan and zoning designations that have a capacity for up to 341 base units, and for up to 790 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 35 sites have capacity for 341 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 443 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 27 commercially-zoned sites with a capacity for 487 mixed use units (at 12 units per acre) and 22 light industrial sites with a capacity for up to 356 work-live units (at 8 UPA) (See [Table 3-6](#) and [Table 3-7](#)). The potential also exists for some 210 SRO units (at 20 UPA) to be located on 35 smaller commercial parcels within urban service areas (See [Table 3-8](#)). The County adopted its provisions for Mixed Use, Work-Live, and SRO developments in 2005, and while several mixed-use projects have been approved, none of yet been constructed. 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 twenty (20) sites have been rezoned with the -AH designation, which will allow up to 500 units of affordable rental housing at the above densities. These sites are shown in [Table 3-9](#).

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 provides additional site-specific information. The County's experience during the most recent housing element period demonstrates the trend of underdeveloped sites to redevelop to more intense residential uses. For example, the Bonfini density bonus subdivision in the Sonoma Valley redeveloped a single-family residential site that contained 2 units with 9 additional single-family units on a 20,000 square foot lot (PLP01-0069; approved February 2002). 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 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). 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). 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/350 units)
- Ag Employee & Farm Family Units (per qualified ag use; estimate 304 parcels/500 units)
- Farmworker "bunkhouses" (not limited by statute - estimate 40 bunkhouses/960 bunks)

3.5 AVAILABLE SITES ADEQUATE TO MEET RHNA

The County's Regional Housing Need, or RHNA, has been established at 1,364 total units, including 319 units for very-low income, 217 units for low-income, 264 units for moderate income, and 564 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 3-10](#) below.

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) 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 exists 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 Programmatic Biological Opinion (PBO) for projects that require environmental review pursuant to CEQA. The mitigation standards described below apply to discretionary projects.

TABLE 3-10 AVAILABLE SITES ADEQUATE TO MEET RHNA

Table 3-10: AVAILABLE SITES ADEQUATE TO MEET RHNA					
Income Group	Total RHNA	Anticipated Housing Type	Minimum (Base) Unit Capacity	Reasonable Development Capacity	Adequacy Level
Very Low (includes Ex. Low)	319	High Density 20+ UPA SROs Farmworker	309 48 <u>8</u> 365	704 185 <u>40</u> 929	Adequate
Low	217	High Density 12-20 UPA Med Density 4-11 UPA MU & WL Farmworker 2 nd units	82 141 34 8 <u>50</u> 315	185 290 120 40 <u>50</u> 685	Adequate
Moderate	264	Med Density 4-11 UPA 2 nd units Farm Family	200 70 <u>3</u> 273	500 300 <u>30</u> 830	Adequate
Above Moderate	564	Rural Res	<u>700</u> 700	<u>2000</u> 2000	Adequate
Total	1,364		1,653	4,444	Adequate

For projects that are proposed in areas that have Strategy Designations 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 Scientific Collection 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. Studies, 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 for 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: 46 base units; 117 potential units.

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 approximately 295 connections and so the ability to serve new development is currently limited to approximately 55 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): 97 base units; 299 potential units

Sewer Capacity & Availability. Russian River County Sanitation District (RRCSD) provides sewer services in this area. The 2003 analysis found that existing treatment facility had capacity to treat an average dry weather flow of 0.71 Million Gallons per Day (MGD). The current (2007) average dry weather flow is approximately 0.31 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 2009 Housing Element inventory. Additionally, RRCSD staff note that plans are already underway for an expansion of the reclamation system, which would greatly increase dry weather disposal capacity.

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. Moreover, redevelopment funding has been provided for the first 2 years of projects prioritized in the District's 5-year CIP (2007-2012). 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: 199 base units; 419 potential units

Sewer Capacity & Availability. Airport/Larkfield/Wikiup County Sanitation Zone (ALWSZ) provides sewer services to the 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. In order to reach this treatment capacity, the analysis found that an additional aeration lagoon would need to be

completed. The aeration lagoon is included in the District's Capital Improvement Plan (CIP) for completion within the planning period. 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 2009 Housing Element sites in inventory.

Water Supply & Availability. Cal - Am Larkfield provides water service to residential uses in this area. Approximately 47% of Cal Am - Larkfield's current water supply is from the SCWA, and 53% is from wells. Based on their 1999 Water Master Plan, the system now serves 2,300 connections, with average peak day use of 1,013 gallons per connection (this average includes residential and commercial connections). This leaves approximately 975 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 location for a storage tank of 250,000 gallons is available at the existing North Wikiup tank site, and development of the new well is currently underway. The Cal Am-Larkfield system can accommodate the projected Housing Element growth with development of this additional source of water supply.

Sonoma Valley Urban Service Area: 49 base units; 131 potential units

Sewer Capacity & Availability. Sonoma Valley County Sanitation District (SVCSDD) serves the area. In 2007, SVCSDD increased its treatment capacity for wet weather flow to 16 MGD. SVCSDD currently has a permitted average daily flow of 3 MGD, of which 2.6 is being used. The .4 MGD permit capacity is adequate to serve all sites in inventory; however, SVCSDD 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 new General Plan policies have been adopted. The new Water Resources Element of GP2020

contains Policy WR-3i:

WR-3i: Prepare or encourage the preparation of master facilities plans, and urban water management plans where required by State law, for all public water suppliers to design and construct all facilities in accordance with sustainable yields and the general plans of applicable jurisdictions. A master facilities plan should contain but not be limited to the following:

- (1) Maps showing future service area boundaries,
- (2) Forecasted growth and relationship to General Plan projections and limits,
- (3) Projected service and facility needs,
- (4) Estimated costs and revenues for needed improvements,
- (5) System design parameters and assumptions,
- (6) Monitoring and mitigation measures to assure long-term adequacy of sources, including during possible drought conditions, and
- (7) Water conservation measures

In the event that a master plan or monitoring fails to show adequate public water facilities or supplies for planned growth, consider moratoria on plan amendments, zoning changes, building permits or other entitlements in order to protect services to existing residents.

The new Public Facilities Element of GP2020 contains a number of applicable policies:

Policy PF-1b: Prepare or encourage the preparation of master plans or equivalent documentation for all wastewater management systems prior to approval of project facilities. Design and construct all facilities in accordance with General Plans of the applicable jurisdictions. In the event that a master plan or monitoring fails to show adequate facilities or supplies for planned growth, consider moratoria on plan amendments, zoning changes, building permits or other entitlements in order to protect services to existing residents. The minimum contents necessary for an adequate master plan or equivalent documentation are:

- (1) Maps showing future service area boundaries,
- (2) Forecasted growth that reflects all potential sources of future demand for facilities and the relationship to General Plan projections and limits,
- (3) Projected service and facility needs,
- (4) Estimated costs and revenues for needed improvements,
- (5) System design parameters and assumptions,
- (6) A program for water use reduction,
- (7) A program to reduce storm water infiltration, and
- (8) A program to monitor and account for amendments of the General Plan Land Use Map over time.

Policy PF-1c: Give the highest priority for water and sewer improvement planning to those service providers whose capacity for accommodating future growth is most limited. These include the Occidental County Sanitation District, the Geyserville Water Works and Geyserville Sanitation Zone, the Sweetwater Springs Water District, Monte Rio, the Town of Windsor (water supply to the Airport Industrial Area), the California American Water Company (Larkfield-Wikiup), the Airport-Larkfield-Wikiup County Sanitation Zone, the Valley of the Moon Water District, and the Sonoma Valley Sanitation District, or any

entities which may succeed these service providers.

Policy PF-1d: Require as part of discretionary project applications within a water or sewer service area written certification that either existing services are available or needed improvements will be made prior to occupancy.

Policy PF-1e: Avoid General Plan amendments that would increase demand for water supplies or wastewater treatment services in those urban areas where existing services cannot accommodate projected growth as indicated in Table LU-1 or any adopted master plan.

The new Land Use Element of GP2020 contains Policies LU-4d and LU-4f:

LU-4d: Assure that County-provided physical services and infrastructure will accommodate the projected amount of growth authorized by the land use plan. Prepare facility master plans or equivalent documentation based upon the holding capacity of the land use plan plus generally accepted engineering contingency factors. Periodically but no less than every 5 years assess the status of public services in relation to growth. Encourage public facilities planning and design beyond the 2005-2020 horizon if the additional capacity does not induce increased pressure for population or employment growth in excess of that projected in the land use plan. Facility plans shall clearly delineate the portion of capacity allocated to growth after 2005-2020. Work with the cities to assure that such services are adequate for existing and future residents. Use proposed annexations, redevelopment agreements, revenue sharing agreements, and the CEQA process as tools to ensure that incorporated development pay its fair share toward provision of these services.

LU-4f: Assure that new development contributes its fair share toward provision of the public services and infrastructure needed for projected growth.

Finally, the 2009 Housing Element Update contains the following policy and program to ensure that adequate water and sewer services will be available to serve residential project which include affordable housing units:

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

Housing Element Program 12. Notify Utility Providers of their Responsibility to Prioritize Service to Affordable Projects under State Law

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.

TABLE 3-2 LARGER HIGH DENSITY SITES

TABLE 3-3 MEDIUM DENSITY SITES

Medium Potential - High Density Sites												
APN	SITE ID	TYPE	Service Area	Acres	GP Den.	Zoning	Base Units	Total Potential Units	Existing Units	Additional Potential (Min)	Additional Potential (Max)	Comments
140-100-004	39	Type A	Geyserville	0.87	UR 6	R2	5	10	1	4	9	Available
140-130-005		Type A	Geyserville	1.39	UR 6	R2	8	16	1	7	15	
140-150-012		Type A	Geyserville	1.45	UR 6	PF	8	17	1	7	16	
140-100-013	40	Type A	Geyserville	1.11	UR 6	PF	6	13	1	5	12	Available
047-173-016	41	Type A	Penngrove	1.36	UR 6	R2	8	16	1	7	15	
052-173-008	42	Type A	Sonoma	0.11	UR 6	R2	5	11	2	3	9	Tax Parcels not separate legal parcels
052-173-009		Type A	Sonoma	0.11	UR 6	R2						
052-173-010		Type A	Sonoma	0.11	UR 6	R2						
052-173-011		Type A	Sonoma	0.11	UR 6	R2						
052-173-012		Type A	Sonoma	0.11	UR 6	R2						
052-173-013		Type A	Sonoma	0.11	UR 6	R2						
052-173-014		Type A	Sonoma	0.11	UR 6	R2						
052-173-015	Type A	Sonoma	0.11	UR 6	R2							
052-272-027	43	Type A	Sonoma	0.54	UR 6	R2	3	6	1	2	5	Available
070-100-042	44	Type A	Guerneville	2.49	UR 8	R2	19	39	0	19	39	Development potential reduced: F1

SITES	6
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TOTALS		62	128	8	54	120
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TABLE 3-4 SMALLER HIGH DENSITY SITES

Smaller Potential - High Density Sites												
APN	SITE ID	TYPE	Service Area	Acres	GP Den.	Zoning	Base Units	Total Potential Units	Existing Units	Additional Potential (Min)	Additional Potential (Max)	Comments
039-390-015	56	Type A	Larkfield	0.67	UR 11	R2	7	14	1	6	13	Available
072-120-048	63	Type A	Guerneville	0.35	UR 17	R3	5	11	2	3	9	Available
043-053-048	B119	Type A	Santa Rosa	0.37	UR 15	R3	5	11	1	4	10	Available
125-141-017	B133	Type A	Santa Rosa	0.36	UR 15	R3	5	10	1	4	9	Available
070-090-026	B28	Type A	Guerneville	1.61	UR 8	R2	6	13	0	6	13	Split Land Use 45% of site RVSC
039-390-019	B34	Type A	Larkfield	0.52	UR 11	R2	5	11	0	5	11	R/S 408-19

SITES	6
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TOTALS	0	33	70	5	28	65
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TABLE 3-5 MEDIUM DENSITY OWNERSHIP SITES

Single Family Sites												
APN	Site ID	Type	Service Area	Acres	GP Den	Zoning	Base Units	Total Pot. Units	Existing Units	Additional Potential (Min)	Additional Potential (Max)	Comments
140-160-011	01	Type C	Geyserville	1.11	UR 4.8	R1	5	12	0	5	12	Available
070-070-040	03	Type C	Geyserville	1.38	UR 4	R1	4	9	0	4	9	Available
070-160-027	04	Type C	Geyserville	3.65	UR 4	R1	6	12	0	6	12	Reduced by F1 area
100-180-022	07	Type C	Bodega Bay	12.39	UR 4/5	R1	57	136	0	57	136	40% UR4, 60% UR5
100-200-037	08	Type C	Bodega Bay	1.92	UR 4	R1	7	21	1	6	20	Redevelop
140-150-001	09	Type C	Geyserville	1.31	UR 4.8	R1	6	14	2	4	12	Available
140-150-004		Type C	Geyserville	1.07	UR 4.8	R1	5	11	2	3	9	Available
140-150-008		Type C	Geyserville	1.56	UR 4.8	R1	7	17	1	6	16	Available
069-280-043	11	Type C	Geyserville	2.00	UR 4	R1	8	22	1	7	21	Available
070-010-005	12	Type C	Geyserville	1.86	UR 4	R1	7	20	1	6	19	Available
071-080-078	13	Type C	Geyserville	0.09	UR 4	R1	1	1	0	1	1	Available
071-080-079		Type C	Geyserville	2.89	UR 4	R1	11	31	1	10	30	Available
071-140-017	14	Type C	Geyserville	3.16	UR 4	R1	12	28	1	11	27	Available
071-250-008	15	Type C	Geyserville	1.87	UR 4	R1	7	20	2	5	18	Available
054-381-010	16	Type C	Soloma	1.26	UR 4	R1	5	13	1	4	12	Redevelop
054-381-011	17	Type C	Soloma	1.38	UR 4	R1	5	15	1	4	14	Redevelop
130-165-001	18	Type C	Graton	1.12	UR 5	R1	5	12	0	5	12	Available
125-042-015	20	Type C	Santa Rosa	3.55	UR 5	R1	17	39	0	17	39	Available
039-025-088	21	Type C	Larkfield	7.46	UR 5	R1	37	22	2	35	20	Available
133-150-038	25	Type C	Soloma	1.37	UR 5	R1	6	15	0	6	15	Available
130-101-037	26	Type C	Graton	1.15	UR 5	R1	5	12	1	4	11	Available
130-294-016	28	Type C	Graton	1.01	UR 5	R1	5	11	1	4	10	Available
039-025-019	29	Type C	Larkfield	1.02	UR 5	R1	5	11	1	4	10	Available
039-380-018	30	Type C	Larkfield	1.51	UR 5	R1	7	16	1	6	15	Available
039-380-026	31	Type C	Larkfield	1.09	UR 5	R1	5	11	1	4	10	Available
039-380-027	32	Type C	Larkfield	1.04	UR 5	R1	5	11	1	4	10	Available
125-301-043	33	Type C	Santa Rosa	1.71	UR 5	R1	8	18	1	7	17	Available
043-041-001	34	Type C	Santa Rosa	3.71	UR 5	R1	18	40	1	17	39	Available
043-041-034		Type C	Santa Rosa	1.62	UR 5	R1	8	17	2	6	15	Available
043-041-046		Type C	Santa Rosa	2.37	UR 5	R1	11	26	0	11	26	Available
125-451-002		Type C	Santa Rosa	4.06	UR 5	R1	20	44	7	13	37	Available
125-451-009		Type C	Santa Rosa	4.50	UR 5	R1	22	49	1	21	48	Available
125-501-007		Type C	Santa Rosa	6.12	UR 5	R1	30	67	0	30	67	Available
125-501-021	Type C	Santa Rosa	1.98	UR 5	R1	9	21	1	8	20	Available	
052-211-045	35	Type C	Soloma	0.25	UR 5	R1	1	2	1	0	1	Available

Single Family Site Summary					
# Sites	Base Units	Total Pot. Units	Existing Units	Add'l. Pot. (Min)	Additional Potential (Max)
26	377	826	36	341	790

TABLE 3-6 WORK/LIVE HIGH DENSITY SITES

Work / Live Sites												
APN	Site ID	Type	Service Area	Acres	GP LU	Zoning	Base Units	Total Pot. Units	Existing Units	Add'l. Potential (Base)	Add'l. Potential (Max)	Comments
043-143-008	LW# 01	WL	Santa Ros a	1.33	GI	M1	1	10	0	1	9	Vacant
125-091-033	LW# 10	WL	Ros eLand	0.95	GC	M1	1	7	0	1	6	Vacant
125-091-035	LW# 11	WL	Ros eLand	2.40	GC	M1	1	18	1	0	17	Existing Structure
134-123-003	LW# 12	WL	Santa Ros a	2.00	GI	M1	1	16	0	1	15	Vehicle Storage
134-123-010	LW# 13	WL	Santa Ros a	2.88	GI	M1	1	20	1	0	19	Mobile Home Sales
134-132-013	LW# 14	WL	Santa Ros a	2.40	GI	M1	1	19	1	0	18	Vehicle Storage
134-181-025	LW# 15	WL	Santa Ros a	1.52	LI	M1	1	11	1	0	10	Storage
134-181-026	LW# 16	WL	Santa Ros a	1.96	LI	M1	1	12	1	0	11	80% Available
134-182-033	LW# 17	WL	Santa Ros a	2.45	LI	M1	1	21	0	1	20	Vehicle Storage
134-182-049	LW# 18	WL	Santa Ros a	1.88	LI	M1	1	9	0	1	8	Vacant
134-192-004	LW# 19	WL	Santa Ros a	8.26	LI	M1	4	66	4	0	62	Vacant
043-143-012	LW# 02	WL	Santa Ros a	1.53	GI	M1	1	13	0	1	12	Vehicle Storage
134-192-005	LW# 20	WL	Santa Ros a	0.48	LI	M1	1	4	0	1	3	Vacant
134-192-006	LW# 21	WL	Santa Ros a	0.59	LI	M1	1	4	1	0	3	Vacant
134-192-010	LW# 22	WL	Santa Ros a	1.88	LI	M1	4	13	4	0	9	90% Available
044-101-006	LW# 03	WL	Santa Ros a	0.90	GI	M1	1	6	0	1	5	Vacant
044-101-007	LW# 04	WL	Santa Ros a	2.80	GI	M1	1	22	1	0	21	Vehicle Storage
045-034-025	LW# 05	WL	Santa Ros a	3.06	LI	M1	1	24	0	1	23	Storage
045-290-003	LW# 06	WL	Santa Ros a	1.12	GI	M1	1	8	1	0	7	Vehicle Storage
083-080-060	LW# 07	WL	Forestville	0.61	LI	M1	1	4	0	1	3	1 Existing Structure
084-020-011	LW# 08	WL	Forestville	4.94	LI	M1	1	39	0	1	38	Vacant
125-091-030	LW# 09	WL	Ros eLand	2.29	GI	M1	1	16	0	1	15	1 Small Existing Structure

Work / Live Site Summary					
#of Sites	Base Units	Total Potential Units	Existing Units	Add'l. Potential (Base)	Add'l. Potential (Max)
22	28	362	16	12	334

TABLE 3-7 MIXED USE SITES

Mixed Use Sites												
APN	Site ID	Type	Service Area	Acres	GP LU	Zoning	Base Units	Total Pot. Units	Existing Units	Add'l. Pot. (Base)	Add'l. Potential (Min)	Comments
039-040-040	MU-01	MU	Larkfield	0.75	LC	CQ	1	8	0	1	8	Vacant
039-320-051	MU-02	MU	Larkfield	4.37	LC	LC	1	47	1	0	46	Available
045-290-002	MU-03	MU	Santa Ros a	1.02	LC	LC	1	6	1	0	5	Storage Lot
047-213-009	MU-04	MU	Petaluma	1.00	LC	LC	1	10	0	1	10	Vehicle Storage
047-213-010	MU-05	MU	Petaluma	3.85	LC	LC	1	42	0	1	42	Vehicle Storage
055-611-082	MU-06	MU	Sonoma	0.62	LC	LC	1	7	1	0	6	Vacant
058-071-012	MU-07	MU	Larkfield	0.80	LC	LC	1	7	1	0	6	Vacant
058-290-051	MU-08	MU	Larkfield	2.21	LC	LC	1	18	0	1	18	1 Building Large Lot
058-300-076	MU-09	MU	Larkfield	1.47	LC	LC	1	16	0	1	16	Vacant
070-090-002	MU-10	MU	Guerneville	0.14	LC	LC	1	1	0	1	1	Storage Lot
070-090-001		MU	Guerneville	0.68	LC	LC	1	6	0	1	6	Storage Lot
070-090-003		MU	Guerneville	0.33	LC	LC	1	3	1	0	2	Storage Lot
070-090-005	MU-11	MU	Guerneville	0.66	LC	LC	1	6	0	1	6	Storage Lot
070-300-061	MU-12	MU	Guerneville	1.26	LC	LC	1	14	0	1	14	Vacant
071-180-014	MU-13	MU	Guerneville	4.10	LC	LC	1	30	1	0	29	Vacant
071-200-003	MU-14	MU	Guerneville	1.10	LC	LC	1	12	1	0	11	Available
083-080-001	MU-15	MU	Forestville	1.43	PF	PC	1	17	0	1	17	Vacant
083-090-085	MU-16	MU	Forestville	0.80	LC	C1	1	9	0	1	9	Vacant
125-111-037	MU-17	MU	Roseland	6.96	GC	PC	1	82	0	1	82	per Urban Vision Plan
125-111-046	MU-18	MU	Roseland	1.17	GC	PC	1	11	0	1	11	per Urban Vision Plan
125-131-068	MU-19	MU	Santa Ros a	0.81	GC	C2	1	7	1	0	6	Available
130-151-005	MU-20	MU	Graton	0.64	LC	LC	1	8	0	1	8	Vacant
130-151-006	MU-21	MU	Graton	0.48	LC	LC	1	6	0	1	6	Vacant
134-123-023	MU-22	MU	Santa Ros a	0.77	GC	C2	1	9	0	1	9	Vacant
134-123-024	MU-23	MU	Santa Ros a	1.46	GC	C2	1	17	0	1	17	Vacant
134-132-070	MU-24	MU	Santa Ros a	4.11	GC	C2	1	49	0	1	49	Vacant
134-181-046	MU-25	MU	Santa Ros a	1.53	GC	C2	1	19	0	1	19	Vacant
134-181-047	MU-26	MU	Santa Ros a	0.71	GC	C2	1	8	0	1	8	Vacant
182-540-021	MU-27	MU	Santa Ros a	0.95	GC	C2	1	11	0	1	11	Add MU to SFD site

Mixed Use Site Summary					
# of Sites	Base Units	Total Pot. Units	Existing Units	Add'l. Pot. (Base)	Add'l. Pot. (Max)
29	29	486	8	21	478

TABLE 3-8 SRO SITES

SRO Sites												
APN	Site ID	Type	Service Area	Acres	GP LU	Zoning	Base Units	Total Pot. Units	Existing Units	Add'l. Potential (Base)	Add'l. Potential (Max)	Comments
043-153-029	SRO-01	SRO	Santa Rosa	0.40	GC	C2	2	8	1	1	7	Residential
043-153-032	SRO-02	SRO	Santa Rosa	0.37	GC	C2	2	7	0	2	7	Vacant
045-021-008	SRO-03	SRO	Santa Rosa	0.20	LC	LC	2	4	0	2	4	Used Car Lot
045-290-026	SRO-04	SRO	Santa Rosa	0.20	LC	LC	2	4	1	1	3	Vacant
047-173-008	SRO-05	SRO	Penn Grove	0.18	LC	LC	2	3	1	1	2	Vacant area behind FD
047-181-009	SRO-06	SRO	Penn Grove	0.19	LC	LC	2	3	1	1	2	Office and Retail
047-181-015	SRO-07	SRO	Penn Grove	0.33	LC	LC	2	6	0	2	6	Private School
047-181-033	SRO-08	SRO	Penn Grove	0.30	LC	LC	2	6	0	2	6	Office and Retail
052-364-031	SRO-09	SRO	Sonoma	0.37	LC	LC	2	7	1	1	6	Single Family
054-290-051	SRO-10	SRO	Sonoma	0.23	LC	LC	2	4	1	1	3	Office
054-340-016	SRO-11	SRO	Sonoma	0.22	LC	LC	2	4	0	2	4	Vacant
054-340-032	SRO-12	SRO	Sonoma	0.39	LC	LC	2	7	2	0	5	Retail and Residential
055-201-007	SRO-13	SRO	Sonoma	0.41	LC	LC	2	8	0	2	8	Public School
055-201-008	SRO-14	SRO	Sonoma	0.26	LC	LC	2	5	0	2	5	Vacant
055-303-016	SRO-15	SRO	Sonoma	0.39	LCTS	LC	2	7	2	0	5	Residential
055-321-038	SRO-16	SRO	Sonoma	0.31	LCTS	LC	5	6	5	0	1	Apartment
055-401-001	SRO-17	SRO	Sonoma	0.38	LCTS	LC	2	7	1	1	6	Residential
055-251-038	SRO-18	SRO	Sonoma	0.37	GC	C2	2	7	0	2	7	Vacant
058-071-017	SRO-19	SRO	Larkfield	0.37	LC	LC	2	7	0	2	7	Public Utility
058-183-011	SRO-20	SRO	Larkfield	0.41	LC	LC	2	8	1	1	7	Office and Retail
058-191-001	SRO-21	SRO	Larkfield	0.38	LC	LC	2	7	1	1	6	Vacant
059-281-004	SRO-22	SRO	Larkfield	0.36	LC	LC	2	7	1	1	6	Auto Repair
070-090-003	SRO-23	SRO	Guerneville	0.36	LC	LC	2	7	0	2	7	Retail
070-140-009	SRO-24	SRO	Guerneville	0.23	LC	LC	2	4	0	2	4	Vacant
083-090-021	SRO-25	SRO	Forestville	0.25	LC	LC	2	5	1	1	4	Parking Lot
083-090-057	SRO-26	SRO	Forestville	0.16	LC	LC	2	3	0	2	3	Office and Retail
125-131-067	SRO-27	SRO	Roseland	0.40	GC	C2	2	8	0	2	8	Vacant
125-131-069	SRO-28	SRO	Roseland	0.38	GC	C2	2	7	0	2	7	Retail- add SRO units
125-131-081	SRO-29	SRO	Roseland	0.81	GC	C2	2	16	0	2	16	Retail- add SRO units
125-141-023	SRO-30	SRO	Roseland	0.39	GC	C2	4	7	4	0	3	Add Apartments
125-172-014	SRO-31	SRO	Roseland	0.40	GC	C2	2	8	0	2	8	Vacant
140-100-049	SRO-32	SRO	Penn Grove	0.15	LC	LC	2	3	0	2	3	Vacant
140-140-009	SRO-33	SRO	Geyserville	0.35	GC	C2	2	7	1	1	6	Residential
182-540-030	SRO-34	SRO	Santa Rosa	0.15	GC	C2	2	3	0	2	3	Vacant

SRO Site Summary					
# of Sites	Base Units	Total Pot. Units	Exist. Units	Add'l. Pot. (Base)	Add'l. Potential (Max)
34	73	210	25	48	185

TABLE 3-9 AFFORDABLE HOUSING OVERLAY SITES

Table 3-9 Affordable Housing Overlay Sites								
Site ID	APN	Area (Acres)	GPLU	Zoning	Type	Existing Units	Units Anticipated	Urban Service Area
A2	059 350 016	2.04	LI	MP-AH	AHO	0	41	ALW
A3	083 073 017	2.68	LI	MP-AH	AHO	1	53	Forestville
A6	130 152 008	0.64	GI	M1-AH	AHO	0	13	Graton
A7	039 025 060	0.46	LC	CO-AH	AHO	1	9	ALW
A10	056 511 046	1.04	LC	LC-AH	AHO	0	21	Sonoma
B1	140 180 035	5.11	LC	LC-AH	AHO	0	103	Adj. to Geyserville USA
B2	130 151 005	0.64	LC	LC-AH	AHO	0	13	Graton
B2	130 151 006	0.48	LC	LC-AH	AHO	0	10	Graton
B2	130 151 007	0.16	LC	LC-AH	AHO	0	4	Graton
B3	130 300 030	5.56	GI	M1-AH	AHO	0	40	Graton
B5	058 290 051	2.21	LC	LC-AH	AHO	0	74	ALW
	058 300 076	1.47						
B6	047 153 004	5.00	UR	RR-AH	AHO	1	99	Penn
B7	047 214 005	7.75	RR	RR-AH	AHO	3	37	Penn
						Total	517	