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CITY OF SONOMA

2015-2023 HOUSING ELEMENT

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INTRODUCTION

COMMUNITY CONTEXT

"*Sonoma is a beautiful, environmentally friendly, and safe place, widely recognized as one of the most desirable cities in Northern California to live, visit, and do business. Ours is a diverse community where residents and their children can and want to remain*" (Vision Statement from Sonoma 2020 General Plan)

As set forth in the General Plan, the City Council's vision for 2020 includes:

- *Innovative, creative and sustainably-designed development respects the availability of natural resources and enhances the scale, character, and natural setting of the community.*
- *The community's history and its role as a cultural center are enhanced through public art, special events, and careful preservation of historic features.*
- *A vibrant, entrepreneurial economy is fueled largely by retention and incubation of locally-owned businesses that complement the small-town atmosphere and provide high paying jobs.*
- *Housing is available and affordable to the residents and the local workforce to support an economically diverse population.*
- *Creeks, trees, other natural features are valued and preserved, and open space and agricultural lands are protected—both in and around the city.*
- *Residents have access to a variety of high-quality recreational opportunities.*
- *Walking and bicycling are safe and the use of clean-fuel transit is popular. Traffic congestion is mitigated.*
- *Residents enjoy peace, quiet, and security, as well as efficient, high-quality public services.*
- *The City enjoys productive relationships with neighboring communities to effectively address regional issues, including planning, service provision and capital improvements.*

During public workshops in preparation of this Housing Element, several themes emerged: promoting economic and social diversity, encouraging creative and innovative housing typologies, retaining architectural character, and recognizing environmental impacts of development. Although focused on housing, the themes and directions that emerged from the community workshops were consistent with the overall General Plan vision statement.

ROLE OF THE HOUSING ELEMENT

State law recognizes the vital role local governments play in the availability, adequacy and affordability of housing. Every jurisdiction in California is required to adopt a long-range General Plan to guide its physical development; the Housing Element is one of the seven mandated elements of the General Plan. Housing Element law mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The law recognizes that in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems that provide opportunities for, and do not unduly constrain housing production. Housing Element statutes also require the State Department of Housing and Community Development (HCD) to review local housing elements for compliance with State law and to report their findings to the local government.

California's Housing Element law requires that each city and county develop local housing programs to meet their "fair share" of existing and future housing needs for all income groups. The Association of Bay Area Governments (ABAG) is responsible for developing and assigning these "Regional Housing Need Allocations," or "RHNA", to Bay Area jurisdictions. Pursuant to the RHNA planning period, the Sonoma Housing Element is an eight-year plan extending from 2015-2023. Because Housing Element updates are tied to the RHNA cycle, they are not always synchronized with major updates of the other elements of the General Plan, which tend to occur less frequently.

Sonoma's 2015-2023 Housing Element identifies strategies and programs that focus on:

- Providing a mix of housing types affordable to all income levels, consistent with community and regional needs.
- Improving housing affordability for both renters and homeowners in Sonoma.
- Maintaining and enhancing the existing housing stock and ensuring that new residential development is consistent with Sonoma's town character and with neighborhood quality.
- Reducing governmental constraints on the maintenance, improvement and development of housing while maintaining community character.
- Promoting equal housing opportunities for all residents, including Sonoma's special needs populations, so that residents can reside in the housing of their choice.
- Encouraging the development of housing options, such as junior second units and cottage housing, that can address the need for smaller, more affordable units.
- Promoting greater housing security for seniors and low income households in light of the increasing cost of housing.
- Linking environmental and affordability incentives to ensure Sonoma grows in a responsible manner, in line with resource limitations such as water availability.

The Housing Element consists of the following:

- A summary of the City's existing and projected housing needs;
- An assessment of land, financial and administrative resources available to address Sonoma's housing needs;
- A Housing Plan to address the City's identified housing needs, including housing goals, policies, and programs; and
- A Technical Background Report consisting of a detailed housing needs assessment, an analysis of constraints to housing production and affordability, and an evaluation of the City's progress in implementing the housing programs established in the 2009-2014 Housing Element.

PUBLIC PARTICIPATION

Sonoma has made a diligent effort to engage a cross section of the public in the Housing Element update process. During development of the draft Element, three public meetings were conducted: a Planning Commission study session, a community workshop and a joint Planning Commission/ City Council study session. All public meetings were noticed in advance via email to interested parties, notice on the city website, publication in the local newspaper, and direct letters to groups with an interest in housing issues and those representing special needs populations.

The community workshop focused on presenting background information on the Housing Element process and the City's Housing Needs, and asked participants for input on Sonoma's most critical housing needs. The workshop also presented an opportunity for policy brainstorming and discussion. Participants provided valuable feedback on policy direction and housing needs. Additionally, a Housing Needs Survey was available to all members of the community, accessible at the meeting, on the City's website, and at locations throughout the community.

Summaries of public comments received during the community workshop and Planning Commission and City Council study sessions are included in Appendix A2. Common themes that arose include the following:

- The importance of preserving local character;
- The need to increase the supply of affordable housing;
- The urgency of addressing the rising cost of housing, particularly in Sonoma's three mobile home parks;
- The desire for a variety of housing types; and
- The need to provide housing at all income levels so that long-time residents can remain in Sonoma and young families can establish themselves.

Survey responses from the public also reinforced the types of housing needs that meeting attendees brought up. Housing quality, affordable dwellings, and housing availability to all demographic and economic segments were desires shared at public meetings and in the surveys. From the surveys, the top-rated response to housing priorities was planning for housing available to all income levels, which was followed by maintaining housing stock quality and supporting affordable rental housing development. In terms of housing need, the top survey result reflected the desire for housing available to young families and the workforce. Written responses from the survey also pointed to a need for protecting the affordability of mobile home parks and senior housing. Whether it was in surveys or public meetings, housing quality, affordability and availability were important issues to residents of Sonoma.

In addition to comments gathered from community members, a separate survey of businesses in Sonoma Valley provided a perspective of workforce housing needs from local employers. It supported the idea that the availability of affordable housing for the workforce is a concern in the community.

This Housing Element Update is firmly rooted in public input. The current policies were shaped by extensive outreach conducted for the Housing Element in 2009 and were re-evaluated and refined for this update. Through new outreach efforts for the 2015-2023 Housing Element, the City was able to ensure that housing policies could address the current needs and desires of the community. New policies were discussed at the meetings to anticipate and respond to housing trends. Thus, the 2015-2023 Housing Element drew from community input to advance policies that aim to enhance the quality and availability of housing in Sonoma.

Relationship to the General Plan

The 2015-2023 Housing Element is one of the seven elements of Sonoma's comprehensive General Plan. The Plan consists of the following elements: Community Development, Local Economy, Environmental Resources, Circulation, Public Safety, Noise, and Housing. The six elements aside from the Housing Element were updated in 2006 when the City of Sonoma 2020 General Plan was completed.

The Housing Element builds upon the other General Plan Elements and is consistent with the policies set forth in those elements. For example, the Community Development Element establishes base densities for the implementation of up to 35 percent density bonus for development of affordable units, while the Housing Element sets forth specific criteria for granting density bonuses, such as household income levels and requirements for maintaining long-term affordability. Whenever any Element of the General Plan is amended in the future, the Housing Element will be reviewed and modified, if necessary, to ensure continued consistency between elements.

Pursuant to SB 244 (as codified in Government Code Section 65302.10(a)), the City has reviewed the unincorporated areas within its Sphere of Influence, and determined that none of these meet the definition of a disadvantaged community (characterized by a median household income <80% of the statewide median).

Housing Needs Summary

Surrounded by agricultural land, the City of Sonoma has used growth management tools to prevent urban sprawl and preserve the surrounding landscape. Most new residential development in Sonoma occurs as infill, including multi-family developments within and adjoining commercial districts and single-family development on larger parcels within and adjoining established low-density neighborhoods. The City is committed to providing housing for all segments of the population, as well as retaining its small town feel and agricultural heritage. This section presents a summary of Sonoma's existing and future housing needs as identified in the Housing Element Technical Report (Appendix A1). That report provides a more detailed analysis of local demographic, household, and housing characteristics and trends in an effort to determine the nature and extent of specific housing needs in Sonoma.

Table H-1: Existing Housing Needs

Housing Availability		***Housing Affordability***	
Vacancy Rate		Overpaying Households	2,459 (50%)
Rental	7.0%	Renter	1,105 (55%)
Owner	2.6%	Owner	1,354 (46%)
Housing Adequacy		***Special Needs Households / Persons***	
Overcrowded Households	10 (<1%)	Households with Seniors	1,831 (37%)
Renter	0 (0%)	Disabled Persons	1,376 (13%)
Owner	10 (<1%)	Female-Headed Families	425 (9%)
		Large Households	255 (5%)
		Homeless Persons[1]	62 (1%)
		Agricultural Workers	41 (<1%)

Sources: 2010 Census unless otherwise noted[1] 2013 Sonoma County Homeless Census and Survey
Note: *Overpayment is defined as paying greater than 30% of gross income towards housing costs.*
Overcrowding is defined as greater than 1.01 persons per room, excluding kitchens, bathrooms, and hallways.

EXISTING HOUSING NEEDS

The following summary of existing housing needs is organized into four areas: housing availability, housing affordability, housing adequacy and special needs households. These needs are summarized in Table H-1.

Housing Availability

Sonoma's housing stock consists of 5,544 housing units, of which 66 percent are single-family attached and detached units; 25 percent are multi-family apartment and condominium units, duplexes and triplexes; and 9 percent are mobile homes. The City's housing stock grew moderately between 2000 and 2010, with 20 percent total growth, up from 11 percent the previous decade. Vacancies indicate the demand and availability of housing. According to 2010 Census, the City's rental vacancy rate was 7.0 percent and owner vacancy was 2.6 percent, within range of the accepted standard of 5-6 percent vacancy for rentals and 3 percent ideal for ownership units.

During the one-year period between May 2013 and April 2014, a total of 523 homes were sold in Sonoma. About 84 percent, or 441 units, were single-family homes, and 16 percent, or 82 units, were condominiums. The median single-family home price was $569,000, and the median-priced condominium was $445,000.

The rental market is comprised primarily of apartment units. Most of the apartment rental stock consists of one- and two-bedroom units, with average rents of $1,225 and $1,750, respectively. Few three-bedroom rental units are available, limiting the rental options for large family households. Three bedroom units command average rents of $2,200. These rental ranges consider the City and the immediate surrounding area to the north.

Housing Affordability

The level of overpayment for housing is commonly used as a measure of housing affordability. Overpayment is defined as spending more than 30 percent of gross household income on housing. By this standard, 55 percent of renters and 46 percent of homeowners in Sonoma overpaid for housing in 2010. Compared with the Countywide average, both renter and owner overpayment is at least 12 percent higher within the City.

An assessment of 2014 market rents and 2013/2014 sales prices in Sonoma reveals the following. Citywide median rents are well above the level affordable to very low and low income households (50% and 80% AMI), pricing many of the community's lower income occupations–such as restaurant workers, construction laborers, retail salespersons, home health aides, and agricultural workers–out of the rental market. Sales prices of single-family homes are generally beyond the level affordable to moderate-income (120% AMI) household, with the exception of some of the smaller units sold. While more limited in number than single-family homes in Sonoma, condominium sales prices are generally affordable to moderate income households.

The City has received extensive public comment from the mobile home park community during the Housing Element update regarding the eroding affordability in Sonoma's mobile home parks. Issues raised include: 1) the increase in park-owned units not subject to rent control; 2) escalating rents every time a property changes hands; and 3) the challenge for residents dependent on Social Security Income to continue to afford the annual rent increases permitted under the City's Rent Stabilization Ordinance.

Housing Adequacy

Housing in Sonoma tends to be in relatively good condition. A general rule in the housing industry is that structures over 30 years typically begin to show signs of deterioration and require reinvestment to maintain/upgrade their quality. Unless properly maintained, homes older than 50 years often require major renovations to remain in good working order. Housing age is generally a good estimate of housing stock quality, although perhaps less so in a community like Sonoma that has a significant historic identity and strong historic preservation efforts. In 2011, over half of the City's housing units had reached the 30-year age threshold and nearly 20 percent had reached the 50-year age threshold.

The level of household overcrowding is another indicator of housing adequacy and quality. Overcrowding occurs when a household is too large for a particular housing unit, and is defined by the Census as more than one person per room. When overcrowding happens, it tends to accelerate the deterioration of homes. In 2010, overcrowding affected just 10 households, all of which were owners. With an overcrowding rate of less than one percent, overcrowding is not a significant issue in Sonoma.

Special Needs Groups

Certain segments of the community may have particular difficulties in finding decent, affordable housing because of their special needs and circumstances. In Sonoma, these special needs groups include the elderly, disabled persons, female-headed families with children, large households, agricultural workers and the homeless. The types of housing issues faced by these groups vary widely. The data below is from the 2010 Census unless otherwise noted.

- ***Seniors*:** Seniors typically have special housing needs due to three concerns: limited/fixed income, higher health care costs, and physical limitations. About 37 percent of Sonoma's households (1,831) have one or more persons age 65 and older, making seniors the largest special needs group in the community. Approximately two-thirds of the City's elderly households are homeowners. Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. Elderly renters also have significant housing needs related to limited incomes. Housing maintenance and affordability are particularly relevant issues in Sonoma where two-thirds of elderly households earn low incomes (less than $50,000). Nearly three-quarters of Sonoma's elderly renter households overpay for housing.

- ***Disabled Persons:*** Physical and mental disabilities can hinder access to traditionally designed housing units (and other facilities) as well as potentially limit the ability to earn income. Disabilities refer to mental, physical, or health conditions that last over six months. The 2008-2012 American Community Survey documented 1,376 persons with a disability in Sonoma, representing 13 percent of the population 16 years old and above; seniors comprise two-thirds of this disabled population. The North Bay Regional Center provides services to 219 persons with developmental disabilities in the City, representing approximately 2 percent of the general population.

- ***Female-Headed Families with Children:*** Female-headed households with children require special consideration and assistance as a result of their greater need for affordable housing, accessible day care, health care, and other supportive services. Sonoma has 425 female-headed households, of which 233 had children under 18 years of age (2010 Census). These households are particularly vulnerable because they must balance the needs of their children with work responsibilities. Approximately 11 percent of female-headed families with children under 18 lived in poverty.

- ***Large Households:*** Large households are defined as those with five or more members and typically consist of mostly families with children. Lower-income large households often live in overcrowded conditions because of the income limitations and the limited supply of affordable housing units with three or more bedrooms. Sonoma is home to 255 large households, representing just five percent of total households in the City. Of these large households, 42 percent, or 107 households, are renters. While Sonoma has an adequate supply of large rental units to address the needs of its large families, vacancies for rental units with three or more bedrooms are extremely limited.

- ***Farmworkers:*** Although agriculture is an important part of the Sonoma County economy, with 5,000 persons in farm-related occupations, the City only has 41 persons employed in agriculture or natural resources jobs. Agricultural land is only limited to 25

acres within City limits and no farms. Farmworker housing is largely addressed through countywide programs and nonprofit organizations.

- ***Homeless:*** Homelessness continues to be one of the most visible reminders of the pressing needs facing families and individuals in marginal economic, housing, and health conditions. This population consists of a wide range of persons and families suffering from any number of hardships and conditions, including domestic violence, mental illness, substance abuse, and joblessness. The 2013 Sonoma County Survey identified 4,280 homeless persons in the County, and 62 homeless persons in the City. The recently constructed City homeless/emergency shelter at the police station site, managed by the non-profit group Sonoma Overnight Shelter (SOS), is the primary resource for homeless persons. SOS provides temporary shelter and staff assists individuals in finding longer-term, transitional housing in the region.

FUTURE HOUSING NEEDS

Future housing needs refer to the share of the region's housing need that has been allocated to a community. In brief, the Association of Bay Area Governments (ABAG) calculates future housing need based upon household growth forecasts, plus a certain amount of units needed to account for a normal and appropriate level of vacancies and the replacement of units that are normally lost to conversion or demolition. In allocating the region's future housing needs to jurisdictions, ABAG is required to take the following factors into consideration:

- Water and sewer capacity
- Land suitable for urban development or conversion to residential use
- Protected open space – lands protected by state and federal government
- County policies to protect prime agricultural land
- Distribution of household growth
- Market demand for housing
- City-centered growth policies
- Loss of units in assisted housing developments
- High housing cost burdens
- Impact of universities and colleges on housing needs in a community

In 2013 ABAG developed its Regional Housing Needs Allocation (RHNA) based on forecasts contained in Projections 2013. The forecast expands upon the growth principles that guided the 2007-2014 RHNA methodology, which considered household and employment growth, particularly near transit. The RHNA methodology for the 2014-2022 projection period consists of several key components:

- Sustainability Component – directing growth 70% towards PDA and 30% towards non-PDA.
- Fair Share Component – applying fair distribution of housing allocations in non-PDA areas by considering past RHNA performance, 2010 employment, transit frequency, and transit coverage. Jurisdictions are assigned a minimum of 40 percent of their household formation growth.
- Sphere of Influence Adjustments – allocating growth into spheres of influence
- Income Allocation Adjustment – assigning need such that cities with relatively large numbers of households in one income level will be given a smaller need to fill at that housing income level.

ABAG's goals in the weighting of these factors include: 1) directing housing units to areas where local governments are planning growth; 2) planning for housing in tandem with jobs growth and addressing existing jobs-housing imbalances; 3) directing housing to communities with transit infrastructure; and 4) minimizing housing growth in outlying areas, thereby reducing pressures on open space and agricultural lands.

As per ABAG's Regional Housing Needs Allocation for the planning period of 2015-2023, Sonoma County has a future regional housing need of 8,444 units, of which 936 are in unincorporated areas in the County. The County has not divided its housing allocation among the five districts that comprise Sonoma County. However, Sonoma County's housing site inventory identifies sites in the unincorporated area of Sonoma Valley as having a combined maximum development potential during this planning period of 147 units. These sites are located within the Valley's unincorporated communities.

Sonoma's assigned share of future regional housing needs is for 137 new units over the 2015-2023 planning period. These units are divided among affordability levels/income levels as follows:

Very Low-income:	24 (18%)
Low-income:	23 (17%)
Moderate-income:	27 (20%)
Above Moderate-income:	63 (46%)
Total Need:	**137**

Note: An estimated half of Sonoma's 24 very low income unit need is for extremely low income units (12 units).

Through this Housing Element, the City is required to demonstrate the availability of adequate sites to accommodate these projected new units.

HOUSING RESOURCES

The following section presents the resources available for the development, rehabilitation and preservation of housing in Sonoma. The section begins with an overview of the availability of land resources, or residential sites, for future housing development in Sonoma and the adequacy of these sites to address the City's identified share of future housing needs. This section also presents the financial resources available to support in the provision of affordable housing in the community. The final part of the section is an overview of energy conservation and green building resources available to the City and its residents.

AVAILABILITY OF SITES FOR HOUSING

ABAG has determined the projected housing need for its region for the 2015-2023 Housing Element cycle, and has allocated this housing need to each jurisdiction by income category. This Regional Housing Needs Allocation (RHNA) represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and zoning. An important component of the Housing Element is the identification of adequate sites for future housing development, and evaluation of the adequacy of these sites in fulfilling the City's share of regional housing needs (RHNA). Sonoma has a RHNA allocation of 137 units distributed among the following income groups: 24 very low income; 23 low income; 27 moderate income; and 63 above moderate income units.

The City plans to fulfill its share of regional housing needs using a combination of the following methods:

- Focused development on opportunity sites
- Development of secondary dwelling units
- Application of residential permits issued or entitled in 2014 to the 2014-2022 RHNA cycle

In aggregate, Sonoma's residential sites capacity from the above sources provides for 489 additional units, including sites suitable for development of 323 lower income units; 87 moderate income units; and 79 above moderate income units, reviewed in detail in the following narrative.

General Plan Site Capacity

A major goal of Sonoma's 2020 General Plan is to provide a diversity of housing types available and affordable to residents and the local workforce. In furtherance of this goal, the Plan provides for densities in Sonoma's multi-family, commercial, and mixed use districts of up to 20 units per acre, and establishes a Residential Housing Opportunity district with densities up to 25 units per acre. In addition to increasing densities, the Plan provides expanded areas for multi-family infill, including encouraging residential uses in the downtown area and along Broadway. Furthermore, within its Gateway Commercial, Commercial, and Mixed Use districts, the City requires new development to include a residential component of at least 50 percent of the total building area. Stand-alone residential development is permitted, as well as integrated residential/ commercial mixed use. In total, the 2020 General Plan provides for an increase in 486 new single family homes and 1,072 new multi-family units (including mixed use development) above 2006 levels within the City and its sphere of influence.

The General Plan's Community Development Element and Local Economy Element establish various policies and strategies in support of housing development, including, but not limited to, the following:

Community Development Element

4.1 Promote innovative design and mixed uses through the Development Code.

4.2 Encourage a variety of unit types in residential projects.

4.3 Coordinate development on small contiguous lots to the extent possible.

Local Economy Element

1.9 Encourage a residential and pedestrian presence in commercial centers through mixed use and multifamily development.

Residential Opportunity Sites

Based on Sonoma's 2020 General Plan, a detailed opportunity sites analysis was conducted for the 2009-2014 Housing Element, which demonstrated that an adequate inventory of vacant and underutilized land with appropriate General Plan and zoning designations was in place. A total of 14 Opportunity Sites were identified, providing capacity for 517 additional housing units. The current Housing Element builds upon and updates the 2009-2014 Housing Element sites inventory, eliminating several sites which have been developed or have approved projects. As indicated in Table H-2, the sites inventory now includes nine Opportunity Sites within the City's current jurisdictional boundary, accommodating 401 additional housing units. While the analysis of sites capacity with regard to fulfillment of RHNA goals is limited to those sites within the current City limits, sites in the Sphere of Influence immediately adjacent the City are also presented (refer to Table H-3) to depict a more complete picture of Sonoma's residential development capacity. Figure H-1 illustrates the residential Opportunity Sites both within the City and its Sphere of Influence.

The methodology used to determine the realistic development capacity of each Opportunity Site was a combination of factors specific to the site, including zoning designation and accompanying development standards, lot size, development trends, and other land constraints applicable to the site. The City does have a record of approving projects at maximum allowable density. Carneros Village commercial condominium and live-work project was approved in a Mixed-Use district and its 30 residential units on 1.5 acres reach the district's maximum density. The project also included 12 commercial condominium spaces.

Given land costs in Sonoma, housing for lower-income households will most likely be developed in high density residential and mixed-use areas where the maximum permitted density is the highest in the City at 20 to 25 units per acre. Additional densities can be achieved, if necessary, through use of the affordable housing density bonus, as provided for under State law.

Table H-2: Housing Opportunities - City Limits

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/ AC)	Realistic Develop-ment Potential (Units)	Income Categories: Very Low & Low	Income Categories: Mod	Income Categories: Above Mod.
NORTHEAST PLANNING AREA											
1	216, 226 & 254 First Street East	2.63	Underutilized; 0.5 acre vacant, 0.5 acre parking; main commercial building is vacant	Mixed Use	R-S	20	20	53	**53**		
CENTRAL-WEST PLANNING AREA											
2	No address assignment	4.1	Vacant	Sonoma Residential	R-S	8	8	22			**22**
3	19910 Fifth Street West	1.51	Underutilized; vacant field	Medium Density Residential	R-M	11	10	15		**15**	
4	700 Curtin Lane	6.28	Underutilized; currently 1-2 units/6.28 acres; primarily agricultural	Sonoma Residential	R-S	8	8	50			**50**
GATEWAY DISTRICT											
5	45 & 69 Napa Road	3.53	Vacant	Gateway Commercial	C-G	20	20	71	**71**		
BROADWAY CORRIDOR											
6	20269 Broadway	1.97	Vacant	Mixed Use	MX	20	20	39	**39**		

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/AC)	Realistic Development Potential (Units)	Income Categories: Very Low & Low	Mod	Above Mod.		
WEST NAPA STREET/SONOMA HIGHWAY CORRIDOR													
7	477 West Napa Street	3.02	Vacant	Commercial	C	20	20	60	**60**				
8	19320 & 19330 Sonoma Highway	2.52	Underutilized; Western part of site developed with several residential buildings. Resident relocation required.	Housing Opportunity	R-O	25	20	50	**50**				
9	590 West Napa Street	2.04	Underutilized; has 1 home fronting West Napa St., most of lot is vacant; accessible from opposite block.	Mixed Use	MX	20	20	41	41				
									314	**15**	**72**	**401**	**TOTAL OPPORTUNITY SITES***
									47	**27**	**63**	**137**	**Total RHNA**
									1	**15**	**96**	**112**	**Approved, Permitted since Jan 2014****
									12	**-**	**-**	**12**	**Projected Second Units**
									280	**3**	**105**	**388**	**"NET RHNA"**

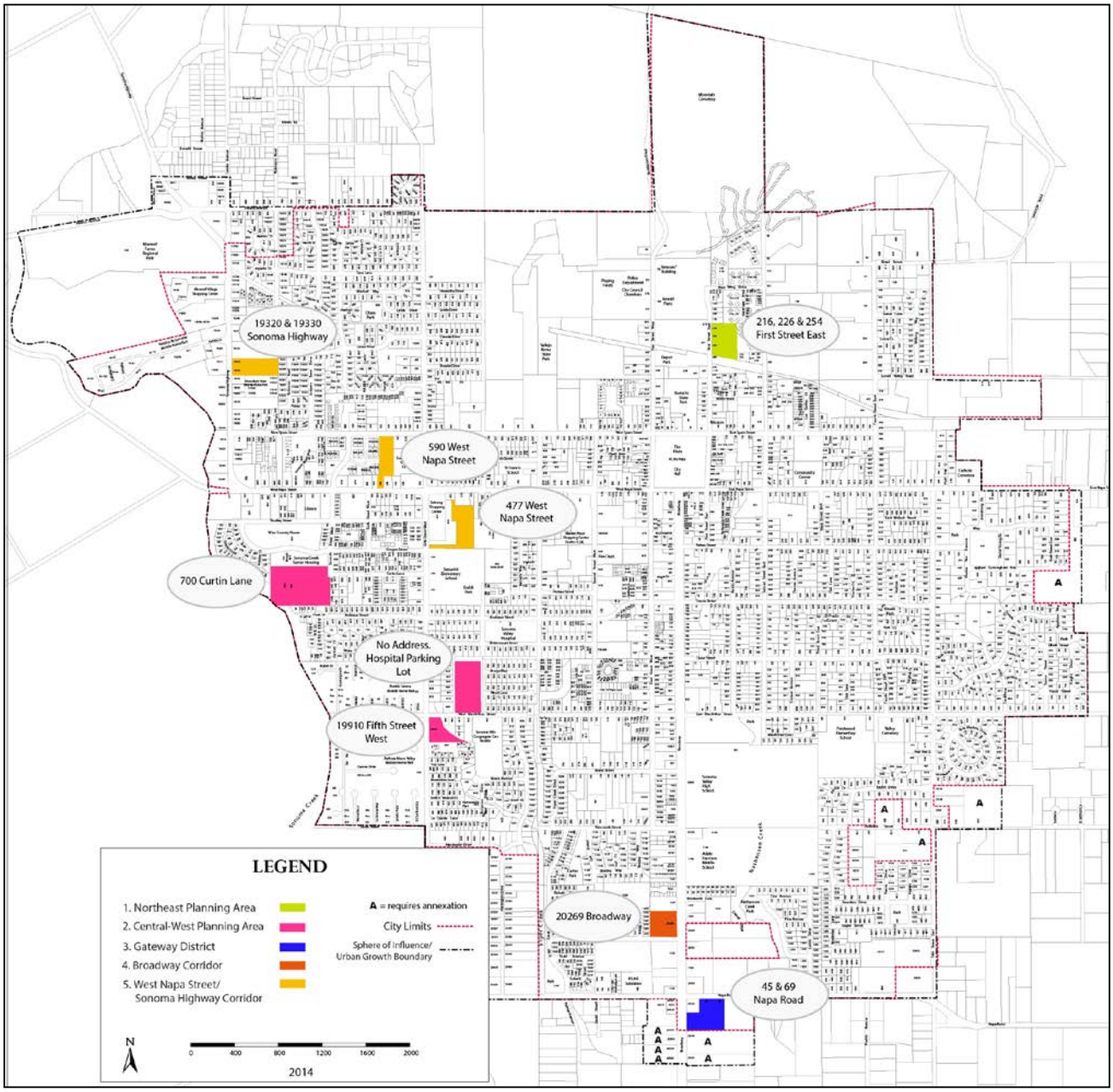
*The unit distribution only serves to demonstrate that RHNA figures by income level could be accommodated by the unit capacity of the site inventory. New projects on these sites are not mandated to accommodate the exact units by income level as shown in the table.
** See Table H-5 for projects approved or under construction since January 2014.

Table H-3: Housing Opportunities Sites – Within Sphere of Influence

SITE NO.	Site Address	Gross Acres	Existing Use	Current GP Designation	Current Zoning	Max. Density	Realistic Density (DU/ AC)	Realistic Development Potential (Units)
CENTRAL-EAST PLANNING AREA								
10	885 East Napa Street	7.06	Underutilized	Sonoma Residential	R-S*	8	8	56
SOUTHEAST PLANNING AREA								
11	438 Denmark Street	1.66	Underutilized	Low Density Residential	R-L*	8	4	8
12	455-475 Denmark Street (3 parcels)	5.5	Underutilized	Low Density Residential & Sonoma Residential	R-L & R-S*	7.2	5	30
13	600 Denmark Street	4.89	Vacant	Sonoma Residential	R-S*	8	5	39
14	20455 Fifth Street East	2.88	Underutilized	Mixed Use	MX*	20	10	28
GATEWAY DISTRICT								
15	20535 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
16	20549 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
17	20559 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
18	20563 Broadway	1	Underutilized	Gateway Commercial	C-G*	20	20	20
19	20564 Broadway	2.5	Underutilized	Gateway Commercial	C-G*	20	20	50
20	20540 Broadway	5	Underutilized	Gateway Commercial	C-G*	20	20	100
							TOTALS	**391**

*** Zoning designation that would apply to the property/site upon annexation to the City.**

Figure H-1: Housing Opportunity Site Map



The following is a detailed description of the Opportunity Sites analyzed in the seven planning areas in Sonoma, as indicated in Table H-2, Table H-3, and Figure H-1.

Northeast Planning Area

One site of 2.63 acres has been identified in the northeast planning area. With a Mixed-Use Designation, this site has a development potential of 53 units and is located with excellent proximity to the downtown. The site is comprised of three parcels under single ownership. Existing structures on the site includes two small flat-roofed single- story homes and vacant commercial building; all built in the early 1950's. As of 2014, the property owner has accrued all 53 requested Growth Management Ordinance unit allocations in anticipation of development. If the property owner decides to pursue an affordable housing project, then, as provided for in the ordinance, a development application could be filed immediately.

Central-West Planning Area

Three sites totaling 11.89 acres are located within the Central-West Planning Area. The development potential of these sites is 87 units on properties expected to redevelop at densities of eight and eleven units per acre.

One of the parcels is vacant, one is occupied by a small house built in 1949 and the other has a historic house. Site constraints include a slightly awkward shape for one of the parcels and a historic structure on another. However, Sonoma has a long track record of developments that successfully deal with these types of constraints, including retention of historic structures on-site and relocation.

Gateway District

The Gateway District provides the most potential new units of all the Opportunity Areas identified, although six out of seven sites require annexation. A total of 301 units can be accommodated in this area on seven parcels zoned for Gateway Commercial development. This zoning district requires a residential component and allows up to 20 units per acre. Located at the southern entrance to Sonoma, this area is ideally suited to new residential development. The property currently within the city limits is vacant land. The area is close by the middle and high schools and is about one mile from the historic Sonoma plaza. New development and redevelopment in this area will make a positive contribution to the view into town at this gateway location.

Broadway Corridor

Located just north of the Gateway District, the Broadway Corridor is composed of a mix of residential and commercial uses. The former Sonoma CDA purchased a nearly two-acre parcel in 2007 (known as the "Broadway" site) with the intention to partner with a non-profit developer to construct a 100 percent affordable project. The property was transferred to the County Housing Authority after the dissolution of redevelopment, but the site remains available for development. The location is on the west side of Broadway less than a mile from Sonoma plaza. The site is vacant, square shaped and is a corner lot with excellent access. When funding becomes available, the City intends to partner with the County Housing Authority in the issuance of an RFP for development of affordable rental housing on the site (refer to Housing Element Program #2). The sites inventory attributes 39 units on this property based on the allowable density of 20 units per acre.

West Napa Street/Sonoma Highway Corridor

On the three sites within this area, a total of 151 units can be accommodated. This is the largest area in terms of number of units for the Opportunity Sites. The total area of these sites is 7.58 acres. Allowable densities range from 20 to 25 units per acre.

B) Sites within Sphere of Influence Requiring Annexation

Central-East Planning Area

One site within this area has been identified as an Opportunity Site. While 7.06 acres in size, the property has an unusual shape and would require annexation into the city and extension of utilities. In spite of this, the site is considered a suitable Opportunity Site because of its size and location adjacent to existing development with the city. Growth Management Ordinance unit allocations have been accrued for the property in anticipation of development. Annexation would be required.

Southeast Planning Area

Four sites within the southeast planning area have been identified as Opportunity Sites, all requiring annexation. The sites range in size from 1.66 to 5.5 acres. Three have Low Density and Sonoma Residential zoning, which allow five and eight units per acre respectively. All of these sites have good proximity to nearby schools via bike/pedestrian paths. The fourth, which has an area of 2.88 acres, is located at the northwest corner of Fifth Street East and Napa Road. It would have a zoning designation of Mixed Use upon annexation, allowing a maximum of 20 units per acre.

Second Dwelling Units

With an average of one to two second units processed annually, second units contribute to addressing Sonoma's regional housing needs. The City permits second residential units within the Rural Residential, Low Density Residential and Sonoma Residential districts by right, and requires no minimum lot size other than adherence to zoning district requirements pertaining to lot coverage and floor area.

While rental information specific to second units is not available, given that Sonoma's studio apartments and individual room rentals are within the range of affordability to low income households, second units most likely rent for a comparable level, providing housing affordable to low income seniors, college students, and low income wage earners.

Based on a continued level of second unit development of one to two units per year, the City can reasonably anticipate 12 additional secondary dwelling units during the 2015-2023 planning period, helping to address the needs of lower income renters.

Comparison of Site Inventory with RHNA

As presented earlier in the discussion of Future Housing Needs, Sonoma's new construction need (RHNA) for the 2009-2014 period is for 353 units. Housing units receiving building permits during the 2007-2008 RHNA "gap period" can be credited towards the RHNA. One hundred twelve units were issued residential permits or received planning entitlements during this period.

These units include 96 market-rate housing units, 15 moderate income affordable units and one low income second unit.

Table H-4 compares Sonoma's RHNA for 137 new units with the City's aggregate residential sites inventory derived from the following:

- 112 units under construction or with planning approvals in 2014 (see Table H-5)
- 12 second units based on past development trends
- 401 units in Opportunity Sites inventory

In terms of evaluating the adequacy of these sites to address the affordability targets established by the RHNA, Housing Element statutes provide for use of "default densities" to assess site affordability. Based on its population, Sonoma falls within the default density of 20 units/acre, indicating this density standard is appropriate for the provision of sites affordable to very low and low income households. For moderate income households, the City has chosen a threshold of 10 units/acre to reflect a reasonable density with which moderate income development can be achieved. Sonoma has a history of producing affordable housing at more modest densities, such as Sonoma Valley Oaks at 20 units/acre, Firehouse Village at 20 units/acre, and Wildflower at 11 units/acre (refer to Table A.32 in the Background Report).

Allocating Sonoma's residential sites inventory based on these density thresholds, combined with permitted/ entitled projects and second units, results in the provision of sites suitable for development of 357 units affordable to lower income households and 168 units for above moderate income households, for a total of 525 units.

In summary, the City has adequate sites designated to achieve its RHNA goals by affordability level. Sonoma's Growth Management limits have specifically been established at a level sufficient to accommodate the City's regional housing needs. The City will encourage and facilitate the production of affordable housing on Opportunity Sites through its inclusionary requirements, regulatory incentives, and direct financial assistance, as further described in the Housing Programs section of the Element.

Table H-4: Comparison of Regional Housing Growth Need and Residential Sites

Income Category	Approved Projects/ Under Construction	Projected Second Units	Maximum Density Guidelines	Opportunity Sites Inventory (City limits only)	Total Unit Potential	Total RHNA
Very Low	--	--	20 units/acre	314	**327**	24
Low	1	12				23
Moderate	15	--	10 units/acre	15	**30**	27
Above Moderate	96	--	<10 units/acre	72	**168**	63
Total Units	112	**12**		**401**	**525**	137

Table H-5: Projects Approved or Under Construction

Project	Location	Single-Fam Units	Multi-Fam Units	Second Units*	Affordable Units**
Approved Applications (Planning Approvals)					
Merlo Appartments	830 Broadway		3		
Nicora Place Planned Development	821-845 West Spain St	18			4
Howarth Second Unit	850 Donner Avenue			1	
Pursell Condominium Development	210 Perkins Street		9		
Giannis Condominiums	19323 Sonoma Highway		8		
Ikeda Planned Development	881-887 First Street West		4		
Crawford Minor Subdivision	400 La Quinta Street	1			
Tenenbaum Minor Subdivision	170 Newcomb Street	1			
Mission Square	165 East Spain Street		14		3
Rabbitt Apartments	840 West Napa Street		11		2
Routhier Planned Development	800 West Spain Street		7		1
Subtotal		20	56	1	10
Under Construction (Building Permit Issued)					
Fichtenberg Minor Subdivision	20144 Fifth Street East	3			
MacArthur Planned Development	165-179 W MacArthur St		26		5
Wagner Mixed Use Building	19312 Sonoma Highway				
Lobsinger Minor Subdivision	301 E MacArthur St	1			
Curusis Minor Subdivision	20095 Fifth Street West	3			
Hayden Miller Planned Development	617-647 Iris Way	2			
Subtotal		9	26	0	5
Total		**29**	**82**	**1**	**15**

* Second units are estimated to be affordable to low income households.

**Affordable units in the listed projects are all at the moderate income level. These are a subset of the total approved units for each project.

Availability of Infrastructure and Public Services

An urbanized community, Sonoma has in place the necessary infrastructure to support additional residential development. All land designated for residential use is served by sewer and water lines, streets, storm drains, telephone, electrical and gas lines. To ensure the availability and adequacy of public facilities and services for future development, the City, along with other providers of public services (e.g., water and sewer), will continue to carry out regular infrastructure improvements and upgrading.

The City adopted a Growth Management Ordinance in 1980 based on a computer model developed by ABAG that examined various rates of growth against the City's ability to maintain an appropriate level of services. Factors addressed in the model included water supply and infrastructure requirements, sewer capacities, police and fire service, street maintenance, capital improvements and City revenues. The evaluation indicated that an annual average of 100 new units would allow for manageable increases in service without exceeding the available water supply for at least 20 years. In 2005, the average rate of allowed development was reduced to 88 units, and in 2008 reduced to 65 units to reflect current and projected availability of water and sewer treatment capacity and the actual rate of development experienced, while maintaining sufficient development capacities to accommodate Sonoma's fair share allocation.

The City of Sonoma purchases most of its potable water from the Sonoma County Water Agency (Water Agency), distributed to the City via the Sonoma Aqueduct, which travels north and south from Sonoma to Santa Rosa. The City's contract with the SCWA provides for a peak delivery rate of 6.3 million gallons per day (mgd), with an annual limit of 3,000 acre-feet on total water purchases by the City. However, the SCWA has informed its water contractors that there is uncertainty in the Agency's ability to provide water supply beyond its existing water right permit amount of 75,000 acre-feet per year (AFY). The SCWA advises that, in planning for future water supply, the City should not assume that the SCWA will be able to deliver the contracted entitlement of 3,000 AFY under the Restructured Agreement, because that entitlement was premised on the buildout of facilities whose construction is now precluded as a result of litigation. Furthermore, the SCWA indicates that changes in regulations to protect listed salmonids could affect the Agency's ability to deliver the full allocation to the City. Through consultations between the City and the SCWA, the SCWA has clarified that the City is projected to receive a maximum of 2,355 AFY in 2019, increasing in five-year increments to 2,626 in 2035.

On an annual basis the City has received less than 2,355 AFY from the SCWA over the past seven years, meaning that additional capacity remains available to serve new development. The average amount of water delivered by the SCWA annually from 2000 to 2013 has been 2,215.42 AFY, and current deliveries to the City are substantially below the 2002 peak. Most recently, in 2013, the City received 2,121.40 AFY from the SCWA in comparison to the 2,355 AFY that the City could receive as estimated in the 2010 UWMP. In addition to water delivered by the SCWA, City wells provide an additional source of water that is available above any allocation delivered by the SCWA.

The SCWA supply is supplemented by a system of City-owned groundwater wells, identified in Table 1 below. These wells would provide a potable water source in the event that aqueduct deliveries are interrupted or are otherwise unable to meet demand. They also serve to help meet peak demands during the summer. The City currently operates seven groundwater production wells, five of which are operational. An eighth well will be brought on line in 2015. During a typical water year, the groundwater wells are only used during seasonal high water demand months, and are not operated during the winter except for short-term operation to exercise the pumps. Although the total estimated capacity of the City's wells is approximately 1,470 gpm, for practical purposes the firm capacity of the well system is estimated to be 820 gpm. Over the past five years, City wells have supplied an average of 4.4 percent of annual water needs.

The State-mandated mechanism by which cities plan for meeting future needs is known as the "Urban Water Management Plan" (UWMP). The State Legislature has declared that "every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years." Through the process of preparing Sonoma's UWMP, a number of significant constraints were identified, including the following:

- SCWA Supply. As discussed above, there are limitations on the SCWA's ability to provide increased allocations to its contractors.
- Biological Opinion. In response to concerns about declining salmonid populations in the Russian River, the SCWA cooperated with the Nation Marine Fisheries Service in the development of a Biological Opinion to

guide Agency operations in a manner that would lead to the restoration of these populations. The Biological Opinion found that under certain conditions, increased summertime flows in Dry Creek and the Russian River due to releases from Lake Mendocino and Lake Sonoma as part of SCWA operations harmed rare and endangered fish species, including Steelhead, Coho and Chinook salmon. To address this problem over the long-term, the SCWA is working on a long-term set of restoration projects aimed at reducing water velocity. In the meantime, the SCWA has to carefully manage summertime flows, sometimes to the detriment of meeting the supply needs of its contractors. Under certain circumstances, Agency contractors, including the City of Sonoma, must accept reduced deliveries during the summer months, sometimes by as much as 25%.

- Flood Control. Lake Sonoma and Lake Mendocino are used for flood control and operations in this regard are regulated by the Army Corps of Engineers. In years where there are heavy rains early in the wet season, water is released from the lakes in order to account for the possibility of heavy rains later in the season. If these rains do not materialize, the water available for use in the summer is reduced even though the total level of rainfall is considered "normal."

- Groundwater. A 2006 USGS report estimated through the groundwater flow modeling analysis, that between 1975 and 2000, 17,300 acre-feet of groundwater was lost from overall groundwater storage. As a result, the Sonoma Valley has been experiencing localized declining groundwater levels in some areas and potential groundwater quality problems from seawater intrusion and geothermal upwelling in the southwestern area of the Sonoma valley basin. That said, the groundwater depression area indicated in the southwest part and southwest of the City is not related to pumping that the City does. Pumping from the City occurs in the northern portion of the City and does not show depressed groundwater levels. Nonetheless, the City needs to carefully manage and monitor its ground water use in order to avoid contributing to the overdraft of the basin.

These constraints have been addressed through updated analysis, regulations, conservation programs, and planned water supply enhancements as set forth in the 2010 Urban Water Management Plan. Water conservation programs include the City's Water Efficient Landscape Ordinance (WELO), adopted by the City Council in 2010, and the 2010 California Building Code and the 2010 California Green Building Code, which includes heightened requirements with respect to water conservation. In addition, the City Council adopted amendments to the Building Code to impose still more stringent water conservation standards with respect to new construction. According to the 2010 UWMP, it is estimated that these measures will result in an annual savings of 317 acre-feet per year by the year 2030. Planned enhancements to the City's water supply include conjunctive use (groundwater banking), offsets from recycled water, and increased well production. In light of these factors, the City's total water usage is not projected to exceed SCWA deliveries in the 20-year horizon under normal rainfall conditions.

As there are many complex issues that may affect future SCWA water deliveries to the City of Sonoma, and recognizing the uncertainty inherent in implementing needed programs and capital improvements, the City Council has established a "Will Serve" policy, initially adopted in 2010 and renewed in 2013. Specifically, establishing the following requirement:

Prior to the issuance of any building permit, a water demand analysis shall be submitted by the applicant and shall be subject to the review and approval of the City Engineer. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

The Will-Serve requirement applies to any proposed subdivision or residential development of more than two units and to new commercial development or expansions of existing commercial projects.

Other relevant potential infrastructure constraints that were deemed significant in the 2020 General Plan EIR include the sewer system, police services, fire services, parks and recreation, and storm drainage capacity. Although the Housing Element planning period is significantly shorter than the 2020 General Plan, the findings are relatively applicable to residential development. The General Plan EIR finds that projected increases in sewage flows would exceed current permitted capacity of the treatment plant, necessitating improvements in treatment capacity and expansion of reclamation facilities, in order to prevent adverse environmental impacts of new development. Urban development could increase the rate and volume of drainage runoff within the community by increasing areas of impervious surface, which could result in localized flooding in some areas where existing storm

drainage system may not be sufficient. Mitigations include: requiring development within the Sphere of influence to document the adequacy of proposed storm drain improvements; requiring development projects to contribute to the cost of implementation of the Sonoma Area Master Drainage Plan; and requiring development within the Sphere of Influence to be designed and constructed consistent with the SCWA Flood Control Design Criteria.

Apart from the larger issues discussed above, there are no known site-specific environmental constraints that would substantially impact development on the identified Housing Opportunity sites. The sites were all evaluated for residential use as part of the Environmental Impact Report on the City's 2006 General Plan Update. The General Plan EIR is based on the concept of "tiering", which means that as project proposals are made on specific sites, the need for additional environmental analysis will be determined. If a proposed project has the potential for impacts exceeding those discussed in the General Plan EIR, additional environmental analysis will be conducted at that time.

California Senate Bill 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Sonoma will immediately deliver the Element to the Sonoma County Water Agency (SCWA) and the City of Sonoma Water Department.

FINANCIAL RESOURCES

Sonoma has access to a variety of existing and potential funding sources available for affordable housing activities. These include programs from local, state, federal, and private resources. The following section describes the housing funding sources currently used in Sonoma CDA housing bond proceeds, CDBG funds, and Section 8 rental assistance. Table H-6 provides a more comprehensive inventory of potential funding sources.

A serious constraint on the City's ability to implement programs for affordable housing is the statewide dissolution of redevelopment agencies, which provided the primary source of funding for Sonoma housing programs. The Housing Element establishes several programs that could provide the City with alternative sources of funding for affordable housing, including affordable housing impact fees and strengthening the City's inclusionary housing ordinance. In addition, the potential release of bond funds (now held by the California Department of Finance) from an issuance by the City's former redevelopment agency would result in $1.45 million available for affordable housing that has been designated for the Housing Opportunity site located on Broadway, which is now owned by the Sonoma County Housing Authority".

Community Development Block Grant (CDBG) Funds

The CDBG program provides funds for a variety of community development activities primarily benefiting low and moderate income households. Eligible activities include, but are not limited to: acquisition and/or disposition of real estate or property, public facilities and improvements; relocation, rehabilitation and construction (under certain limitations) of housing; homeownership assistance; and social service activities.

As a small city, the City of Sonoma applies to the Sonoma County Community Development Commission on an annual basis for CDBG funds. The County, through their review procedures, evaluates applications from the County's participating small cities and determines which programs to fund and at what level. In past years, the City of Sonoma has generally received between $60,000 to $80,000 in CDBG funding from the County used to support a variety of public improvements, accessibility projects, and social and neighborhood programs.

Section 8 Rental Assistance

The Section 8 or housing voucher program is a federal program that provides rental assistance to extremely low to very low-income persons in need of affordable housing. The Section 8 program offers a voucher that pays the difference between the payment standard (an exception to fair market rent) and what a tenant can afford to pay (e.g. 30% of their income). A voucher allows a tenant to choose housing that may cost above the payment standard, with the tenant paying the extra cost. The Sonoma County Housing Authority administers the Section 8 program for most communities in the County, including Sonoma.

Table H-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
1. Federal Programs		
Community Development Block Grant (CDBG)	Sonoma applies to County for CDBG funding for housing and community development activities benefiting lower income households. City typically receives $60,000-$80,000 per year.	✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Economic Development ✓ Homeless Assistance ✓ Public Services ✓ Public Facilities
HOME	Funding used to support a variety of County housing programs that the City can access for specific projects.	✓ New Construction ✓ Acquisition ✓ Rehabilitation ✓ Home Buyer Assistance ✓ Rental Assistance
Section 8 Rental Assistance Program	Rental assistance payments to owners of private market rate units on behalf of very low income tenants.	✓ Rental Assistance
Section 202	Grants to non-profit developers of supportive housing for the elderly.	✓ Acquisition ✓ Rehabilitation ✓ New Construction
Section 811	Funding to develop and subsidize rental housing with availability of supportive services for very-low and extremely low income adults with disabilities.	✓ Acquisition ✓ Rehabilitation ✓ New Construction ✓ Rental Assistance
2. State Programs		
Low-income Housing Tax Credit (LIHTC)	Tax credits are available to persons and corporations that invest in low-income rental housing. Proceeds from the sale are typically used to create housing.	✓ Construction of Housing ✓ Acquisition/Rehabilitation
Multi-Family Housing Program (MHP)	Deferred payment loans to local governments and developers for new construction, rehabilitation and preservation of permanent and transitional rental housing for low income households.	✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Multi-Family Housing Program – Supportive Housing	Deferred payment loans for rental housing with supportive services for the disabled who are homeless or at risk of homelessness.	✓ New Construction ✓ Rehabilitation ✓ Preservation ✓ Conversion of nonresidential to rental
Building Equity and Growth in Neighborhoods (BEGIN)	Grants to cities to provide downpayment assistance (up to 20% of purchase price) to low and moderate income first-time homebuyers of new homes in projects with affordability enhanced by local regulatory incentives or barrier reductions.	✓ Homebuyer Assistance
CalHome	Grants to cities and non-profit developers to offer homebuyer assistance, including downpayment assistance, rehabilitation, acquisition/ rehabilitation, and homebuyer counseling. Loans to developers for property acquisition, site development, predevelopment and construction period expenses for homeownership projects.	✓ Predevelopment, site development, site acquisition ✓ Rehabilitation ✓ Acquisition/rehab ✓ Downpayment assistance ✓ Mortgage financing ✓ Homebuyer counseling
Transit-Oriented Development Program	Funding for housing and related infrastructure near transit stations.	✓ Capital improvements required for qualified housing developments ✓ Capital improvements enhancing pedestrian or bike access from qualified housing development to nearest transit station

Table H-6: Financial Resources Available for Housing Activities

Program Name	Description	Eligible Activities
Affordable Housing Innovation Fund	Funding for pilot programs to demonstrate innovative, cost-saving ways to create or preserve affordable housing.	✓ Property acquisition for development or preservation of affordable housing ✓ Matching funds for local Housing Trust Funds ✓ Low Income Housing Construction ✓ Construction oversight and monitoring
Infill Incentive Grant Program	Funding of public infrastructure (water, sewer, traffic, parks, site clean-up, etc) to facilitate infill housing development.	✓ Development of parks and open space ✓ Water, sewer, or other utility service improvements ✓ Streets, roads, parking structures, transit linkages, transit shelters ✓ Traffic mitigation features ✓ Sidewalks and streetscape improvements
CalHFA Residential Development Loan Program	Low interest, short-term loans to local governments for affordable infill, owner-occupied housing developments. Links with CalHFA's Downpayment Assistance Program to provide subordinate loans to first-time buyers.	✓ Site acquisition ✓ Pre-development costs
CalHFA Homebuyer's Downpayment Assistance Program	CalHFA makes below market loans to first-time homebuyers of up to 3% of sales price. Program operates through participating lenders who originate loans for CalHFA. Funds available upon request to qualified	✓ Homebuyer Assistance
3. Private Resources/Financing Programs		
Federal National Mortgage Association (Fannie Mae)	✓ Fixed rate mortgages issued by private mortgage insurers.	✓ Home Buyer Assistance
	✓ Mortgages that fund the purchase and rehabilitation of a home.	✓ Home Buyer Assistance ✓ Rehabilitation
	✓ Low Down-Payment Mortgages for Single-Family Homes in under-served low-income and minority cities.	✓ Home Buyer Assistance
Savings Association Mortgage Company Inc.	Pooling process to fund loans for affordable ownership and rental housing projects. Non-profit & for profit developers contact member institutions.	✓ New construction of rentals, cooperatives, self-help housing, homeless shelters, and group homes
Federal Home Loan Bank Affordable Housing Program	Direct Subsidies to non-profit and for profit developers and public agencies for affordable low-income ownership and rental projects.	✓ New Construction
Freddie Mac	Home Works-Provides first and second mortgages that include rehabilitation loan. City provides gap financing for rehabilitation component. Households earning up to 80% MFI qualify.	✓ Home Buyer Assistance combined with Rehabilitation

ADMINISTRATIVE RESOURCES

Described below are several non-profit agencies active in providing affordable and special needs housing in Sonoma County. These agencies serve as resources to help the City in addressing its housing needs and in implementing many of the programs identified in the Housing Element.

Burbank Housing Development Corporation

Burbank Housing is a local non-profit organization dedicated to increasing the supply of housing in Sonoma County, focusing on provision of quality affordable housing for low-income people of all ages, backgrounds and special needs. The organization is one of the largest developers in Sonoma County with a diverse client base. Burbank Housing's Development Division carries out various phases of housing development, acts as general contractor for mutual self-help housing developments, and contracts with local building contractors for construction of rental housing. Their homes include rental properties, first-time ownership communities, and often include projects for special needs populations. This includes housing for farm workers, seniors, homeless and formerly homeless, emancipated foster youth and persons with disabilities. Burbank rental properties within the City of Sonoma encompass both new construction and acquisition/rehabilitation, and include Cabernet Apartments (senior rental, 1988), Firehouse Village (family rental, 2001), and Oak Ridge Senior Apartments (senior rental, 2008). Burbank's self-help division also sponsored Sonoma's 34 home Wildflower owner/builder project, completed in 2007.

Satellite Affordable Housing Associates

Satellite Affordable Housing Associates (SAHA), a merger of affordable housing providers Affordable Housing Associates and Satellite Housing, aims to provide homes and services to low-income residents throughout the Bay Area. The combined portfolios of the organizations include 56 properties with 2,600 homes serving 3,200 residents. SAHA operates under the principles of creating environmentally and financially sustainable communities, focusing on high quality design for low-income households. Prior to the merger, the City has worked with AHA on the 43-unit Valley Oak Homes affordable rental project at 875 Lyon Street (previously 19344 Sonoma Highway).

Community Housing Sonoma County

Community Housing Sonoma County (formerly known as Community Housing Development Corporation of Santa Rosa) has created nearly 131 housing units for very low-income families and individuals in the County, 15 transitional housing units and 106 units set aside as permanent supportive housing for persons living with disabilities, some of which contained multiple bedrooms to serve several individuals. Permanent supportive housing is a model for ending the cycle of homelessness by addressing issues of health, employment, mental health, and substance abuse. It provides independent, affordable rental housing for persons living with disabilities that have been homeless or are at risk of homelessness.

Sonoma Overnight Support

Sonoma Overnight Support (SOS) is a group of faith- based and civic- minded individuals who formed a non-profit corporation to support persons in need of shelter and support. It has existed since 1996, but its major activity is operating the emergency shelter owned by the City of Sonoma located at 151 First Street West adjacent to the Police Department. SOS operates this short-term emergency shelter and helps with the coordination of transitional supportive services.

Habitat for Humanity

Habitat for Humanity is a non-profit, faith-based organization dedicated to building affordable housing and rehabilitating homes for lower income families. Habitat builds and repairs homes with the help of volunteers and partner families. Habitat homes are sold to partner families at no profit with affordable, no- interest loans. Volunteers, churches, businesses, and other groups provide most of the labor for homes, with homeowner partners contributing a minimum of 500 hours of sweat equity. Government agencies or individuals usually donate land for new homes or write down the cost of the land. Habitat for Humanity of Sonoma County has grown from strictly a volunteer organization to become continuous builders of affordable housing with an executive director and permanent staff. They have completed several infill homes on Johnson Street in Sebastopol and the 10 home Kali Subdivision in Santa Rosa. Volunteers throughout the County come out two to three times a week to work on the houses, and are involved in selecting and mentoring homeowner partner families.

Housing Land Trust of Sonoma County

The mission of the non-profit Housing Land Trust of Sonoma County (HLTSC) is to increase home ownership opportunities to low- and moderate-income families in Sonoma County while ensuring permanent housing affordability through the use of a land trust model. Under this model, the land trust organization owns real estate in order to provide benefits to the community, making land and housing available to residents who cannot otherwise afford them. HLTSC owns the land beneath the homes, which is then leased to the homeowners through a long-term, 99-year, renewable lease. Since its inception in 2002, HLTSC has provided land for development of 26 workforce units in Petaluma, partnered with Habitat for Humanity to develop 10 homes in Santa Rosa, preserved the affordability of 2 homes in Cloverdale, and provided 6 homes with D.R. Horton and the city of Healdsburg.

Eden Housing

A nonprofit affordable housing developer operating in the Bay Area, including Sonoma County, Eden Housing's programs include rental apartments, first-time homeowner opportunities, cooperatives, and supportive living environments for families, seniors, and persons with disabilities. Eden has an affiliated property management company and includes provision of free onsite support services and programs for its residents. Eden seeks to serve: very low, low and moderate-income families; seniors; people living with disabilities or mental illness; the formerly homeless; and first-time homeowners.

OPPORTUNITIES FOR ENERGY CONSERVATION

Sonoma's 2020 General Plan embodies the City's commitment to sustainability:

The long-term health of the local and larger natural environment requires the current generation to put into place resource conservation and management practices that will be maintained by future generations. City operations and requirements for private development need to ensure that:

- *Renewable resources such as groundwater, soil, and fish are not used faster than they can regenerate;*
- *Non-renewable resources such as minerals and fossil fuels are not consumed faster than renewable alternatives can be substituted for them;*
- *Pollution and waste are not emitted faster or in greater volumes than natural systems can absorb, recycle, or render them harmless.*

The City can play an important role in achieving a sustainable Sonoma by adopting and promoting standards for green building and facility operation that conserve land, materials, water, and energy.

Local governments are uniquely positioned to have a major impact on the environmental sustainability of a community due to their broad authority on local issues. The City of Sonoma has been proactive in promoting energy and resource conservation in new housing and in the retrofit of existing housing, as described in the following section. These City-sponsored initiatives are supplemented by a variety of programs offered by other agencies and organizations.

Growth Management / Urban Growth Boundary

The City adopted a Growth Management Ordinance in 1980, based on infrastructure limitations. As most recently amended in 2008, the ordinance allows for a maximum average rate of residential development of 65 units per year. This rate of development is intended to reflect constraints in water and sewer capacity. Residents approved an Urban Growth Boundary (UGB) in 2000 to protect the unique small- town character of the city and the agricultural land open space character of the surrounding areas. The UGB is a line beyond which urban development will not be allowed, except for public parks and public schools. Sonoma's UGB reflects a commitment to focus future growth within the city in order to prevent urban sprawl into agriculturally and environmentally sensitive areas surrounding the City. It concentrates future residential, commercial, and industrial growth in areas already served by urban services. The UGB complements General Plan policies such as promoting additional housing opportunities, emphasizing infill development, and supporting a thriving downtown center.

Green Building Program

Beginning January 1, 2014, the 2013 California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. The City of Sonoma has adopted and amended CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (Tier 1 Energy Efficiency measures need not be met, as amended within SMC 14.10.050). The City of Sonoma requires project applicants to hire a third-party green building special inspector to verify compliance with CALGreen requirements as amended by the City. Customized green building checklists and informational brochures are provided by the City to facilitate compliance with requirements.

Local Energy Conservation Programs

In 2009, Sonoma became the first city in the county to enable city businesses and city residents to access the newly established Sonoma County Energy Independence Loan Program, allowing property owners to borrow money to install a wide variety of improvements, including but not limited to solar and voltaic units, solar thermal devices, and tankless water heaters. Also eligible are water efficiency technologies that help conserve water, such as low-flush toilets.

The City also has a Green Business program and a commercial composting program. The City website advertises local resource conservation and sustainability programs.

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Sonoma promotes energy conservation by advertising utility rebate programs and energy audits available through Pacific Gas and Electric, particularly connected to housing rehabilitation programs. Lower-income households are also eligible for State sponsored energy and weatherization programs.

Pacific Gas & Electric (www.pge.com)

Pacific Gas & Electric provides both natural gas and electricity to residential consumers in Sonoma. The company provides a variety of energy conservation services for residents and PG&E also participates in several other energy assistance programs for lower-income households, which help qualified homeowners and renters conserve energy and control electricity costs. These include the following:

- **The California Alternate Rates for Energy (CARE) Program -** Provides a 30-35 percent monthly discount on gas and electric rates to qualified low income households

- **The Relief for Energy Assistance through Community Help (REACH) Program -** Provides one-time emergency energy assistance to low income customers who have no other way to pay their energy bill. REACH aims to assist those who are in jeopardy of losing their electricity services, particularly the elderly, disabled, sick, working poor, and the unemployed, who experience severe hardships and are unable to pay for their necessary energy needs. Customers who have experienced an uncontrollable or unforeseen hardship may receive an energy credit up to $200.

- **The Balanced Payment Plan (BPP) -** Designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment, PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not excessively overpay or underpay over the course of a year.

- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant -** Funded by the federal Department of Health and Human Services, it provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings, and/or have their dwellings weatherized to make them more energy efficient. This is accomplished through three program components:

  - The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
  - The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
  - The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.

- **The Family Electric Rate Assistance (FERA) Program** - PG&E's rate reduction program for large households of three or more people whose income slightly exceed the CARE low-income household thresholds.

- **Medical Baseline Allowance Program -** PG&E offers additional quantities of energy at the lowest (baseline) price for residential customers that have special medical or heating/cooling needs.

Water Conservation Programs

In addition to the Green Building Ordinance, Sonoma has been actively pursuing water conservation measures. Most water in the City is purchased from the County Water Agency, with City wells augmenting that supply during periods of peak use. Residential uses account for the majority of water demand in Sonoma. With respect to future development, water supply is a significant potential constraint on growth in and around the City. Conservation is a key element of the City's strategy to meet projected water demand.

At the direction of the City Council, the City created a Water Action Plan in 2008. Water shortages made it essential for the City to take steps to improve water conservation, upgrade its water supply infrastructure, increase the local supply of water through new wells, and protect the quality and sustainability of its groundwater resources. The City developed a water strategy, including conservation, imported supply groundwater supply and management, re-use, system management and infrastructure upgrades, and demand limitations. The Water Supply Action Plan contains a variety of planning and improvement actions. It includes implementing updated conservation standards for new development, new conservation programs, and new efficiency requirements.

Sonoma also has a water efficient landscape ordinance "to assist the City in achieving water conservation through proper plant selection, installation, and maintenance practices" through use of the following xeriscape principles: appropriate planning and design; limiting turf to locations where it provides functional benefits; efficient irrigation systems; the use of soil amendments to improve the structural characteristics of the soil; the use of mulches, where appropriate; the use of drought-tolerant plants; and appropriate and timely maintenance. Irrigation systems are limited by an allowable annual water budget and cannot operate during peak hours. The Ordinance applies to new developments and replacement landscaping for commercial, mixed-use, and multifamily development, whereas individual private yards are exempted. The City's Design Review Commission reviews landscape plans for compliance with the Ordinance. As required by State law, the ordinance is being revised to incorporate updated water conservation standards.

The City of Sonoma, in partnership with the Sonoma County Water Agency, offers several other programs and incentives, including rebates, to help reduce water use.

Residential Programs:

- **High-Efficiency Toilet Rebate** – Provides rebates of $150 per toilet for replacing non-water conserving toilets.
- **High-Efficiency Clothes Washer Rebate** –
  Offers rebates of $50 for certain efficient residential clothes washers listed at sonomaconserves.org.
- **Cash for Grass Rebate** – The City will pay residents for removing turf and planting low water-use plants.

Commercial Programs:

- **Toilet Rebate (Businesses)** – Offers rebates of $300 for replacing non-water conserving toilets at businesses.
- **Water-Use Equipment Rebates (Businesses)** –
  Provides rebates of $125 to $5,000 for water consuming equipment listed under the Sonoma County Sanitation Water Efficiency Rebate Program.

The Water Division of the Public Works Department and the City Engineer's Office maintains information on its webpage on current water conservation measures. http://www.sonomacity.org/default.aspx?PageId=39

The City is developing options to expand water conservation incentive programs for existing residential and commercial users and to increase water efficiency requirements for new development. This direction is reflected and supported by policies and implementation measures in the Housing Element.

HOUSING PLAN

Sonoma's Housing Plan for the 2015-2023 period has been developed in response to community and decision-maker input; has been updated with housing needs, resources and constraints; and has been refined based on experience gained from implementation of the existing Housing Element. The Housing Plan sets forth goals, policies and programs to address the following themes:

- **Ensuring diversity:** Providing a variety of housing types affordable to all income levels, allowing those who work in Sonoma to also live here.
- **Improving housing affordability:** Encouraging a range of affordable housing options for both renters and homeowners.
- **Preserving housing assets:** Maintaining the condition and affordability of existing housing and ensuring development is consistent with Sonoma's town and neighborhood context.
- **Reducing governmental constraints:** Facilitating the provision of housing and encouraging innovation in design, ownership and living arrangements.
- **Promoting equal housing opportunities:** Ensuring residents can reside in the housing of their choice, including Sonoma's special needs populations.
- **Environmental sustainability:** Ensuring Sonoma grows in a responsible manner, in line with resource limitations, such as water availability.

GOALS AND POLICIES

The following presents Sonoma's Housing Element goals and policies, which will guide the City's actions pertaining to housing during the planning period.

HOUSING DIVERSITY

Policy 1.1: Encourage diversity in the type, size, price and tenure of residential development in Sonoma, while maintaining quality of life.

Policy 1.2: Facilitate the development of affordable housing through regulatory incentives and concessions, and available financial assistance. Proactively seek out new models and approaches in the provision of affordable housing, including junior second units and cottage housing.

Policy 1.3: Ensure the Growth Management Ordinance provides sufficient annual unit allocations to meet Sonoma's regional housing growth needs (RHNA).

Policy 1.4: Encourage the sustainable use of land and promote affordability by encouraging development at the higher end of the density range within the Medium Density, High Density, Housing Opportunity, and Mixed Use land use designations.

Policy 1.5: Continue to provide opportunities for the integration of housing in commercial districts and the adaptive reuse of non-residential structures.

Policy 1.6: Utilize inclusionary zoning as a tool to integrate affordable units within market rate developments, and increase the availability of affordable housing throughout the community.

Policy 1.7: Support collaborative partnerships with non-profit organizations to provide greater access to affordable housing funds.

HOUSING AFFORDABILITY

Policy 2.1: Support the acquisition of existing market-rate apartment units by non-profit housing developers, and conversion to long-term affordable housing for very low and low income renters.

Policy 2.2: Support the provision of rental assistance by the Sonoma County Housing Authority to extremely low and very low income households.

Policy 2.3: Encourage the provision of financial assistance to low and moderate income first-time homebuyers through County and State programs.

Policy 2.4: Promote the availability of early mortgage counseling for homeowners at risk of foreclosure.

HOUSING AND NEIGHBORHOOD PRESERVATION

Policy 3.1: Maintain sustainable neighborhoods with quality housing, infrastructure, and open space that fosters neighborhood character and the health of residents.

Policy 3.2: Encourage property owners to maintain rental and ownership units in sound condition through code enforcement and housing rehabilitation programs.

Policy 3.3: Support efforts to identify and preserve important examples of historic or architecturally significant residences.

Policy 3.4: Require the rehabilitation or remodeling of older cottages and bungalows to conform to the scale of the immediate neighborhood and retain the architectural character and integrity of the original structure.

Policy 3.5: Regulate the conversion of existing apartment complexes to condominium ownership, and only permit when the citywide vacancy rate for rental units warrants.

Policy 3.6: Support the preservation of mobile-home parks as an important source of affordable housing.

Policy 3.7: Ensure the continued availability and affordability of income-restricted housing for low and moderate income households.

Policy 3.8: Preserve Sonoma's existing housing stock by regulating and restricting the use of residences for vacation rentals. Evaluate prohibiting the use of second units as vacation rentals.

REMOVE GOVERNMENTAL CONSTRAINTS

Policy 4.1: Provide regulatory incentives and concessions to offset the costs of affordable housing development while protecting quality of life goals.

Policy 4.2: Incentivize the development of affordable housing through growth management prioritization.

Policy 4.3: Implement provisions for transitional housing, supportive housing, emergency shelters, and community care facilities.

Policy 4.4: Support flexibility and variety in site planning, housing design, ownership, and living arrangements, including co-housing, shared housing, and live/work housing through the Development Code.

Policy 4.5: Provide for the infill of modestly priced rental housing by encouraging secondary dwelling units on single-family zoned lots.

Policy 4.6: Provide fee waivers to facilitate production of affordable housing.

Policy 4.7: Provide reduced parking standards for affordable and special needs housing.

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

Policy 5.1: Support the provision of fair housing services and tenant/landlord mediation to Sonoma residents.

Policy 5.2: Support development and maintenance of affordable senior rental and ownership housing and supportive services to facilitate maximum independence and the ability of seniors to remain in their homes or within the greater Sonoma community.

Policy 5.3: Continue to address the special needs of persons with disabilities, including developmental disabilities, through provision of supportive housing, accessibility grants, zoning for group housing, universal design, and procedures for reasonable accommodation.

Policy 5.4: Work cooperatively with the County and other applicable organizations to address valley-wide special housing needs, such as housing for agricultural workers and the homeless, and including transitional housing and emergency shelters.

ENVIRONMENTAL SUSTAINABILITY

Policy 6.1: Preserve open space, watersheds, environmental habitats and agricultural lands, while accommodating new growth in compact forms in a manner that de-emphasizes the automobile.

Policy 6.2: Implement Sonoma's Green Building Ordinance to ensure new development is energy and water efficient, and consider establishing additional incentives to achieve energy and water conservation efficiencies higher than those required by the Ordinance. Revise and/or revisit the ordinance as necessary to reflect the introduction of a State-wide green building code.

Policy 6.3: Promote the use of sustainable construction techniques and environmentally sensitive design for all housing to include best practices in water conservation, low-impact drainage, and greenhouse gas reduction.

Policy 6.4: Promote the use of alternative energy sources such as solar energy, cogeneration, and non-fossil fuels.

Policy 6.5: Incorporate transportation alternatives such as walking, bicycling and, where possible, transit, into the design of new development.

Policy 6.6: Ensure sufficient water resources to serve existing and future residents provided for under Sonoma's 2020 General Plan: 1) take proactive steps to improve water conservation; 2) upgrade water supply infrastructure; 3) increase the local supply of water through new wells, groundwater banking, and the increased use of recycled water; 4) protect the quality and sustainability of groundwater resources; and 5) investigate alternative water supply options.

HOUSING PROGRAMS

The goals and policies contained in Sonoma's Housing Element are implemented through a series of housing programs. The housing programs described on the following pages include existing programs, as well as new programs developed to address identified needs. Sonoma's overall program strategy for addressing its housing needs has been defined according to the following themes previously described in the introduction to the Housing Plan:

- Ensuring diversity
- Improving housing affordability
- Preserving housing assets
- Reducing governmental constraints
- Promoting equal housing opportunities
- Environmental sustainability

The Housing Program Summary Table H-7 located at the end of this section specifies the following for each program: 2015-2023 program objective; funding source(s); agency responsible for implementation; and implementation time frame. Overall quantified objectives for new construction, rehabilitation and conservation are presented in Table H-8.

The City encourages residents to think in a holistic manner and to look through the many programs outlined in this section while considering their options when applying for upgrades, additions or renovations in projects. These new upgrades or renovations proposed at sites should be encouraged to include plans for sustainability, accessibility for seniors, and rehabilitation.

Housing Element statutes require an analysis of the needs of extremely low income (<30% AMI) households, and programs to assist in the creation of housing for this population. The Sonoma Housing Element sets forth several programs which help to address the needs of extremely low income households, including: Land Assembly and Write-Down (Program #2); Alternative Housing Models (Program #5); Second Dwelling Units (Program #6); Affordable Housing Impact Fees (Program #8); Section 8 Rental Assistance (Program #9); Mobile Home Park Rent Stabilization (Program #11); Preservation of Assisted Rental Housing (Program #13); and Homeless Services and Shelter (Program #22).

HOUSING DIVERSITY

1. Inclusionary Housing Ordinance

The purpose of Sonoma's inclusionary housing requirement is to ensure that a component of affordable housing is provided as part of residential development. The City's inclusionary ordinance pertains to projects with five or more units, and requires 20 percent of the project's units to be provided at an affordable housing cost to at least moderate (120% AMI) income households. Within the Sonoma Residential District, which generally applies to properties at least 3 acres in size, at least one-half of the inclusionary units must be affordable to low (80% AMI) income households. Sonoma's inclusionary program has been highly successful, having integrated long-term affordable units within over twenty market rate developments.

Particularly with the loss of redevelopment, Sonoma's Inclusionary Housing Program will be the City's primary tool to provide affordable housing until alternative funding sources for affordable housing are developed. As a means of further enhancing the effectiveness of local inclusionary requirements, the City will re-evaluate its current ordinance to:

- Consider requiring affordable units to be provided at the low, rather than moderate income level, in conjunction with a reduction in the percentage of affordable units required;
- Consider establishing a housing in-lieu fee based on an appropriate nexus study;
- Consider establishing an affordable impact fee applied to single-family homes and 2-4 unit projects, as well as to non-residential development (refer to Program #8);

- Make any changes to the program to insure compliance with recent case law regarding inclusionary rental housing (*the Palmer Decision*) and nexus study requirements (*San Jose case*).

  2015-2023 Objective: *Re-evaluate the City's Inclusionary Housing Program, and amend the Zoning Ordinance by 2017 to strengthen and enhance the Program's effectiveness in providing affordable housing.*

2. Land Assembly and Write-Down

The former Sonoma Community Development Agency (CDA) has in the past acquired sites and written down the cost to facilitate the development of affordable housing, including ownership, rental, and senior rental projects. As a result of the statewide dissolution of redevelopment agencies in February 2012, the successor agency to the Sonoma CDA was required to transfer its remaining "Broadway" affordable housing site to the County Housing Authority. The City aims to provide financial assistance to a development partner, once new funding sources are secured, in order to realize the construction of an affordable housing project during the planning period on the following site:

- **20269 Broadway ("Broadway Site"):** Two acre vacant parcel located at the corner of Broadway and Clay. Designated as Mixed Use in the General Plan, providing for approximately 39 units at 20 units per acre. Originally purchased by the Sonoma CDA for affordable housing and transferred to the County Housing Authority after the dissolution of Redevelopment.

  2015-2023 Objective: *Coordinate with the County Housing Authority in the issuance of an RFP for the Broadway site by 2015, with a goal of completing development by 2018.*

3. Partnerships with Affordable Housing Developers

In today's housing market, creative approaches are required to finance and build affordable and special needs housing. Sonoma has partnered with several different nonprofit developers in the provision of affordable ownership and rental housing. Nonprofits active in the Sonoma area include: Burbank Housing Corporation; Community Housing Sonoma County; Affordable Housing Associates; Habitat for Humanity; Community Land Trust of Sonoma County; and Eden Housing, among others. The City participates in the Sonoma County Housing Coalition, providing an ongoing opportunity for coordination with local housing non-profits.

To specifically address the housing needs of farmworkers, the City will coordinate with the County's farmworker housing program, as well as non-profits such as Burbank Housing Development Corporation, California Human Development Corporation, and Sonoma County Housing Coalition, to promote the construction of farmworker housing. The City will assist by partnering with the County and/or other organizations to support applications for funding to the State's Joe Serna Jr. Farmworker Housing Grant Program.

2015-2023 Objective: *Continue to partner with affordable housing providers through provision of land write-downs, regulatory incentives and/or direct assistance. Annually meet with County representatives to discuss farmworker housing needs and potential applications for funding.*

4. Adaptive Reuse

The conversion of outmoded buildings can provide the opportunity for new residential uses within a community. As a housing strategy, adaptive reuse can restore buildings to a useful purpose, and potentially provide higher density housing at a reasonable cost. Sonoma encourages the adaptive reuse of historic structures, permitting uses not otherwise allowed through the base zone as well as allowing for increased residential densities. Examples of conversion of commercial structures to residential use in Sonoma include the old Boys and Girls Club, and the old Bowl Center. Applications for adaptive reuse are, however, infrequent and typically relate to conversions for uses such as vacation rentals and bed and breakfasts.

2015-2023 Objective: *Consider the elimination of vacation rentals as an adaptive reuse option.*

5. Alternative Housing Models

Sonoma recognizes the changing housing needs of its population, including a growing number of non-family households, aging seniors in need of supportive services, and single-parent families in need of childcare and other services. To address such needs, the City can support the provision of non-traditional and innovative housing types to meet the unique needs of residents, such as co-housing, shared housing, and assisted living for seniors, among others. Two unique housing typologies the City is particularly interested in pursuing are cottage housing and junior second units.

- **Cottage housing** developments are groupings of small, attached or detached single family dwelling units, often oriented around a common open space area, and with a shared area for parking. Cottage housing is typically built as infill development in established residential zones and can provide increased density and a more affordable alternative to traditional single-family housing. Rather than codifying all parameters of cottage development, a more flexible approach of design guidelines and design review may be appropriate.
- **Junior Second Units** are a new housing concept being explored by many Bay Area jurisdictions to support elderly homeowners who wish to remain in their homes. Such units are created from existing underutilized space, such as an unused bedroom, which can be improved as an independent rental unit for a tenant or caregiver. Because these junior units are established within the existing improved square footage of the home, some jurisdictions are considering waiving additional parking requirements.

2015-2023 Objectives: *Evaluate development standards to facilitate the provision of Cottage Housing and Junior Second Units, while addressing issues of neighborhood compatibility. Seek to adopt standards by 2017.*

6. Second Dwelling Units

A second unit is a self-contained living unit with cooking, eating, sleeping, and full sanitation facilities, either attached to or detached from the primary residential unit on a single lot. Second units offer several benefits. First, they typically rent for less than apartments of comparable size, and can offer affordable rental options for seniors, college students, and single persons. Second, the primary homeowner receives supplementary income by renting out their second unit, which can help many modest income and elderly homeowners remain in or afford their homes.

Sonoma has developed a ministerial approval process for second units. The City permits second units within the Rural Residential, Low Density Residential, and Sonoma Residential districts by right, and within the Medium and High Density districts with a use permit. On the average, one or two second units are processed annually, with eleven second units issued building permits during the prior planning period (2007-2013).

To conserve second units as an affordable form of rental housing, the City will evaluate prohibiting the use of second units as vacation rentals.

2015-2023 Objective: *Facilitate the construction of second units by making information available to the public on the City's website and at the City Hall public counter. Evaluate amendment of Section 19.50.110 (Vacation Rentals) of the Municipal Code to prohibit the use of second units as vacation rentals.*

HOUSING AFFORDABILITY

7. Affordable Housing Funding Sources

Successful implementation of Sonoma's programs for development of affordable and special needs housing will depend on the leverage of local funds with a variety of federal, State, County, and private sources. The Financial Resources section of the Housing Element identifies the primary affordable housing funding programs available to Sonoma. In addition to applying for those funds directly available to municipalities, the City plays an important role in supporting developers to secure outside funds. City involvement may include review of financial pro-forma analyses; provision of demographic, market and land use information; review and comment on funding applications; and City Council actions in support of the project and application. Many "third-party" grants may also require some form of local financial commitment.

> ***2015-2023 Objective:*** *Actively pursue federal, State, County and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.*

8. Affordable Housing Impact Fees

Sonoma faces a shortage of affordable housing opportunities for the local workforce, resulting in the vast majority of persons who work in the community commuting in from outside the City. Residential development further increases the demand for affordable housing, based on the growth in employment generated by residential households' increased demand for goods and services. While Sonoma's Inclusionary Housing Ordinance specifies affordable housing requirements for development of five or more residential units, the Ordinance does not currently apply to construction of individual single-family homes, or 2-4 unit projects.

New commercial and office development also introduces new workers in the community, generating an increased need for affordable housing. As a means of distributing the responsibility for affordable housing across new residential and non-residential development, the City will evaluate the contribution towards affordable housing demand from such development. Pursuant to AB 1600, a nexus study will be prepared to demonstrate the linkage between different types of development and the demand for affordable units, and to establish the maximum supportable impact fee.

> ***2015-2023 Objective:*** By 2017, conduct a nexus study to evaluate the establishment of an affordable housing impact fee on residential and non-residential development.

9. Section 8 Rental Assistance

The Section 8 Rental Assistance Program extends rental subsidies to very low income households, including families, seniors, and persons with disabilities. The Section 8 Program offers a voucher that pays the difference between the current fair market rent (FMR) and what a tenant can afford to pay (i.e. 30% of household income). The voucher allows a tenant to choose housing that cost above the payment standard, provided the tenant pays the extra cost. Given the significant gap between market rents and what very low income households can afford to pay for housing, Section 8 plays a critical role in allowing such households to remain in the community, and is a key program to address the needs of extremely low and very low income households.

> ***2015-2023 Objective:*** *Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low income residents. The City will encourage landlords to register units with the Housing Authority, and provide a handout for rental property owners for distribution in conjunction with business license applications and renewals.*

HOUSING AND NEIGHBORHOOD PRESERVATION

10. Housing Rehabilitation Program

Since the City of Sonoma participates in the County's Community Development Block Grant (CDBG) program, Sonoma residents are eligible to participate in the Sonoma County Community Development Commission's Housing Rehabilitation Loan Program. This program offers below market rate loans to low income owner-occupants of single-family homes or mobile homes, and owners of rental properties where at least half of the tenants are low income households, to make necessary repairs to their dwellings. Loans can offer up to $50,000 for single-family homes, $24,000 for mobile homes, and $25,000 per unit for multi-family rental properties.

> ***2015-2023 Objective:*** *Advertise the availability of the Housing Rehabilitation Program on the City's website and through handouts available at the City Hall public counter and Sonoma Community Center as well as through the local real estate community. Seek to assist a total of 20 lower income households during the planning period.*

11. Mobile Home Park Rent Stabilization and Conversion Ordinance

With three mobile home parks and over 400 coaches, mobile homes represent an important source of affordable housing in Sonoma. As a means of preserving the affordability of its mobile home parks - which are primarily occupied by senior citizens - the City has implemented a mobile home park rent control ordinance since 1993. This ordinance limits rent increases to a maximum of 80 percent of the increase in the consumer price index, but no greater than 5 percent in a 12 month period. The ordinance ensures stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months). Park owners are permitted to charge a new base rent for a mobile home space whenever a coach-in-place sale or lawful space vacancy occurs. The City's Mobile Home Park Rent Review Board reviews requests for rental increases that exceed a CPI-based increase that is allowed for annually.

As a means of protecting its three parks for long-term mobile home park use, the City has established permanent mobile home General Plan and zoning designations. In 2004, the City Council adopted Chapter 9.92 of the Municipal Code further regulating mobile home park conversions, setting forth a series of tenant protections and establishing the required findings prior to allowance of any closure, including findings that available mobile home spaces exist in the County to accommodate displaced mobile homes; that adequate options are available to park residents; and that adequate relocation costs are provided.

> ***2015-2023 Objective:*** *Continue to enforce the mobile home park rent stabilization and conversion ordinances to preserve the affordability and long term use of mobile home parks in Sonoma. Evaluate strengthening the City's existing rent stabilization ordinance in 2015.*

11a. Mobile Home Park Senior-Only Occupancy Restrictions

By way of the background, each of Sonoma's three mobile home parks were originally developed as senior-only facilities at the choice of their respective developers. Within the past five years, the Moon Valley Mobile Home Park converted to an all-age facility, with the Pueblo Serena and Rancho de Sonoma remaining restricted to seniors. In some communities, restrictions have been adopted, including zoning overlays that regulate or prohibit the conversion of senior-only parks to all-age facilities as a means of preserving senior housing.

> ***2015-2023 Objective:*** *Evaluate regulatory mechanisms, such as a senior-only zoning overlay, to accommodate mobile home parks wishing to maintain senior-only occupancy restrictions. Conduct community outreach and adopt an ordinance if deemed appropriate.*

12. Condominium Conversion Ordinance

Apartment projects and mobile home parks proposed for conversion to condominium ownership are subject to Sonoma's Condominium Conversion regulations (Section 19.65.030 of the Development Code). These regulations set forth a series of tenant protections including tenant noticing, relocation provisions, and right of first purchase. Applicants seeking approval for conversion are required to provide an assessment of the current vacancy rate of multi-family rental

housing in the City, and in the case of mobile home parks, a mobile home park conversion impact report is required to be approved by City Council. In addition, SB 510 (Jackson 2013) now authorizes local governments to disapprove the conversion of a mobile home park to resident ownership if the required survey of park residents does not show that a majority of residents support the conversion.

> ***2015-2023 Objective:*** *Continue to provide tenant protections through implementation of the City's condominium and mobile home park conversion regulations. Utilize State provisions under SB 510 to ensure that mobile home park residents are afforded all protections specified by law pertaining to park conversions to resident ownership.*

13. Preservation of Assisted Rental Housing

As of 2009, Sonoma has a total of 104 assisted rent-restricted units in four developments, with an additional 80 affordable inclusionary and density bonus rental units integrated within 18 market rate projects. While none of these units are considered at high risk of conversion to market rents, one project is theoretically eligible for conversion in 2018: the seven unit Cabernet Apartments. This project was financed through a variety of sources, including Sonoma CDA funds, CDBG funds, CalHFA funds, and Burbank Housing Corporation Funds. The use restrictions on the CalHFA funds expire in 2018, although use restrictions on the other funding sources extend further out. Cabernet Apartments are owned and operated by the non-profit Burbank Housing, and are thus considered at very low risk of conversion.

In addition to Cabernet Apartments, affordability controls on the following non-subsidized, mixed income projects regulated through the City's density bonus and inclusionary housing programs are eligible for conversion to market rate by 2025:

- Balma/Germano Apartments - 2 units (family)
- Maysonnave Apts I - 10 units (senior)
- Maysonnave Apts II - 8 units (senior)
- Sonoma Hills - 20 units (senior)

> ***2015-2023 Objective:*** *Facilitate long-term preservation of Sonoma's rent-restricted housing through the following actions:*
>
> ✓ ***Monitor At-Risk Units:*** *Contact property owners within one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.*
>
> ✓ ***Work with Potential Priority Purchasers:*** *Solicit participation of agencies interested in purchasing and/or managing units at-risk. Provide funding assistance, which can be leveraged with outside sources by the non-profit to either transfer ownership, or provide rent subsidies to maintain affordability.*
>
> ✓ ***Tenant Education:*** *Based on California law, property owners are required to give a nine month notice of their intent to opt out of low income use restrictions. The City will work with tenants, and as necessary contract with specialists like the California Housing Partnership and other non-profits, to provide education regarding tenant rights and conversion procedures.*

14. Housing Element Monitoring/Annual Report

Sonoma's Planning Department will be responsible for establishing the regular monitoring of the Housing Element, and preparing an Annual Progress Report for review by the public, City decision-makers, and submittal to State HCD. Completion of the Annual Report is required for the City to maintain access to State housing funds.

The Report will document:

- Sonoma's annual residential building activity, including identification of any deed-restricted affordable units and assignment of market rate units to an appropriate affordability category.
- Progress towards the Regional Housing Needs Allocation since the start of the planning period.
- Implementation status of Housing Element programs.

> ***2015-2023 Objective:*** *Review the Housing Element annually and provide opportunities for public participation, in conjunction with the submission of the City's Annual Progress Report to the State Department of Housing and Community Development by April 1st of each year.*

15. Design Guidelines and Design Review

Sonoma uses design review to ensure development embodies excellence in architectural design and complements the scale, character and rich history of the community. The Development Code establishes design guidelines for each of the city's planning areas, addressing site plan elements, building types, and materials; and provides the foundation for all design reviews in Sonoma. The design guidelines work in concert with the Code's development standards, although unlike development standards, which are mandatory, design guidelines are applied with flexibility to foster creativity and strict adherence is not required for project approval. Sonoma's Design Review and Historic Preservation Commission (DRHPC) reviews all residential projects, except for single-family homes and duplexes located outside the Historic zone. Usually only one to two meetings are necessary to receive approval.

> ***2015-2023 Objective:*** *Continue to implement design review to ensure maintenance of Sonoma's architectural character and quality of the built environment as the city continues to grow.*

REMOVING GOVERNMENTAL CONSTRAINTS

16. Growth Management Ordinance – Exception for Affordable Housing

Sonoma's Growth Management Ordinance (GMO) was adopted by City Council in 1980 to manage increases in service and infrastructure demand from development consistent with available water supplies and sewer treatment capacities. The GMO currently limits development within the City to an average of 65 units per year, a level determined after extensive study of infrastructure capacities. (Between 2007 and 2013, actual residential development in Sonoma has averaged 22 units per year). Furthermore, the current 65 unit per year GMO limit was established at a level sufficient to accommodate Sonoma's regional housing needs, defined as 137 units for the 2014-2022 period, or an average of 15 units per year.

The GMO exempts the following types of development from the allocation process in that a qualifying development may apply for a building permit or planning approval, as applicable, at any time:

- ✓ Applications in which at least 60 percent of the proposed units qualify as deed-restricted affordable housing, and which involve City participation in planning, financing, or development, as determined by City Council on a case-by-case basis. (To date, the City has approved all requests for GMO exemptions for projects with an affordable housing component).
- ✓ Inclusionary units provided at the very low or low income level
- ✓ Density bonus units
- ✓ Second units

The GMO is adopted by ordinance and thus the City Council is not subject to the limitations of a voter approved initiative in making appropriate changes to the ordinance.

> ***2015-2023 Objective:*** *Annually review the Growth Management Ordinance in conjunction with the monitoring of affordable housing produced (refer to Program #14), and modify as necessary to ensure adequate incentives are provided for the development of affordable housing and fulfillment of regional housing needs in the current and future housing element cycles. Continue to track and re-allocate unused and forfeited allocations.*

17. Parking Incentives and Modified Standards

Residential parking requirements play a significant role in project design and achievable densities, and can greatly impact the cost of development. Sonoma offers reductions in its residential parking standards as a means of facilitating the development of affordable and special needs housing, as well as mixed use, live-work, and pedestrian-oriented housing. The City has established reduced parking standards for senior housing and live-work developments, and allows reduced parking for mixed-use developments based on a determination by the Planning Commission. Parking reductions are also offered as an incentive for developments to provide increased pedestrian-oriented open space. Furthermore, the Planning Commission is permitted to grant exceptions to parking standards of up to 30 percent in response to environmental features and site conditions, to historic development patterns, and to promote creativity in site planning and development. Affordable housing projects are eligible for reduced parking under the City's density bonus ordinance.

While Sonoma currently provides flexibility in its parking standards to encourage housing that offers a particular community benefit, such as serving a special needs population or providing live-work units, the City could provide greater certainty to developers by incorporating refined multi-family parking standards within the Code. As discussed in the Governmental Constraints section of the Housing Element Background Report, the current multi-family parking standards of 1.5 spaces (plus an additional 25% guest parking) regardless of the number of bedrooms could potentially serve as a disincentive to the provision of studio and one-bedroom units. To better facilitate the provision of a variety of housing types and sizes, the Planning Commission has been evaluating proposed revisions to the City's current parking standards.

> ***2015-2023 Objective:*** *Continue to provide options for reduced parking as an incentive for development of affordable, special needs, mixed use, live-work, and pedestrian-oriented housing. By the end of 2015, re-evaluate multi-family parking standards and modify as appropriate.*

18. Affordable Housing Density Bonus

Pursuant to current state density bonus law *(Govt Code section 65915),* applicants of residential projects of five or more units may apply for a density bonus and additional incentive(s) if the project provides for one of the following:

- ✓ 10 percent of the total units for lower income households; or
- ✓ 5 percent of the total units for very low income households; or
- ✓ A senior citizen housing development or mobile home park that limits residency based on age requirements for housing for older persons; or
- ✓ 10 percent of the total dwelling units in a condominium for moderate income households.

The amount of density bonus varies according to the amount by which the percentage of affordable housing units exceeds the established minimum percentage, but generally ranges from 20-35 percent above the specified General Plan density. In addition to the density bonus, eligible projects may receive 1-3 additional development incentives, depending on the proportion of affordable units and level of income targeting. The following development incentives may be requested:

- ✓ Reduced site development standards or design requirements.
- ✓ Approval of mixed-use zoning in conjunction with the housing project.
- ✓ Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions.

Applicants are also eligible to utilize the State's alternative parking ratio (inclusive of handicapped and guest spaces) of 1 space for 0-1 bedroom units, 2 spaces for 2-3 bedroom units, and 2.5 spaces for 4+ bedrooms.

Sonoma has approved density bonuses for several affordable housing projects in the past, including Firehouse Village and Maysonnave Apartments. In 2014, the City reviewed and updated its Development Code to reflect current State density bonus provisions, and to clarify that provision of required inclusionary units qualifies for a density bonus.

> ***2015-2023 Objective:*** *Advertise opportunities for affordable housing density bonuses on Sonoma's website, and promote in conjunction with discussions with development applicants.*

EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS

19. Fair Housing Program

Fair Housing of Sonoma County (FHOSC) is the designated provider of fair housing and tenant-landlord information throughout the County. FHOSC provides fair housing investigation and coordinates referral services to assist individuals who may have been the victims of discrimination. They maintain a fair housing hotline (707)579-5033 and provide bi-lingual in-person counseling at their offices in Santa Rosa. Fair housing education and outreach includes publication and distribution of *A Handbook for Landlords & Tenants*, and presentations to community groups and housing providers on fair housing issues.

> ***2015-2023 Objective:*** *Continue to promote fair housing practices, and refer fair housing complaints to Fair Housing of Sonoma County. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Sonoma Community Center, and on the City's website.*

20. Universal Design

The goal of universal design is to accommodate a wide range of abilities including children, aging populations, and persons with disabilities, including developmental disabilities, by providing features in residential construction that enhance accessibility. Examples of universal design features include:

- ✓ Entrances without steps that make it easier for persons of all ages to enter the home.
- ✓ Wider doorways that enhance interior circulation and accommodate strollers and wheelchairs.
- ✓ Lever door handles that are easier to use, especially by parents with an infant or a person with arthritis.
- ✓ Light switches and electrical outlets that are located at a height more convenient and accessible to the elderly.

Housing that is "visitable" is accessible at a basic level, enabling persons with disabilities to visit the homes of their friends, relatives, and neighbors. Visitability can be achieved in new construction by utilizing two simple design standards: (1) providing a 32-inch clear opening in all interior and bathroom doorways; and (2) providing at least one accessible means of ingress and egress for each unit.

Sonoma's Building Department has prepared a series of handouts on accessibility and visitability principles.

> ***2015-2023 Objective:*** *Continue to provide information on universal design and visitability principals to residential development applicants.*

21. Reasonable Accommodation Procedures

The City of Sonoma has developed an ordinance through which the City can grant reasonable modifications to the requirements of the Zoning Code to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling. The ordinance establishes a ministerial process for requesting and granting reasonable modifications to zoning and development regulations, building codes and land use. The City imposes no fees for a reasonable accommodation application.

> ***2015-2023 Objective:*** *Facilitate equal access to housing for persons with disabilities, including developmental disabilities, through implementation of the City's reasonable accommodation procedures.*

22. Homeless Services and Shelter

In cooperation with community groups, the City constructed an emergency shelter in 2008 on the Police Station property. The shelter accommodates nine individuals at maximum capacity, and is managed by the non-profit Sonoma Overnight Support. The maximum stay is three weeks, during which time residents are provided with supportive services and housing referrals to assist in regaining self-sufficiency.

The City participates in the Sonoma County Task Force for the Homeless and the County's Continuum of Care as a means coordinating a regional approach to issues of homelessness. The City also provides referrals, and as available, funding support to area homeless service providers.

> ***2015-2023 Objective:*** *Continue to operate the Sonoma Homeless shelter, support area homeless service providers, and participate in regional efforts to address homelessness.*

ENVIRONMENTAL SUSTAINABILITY

23. Green Building Program

"Green buildings" are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, and lessen a building's overall environmental impact. Sonoma has taken a number of significant actions towards becoming a green and sustainable city, including:

- ✓ Adoption of an Urban Growth Boundary to prevent urban sprawl;
- ✓ Establishment of a Community Services and Environment Commission;
- ✓ Adoption of a local Bicycle and Pedestrian Master Plan (2008);
- ✓ Participation in the Sonoma County Energy Independent Loan Program, providing funds to property owners to install energy efficiency and water conservation improvements (2009);
- ✓ Adoption of a Green Building Ordinance (2009).

Beginning January 1, 2014, the 2013 California Green Building Standards Code (CALGreen) became effective for new buildings and certain addition or alteration projects throughout California. The City of Sonoma has adopted and amended CALGreen to require CALGreen+Tier 1 level of compliance for all new buildings (except Tier 1 Energy Efficiency measures need not be met, as amended within SMC14.10.050). The City of Sonoma requires project applicants to hire a third-party green building special inspector to verify compliance with CALGreen requirements as amended by the City. Customized green building checklists and informational brochures are provided by the City to facilitate compliance with requirements.

> ***2015-2023 Objective:*** *Continue to provide outreach and education to developers, architects, and residents to provide information on how to incorporate sustainability in project design, as well as in existing structures.*

24. Energy Conservation Initiatives

In April 2010, Sonoma became the first city in Sonoma County to enable city businesses and city residents to access the Sonoma County Energy Independence Loan Program (SCEIP). The program continues to serve as a central clearinghouse for information about energy efficiency, renewable energy, and water conservation. SCEIP also offers the Property Assessed Clean Energy (PACE) financing method to help property owners finance energy and water saving improvements, which include but are not limited to high efficiency windows, solar and/or tankless water heaters, solar panels, upgraded wall and roof insulation, and high efficiency HVAC systems. Information is available on www.sonomacountyenergy.org.

GRID Alternatives administers the Single-Family Affordable Solar Homes (SASH) Program, which has a budget of $108 million to assist low-income households in obtaining the benefits of solar technology. With the adoption of Assembly Bill 2723 in 2006, the California Public Utilities Commission established the program with the goal of increasing access to photovoltaic systems to decrease electricity use and keep household energy expenses low. GRID consults with homeowners to work out financing options for those who have a financing gap between system costs and available incentives through client contribution, private loans, and the organization's own non-profit fundraising dollars. The program was scheduled to sunset in 2015 but has been extended until 2021.

> ***2015-2023 Objective:*** *Continue to advertise the Sonoma County Energy Independence Loan Program and GRID Alternatives to residents and businesses.*

25. Sonoma Water Action Plan and Conservation Incentives

In response to the challenges associated with meeting projected water demand, the City has developed a broad strategy for meeting projected water needs through development of an updated Urban Water Management Plan (2011). The Plan encompasses the following components:

- ✓ Conservation;
- ✓ Imported water;
- ✓ Wells and groundwater management;
- ✓ Groundwater banking
- ✓ Recycled water;
- ✓ Water management and infrastructure;

A series of specific action steps with time frames for completion are set forth to move the City forward in addressing each of the Plan's six components. The City Council continues to review and update Sonoma's water supply and conservation strategies to reflect existing conditions and best practices.

> ***2015-2023 Objective:*** *Implement the conservation and improvement measures called for in the Urban Water Management Plan. Conduct periodic updates of the Plan and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs and incentives.*

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
HOUSING DIVERSITY					
H-1. Inclusionary Housing Ordinance	Integrate affordable units within market rate development.	Re-evaluate City's inclusionary program, and amend to strengthen and improve effectiveness.	General	Planning	Amend Ordinance by 2017.
H-2 Land Assembly and Write-Down	Facilitate development of affordable housing.	Coordinate with County Housing Authority in issuance of RFP for the Broadway site; develop with minimum 39 low income rental units.	Bond Proceeds of former Sonoma CDA	Planning; City Manager's Office	2015- Issue RFP 2018- Complete construction on the Broadway site.
H-3 Partnerships with Affordable Housing Developers	Build partnerships with affordable housing providers.	Partner with non-profits by providing incentives. Work with County on farmworker housing needs.	Bond Proceeds of former Sonoma CDA	Planning	Annually meet with County representatives re: potential funding applications.
H-4 Adaptive Reuse	Introduce housing in non-residential areas, restore buildings, and provide live/work space.	Evaluate elimination of vacation rentals.	General	Planning	Evaluate ordinance modifications by 2018.
H-5 Alternative Housing Models	Support the provision of non-traditional, innovative housing types to meet unique needs.	Offer flexible zoning to foster alternative housing types. Evaluate and adopt standards for cottage housing and junior second units.	General	Planning	Adopt development standards for cottage housing and junior second units by 2017.
H-6 Second Dwelling Units	Provide additional sites for rental housing in existing neighborhoods.	Make information available to the public via the City website and at City Hall. Evaluate prohibiting use of second units as vacation rentals.	General	Planning	Evaluate ordinance revisions by 2017.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
HOUSING AFFORDABILITY					
H-7 Affordable Housing Funding Sources	Leverage local funds to maximize assistance.	Actively pursue variety of funding sources for affordable housing. Support developers in securing outside funding.	Federal, State, County and private	Planning	Annually as RFPs are issued.
H-8 Affordable Housing Impact Fees	Require residential and non-residential development to offset their impact on affordable housing demand through payment of an impact fee.	Conduct a nexus study to evaluate the establishment of an affordable housing impact fee on residential and non-residential development.	Developer Fees	Planning	Conduct nexus study by 2017.
H-9 Section 8 Rental Assistance	Assist extremely low and very low-income households with rental payments.	Encourage landlords to register units with Housing Authority; prepare handout for rental property owners.	HUD Section 8	Planning; County Housing Authority	Ongoing.
HOUSING AND NEIGHBORHOOD PRESERVATION					
H-10 Housing Rehabilitation Program	Maintain quality of housing stock.	Advertise availability of program on website and via handouts. Seek to assist 30 lower income households.	CDBG	Planning; Sonoma County	Assist 30 households by 2023.
H-11 Mobile Home Park Rent Stabilization and Conversion Ordinance	Maintain mobile home parks as important source of affordable housing.	Enforce mobile home park rent stabilization and conversion ordinances. Evaluate strengthening the City's existing ordinance.	General	Planning	2015 - evaluate strengthening ordinance.
H-11a Mobile Home Park Senior-Only Occupancy Restrictions	Maintain age restrictions in senior-only parks as a means of preserving senior housing.	Evaluate regulatory mechanisms, such as a senior-only zoning overlay, for mobile home parks to maintain to senior-only occupancy restrictions.	General	Planning	2015 - evaluate regulatory mechanisms 2016 - adopt ordinance as deemed appropriate.
H-12 Condominium Conversion Ordinance	Provide protections for tenants in apartments and mobile homes proposed for conversion.	Implement condominium and mobile home park conversion regulations.	General	Planning	Ongoing.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
H-13 Preservation of Assisted Rental Housing	Preserve the existing affordable housing stock at risk of conversion to market rents.	Initiate discussions with property owners; explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.	HOME; Section 8; other outside sources	Planning City Manager's Office	Contact property owners within one year of potential expiration and complete other steps as necessary.
H-14 Affordable Housing Monitoring/ Annual Report	Provide monitoring and annual reporting of the Housing Element implementation progress, in compliance with State law.	Review the Housing Element on an annual basis, provide opportunities for public participation, and submit annual report to the State.	General	Planning	By April 1st every year.
H-15 Design Guidelines and Design Review	Ensure excellence in architectural and community design.	Continue to implement Sonoma's design review process.	General	Planning; Design Review and Historic Preservation Commission (DRHPC)	Ongoing
REMOVING GOVERNMENTAL CONSTRAINTS					
H-16 Growth Management Ordinance-Exception for Affordable Housing	Ensure growth management policies do not hinder affordable housing production or attainment of regional housing needs.	Annually review effects of GMO on production of affordable housing and modify as necessary to provide adequate incentives consistent with Sonoma's current and future regional housing needs.	General	Planning	Annually in conjunction with Housing Element review.
H-17 Parking Incentives and Modified Standards	Incentivize development of affordable, special needs, mixed use, live-work, and pedestrian oriented housing.	Provide parking reductions on affordable projects, and other projects which meet community goals Re-evaluate multi-family parking standards and modify as appropriate.	General	Planning; CDA	Ongoing incentives. Re-evaluate standards by 2015.
H-18 Affordable Housing Density Bonus	Provide density and other incentive to facilitate affordable housing development.	Implement City's density bonus provisions, advertise on website, and promote in discussions with developers.	General	Planning	Ongoing.

Table H-7: Housing Programs Implementation Summary

Housing Program	Program Goal	2015-2023 Objective(s)	Funding Source	Responsible Department	Time Frame
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS					
H-19 Fair Housing Program	Promote fair housing practices and prevent housing discrimination.	Refer fair housing complaints to Fair Housing of Sonoma County. Disseminate fair housing information.	General	Planning	Ongoing.
H-20 Universal Design	Increase accessibility in housing through Universal Design	Disseminate Universal Design Principals brochure, and inform residential development applicants.	General	Planning	Ongoing.
H-21 Reasonable Accommodation Procedures	Ensure fair access to housing for persons with disabilities, including developmental disabilities.	Implement City's reasonable accommodation procedures.	General	Planning; Building	December 2014.
H-22 Homeless Services and Shelter	Assist the homeless and persons at risk of homelessness in obtaining shelter and services.	Maintain Sonoma homeless shelter and support other providers and regional efforts.	General	Planning; City Manager's Office	Ongoing.
ENVIRONMENTAL SUSTAINABILITY					
H-23 Green Building Program	Promote sustainable and green building design in development.	Provide outreach and education on incorporating sustainability in project design.	General	Planning	Ongoing.
H-24 Energy Conservation Initiatives	Promote the installation of solar systems and water efficient technologies.	Connect eligible affordable homes with GRID Alternatives. Advertise the Energy Independence Loan Program to residents and businesses.	General	Planning; Building	Ongoing.
H-25 Sonoma Water Action Plan	Ensure projected water needs are met.	Implement Water Action Plan. Conduct periodic reviews and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs.	General	Planning	Review Water Action Plan on bi-annual basis. Update website as new water conservation programs become available.

SUMMARY OF QUANTIFIED OBJECTIVES

The following table summarizes the City of Sonoma's quantified objectives for the 2015-2023 Housing Element planning period. The objectives include the City's new construction objectives to meet its regional housing needs (RHNA); rehabilitation objectives which reflect the Housing Rehabilitation Loan Program; and conservation objectives to reflect preservation of rent-restricted housing at risk of conversion and mobile home park spaces.

Table H-8: 2015-2023 Quantified Objectives

Income Level	New Construction Objectives	Rehabilitation Objectives	Conservation Objectives
Extremely Low (0% - 30% AMI)	12	15	At-risk units - 47 Mobile home spaces - 400
Very Low (31% - 50% AMI)	12		
Low (51% - 80% AMI)	23	15	
Moderate (81% - 120% AMI)	27	--	--
Above Moderate (>120% AMI)	63	--	--
Totals	**137**	**30**	**447**

Notes:
AMI – Area Median Income
New Construction Objectives: Reflects City's 2014-2022 RHNA. Of allocation for 24 very low income units, half is allocated to extremely low income households, and half to very low income households.
Rehabilitation Objectives: Reflects 30 loans through County Housing Rehabilitation Loan Program.
Conservation Objectives: Reflects preservation of following at-risk projects: Cabernet Apts (7 units), Sonoma Hills (20 units), Maysonnave I&II (18 units), Balma/Germano Apts (2 units).Also reflects conservation of 400 existing mobile home park spaces.

City of Sonoma

Housing Element Update 2015-2023

Appendices

APPENDIX A1
Housing Element Background Report

City of Sonoma

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INTRODUCTION

This Housing Element Background Report provides the detailed background and technical information used in developing the Element's goals, policies, and programs for the 2015-2023 planning period. The Housing Element itself focuses on housing strategy and solutions, while the Background Report explores housing issues underpinning the policy agenda. This Technical Report consists of the following sections:

- Housing Needs Assessment, which describes and analyzes Sonoma's population, household, and housing characteristics and trends;
- Housing Constraints, which assesses potential governmental, infrastructure, market, and other constraints to the development and affordability of housing; and
- Housing Accomplishments, which evaluates the City's progress in implementing the housing programs established in the 2009-2014 Housing Element.

Data Sources

Preparation of the Housing Element relied on a variety of data sources. Data from the 2010 Census on population and housing is somewhat dated, but remains the most comprehensive and widely accepted source of information. In addition, several data sources were used to update that information, including:

- Population and demographic data is updated by the State Department of Finance;
- Housing market information, such as home sales, rents, and vacancies, is updated through newspaper and internet rent surveys and DataQuick sales transactions;
- Public and non-profit agencies are consulted for data on special needs groups, the services available to them, and gaps in the system;
- Major Employers are provided by the City of Sonoma;
- Association of Bay Area Governments (ABAG) Projections 2013 and ABAG's Final Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022 provides demographic projections and information on future housing needs;
- Comparative data for income levels of various groups is provided by the Comprehensive Housing Affordability Strategy, 2010; and
- Information on Sonoma's development standards are derived from the City's Zoning Ordinance.

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. For moderate income households, affordable homeownership housing is defined as that which costs no more than 35 percent of household gross monthly income.
- *Area Median Income (AMI)* -- The income figure representing the middle point of all Sonoma County household incomes. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. The AMI varies according to the size of the household. For the Year 2013, the AMI for a four-person household in Sonoma County was $82,600 and for a three-person household, the AMI was $74,350. 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.

This section of the Housing Element discusses the characteristics of the City's population and housing stock as a means of better understanding the nature and extent of unmet housing needs. The Housing Needs Assessment is composed of the following components: Demographic Profile, Household Characteristics, Housing Stock Characteristics, and Regional Housing Needs.

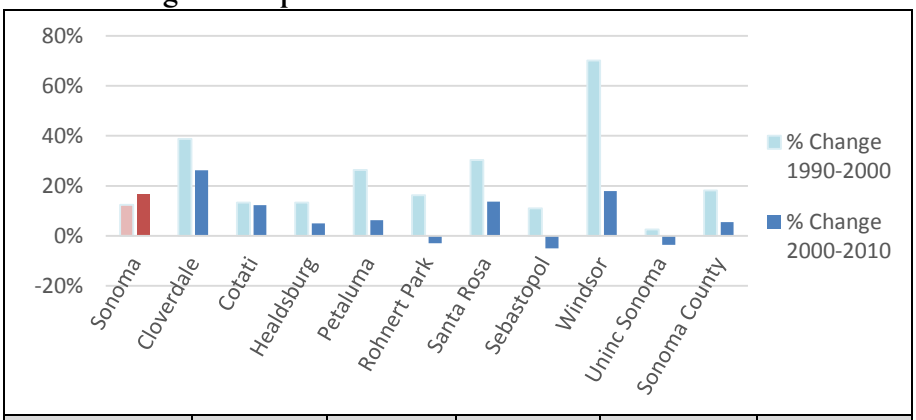
Demographic Profile

The type and amount of housing needed in a community are largely determined by population growth and various demographic variables. Factors such as age, race/ethnicity, occupation, and income level combine to influence the type of housing needed and the ability to afford housing. This section addresses population, age, race/ethnicity, and employment of Sonoma's residents.

Population Trends

As of the 2010 Census, Sonoma had 10,648 residents, a 17 percent increase since 2000, and well above the six percent population increase countywide (see Table A.1). Most cities in the County experienced higher growth rates during the 1990 to 2000 period than in the subsequent decade, however, Sonoma is the only city that experienced an increased growth rate between 2000 and 2010.

Table A.1: Regional Population Growth Trends 1990-2010

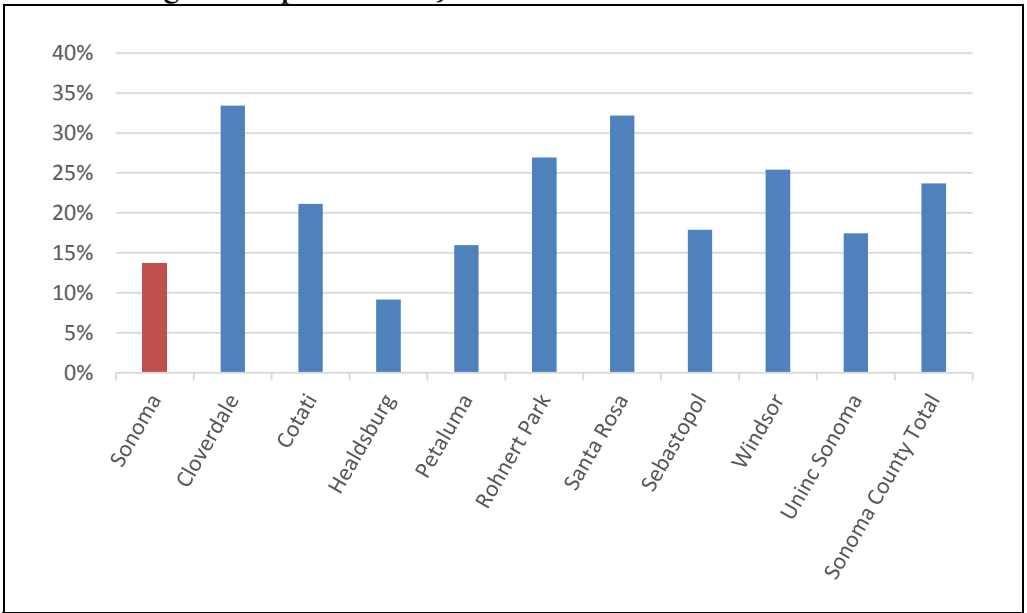


Jurisdiction	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
Sonoma	**8,121**	**9,128**	**10,648**	**12%**	**17%**
Cloverdale	4,924	6,831	8,618	39%	26%
Cotati	5,714	6,471	7,265	13%	12%
Healdsburg	9,469	10,722	11,254	13%	5%
Petaluma	43,184	54,548	57,941	26%	6%
Rohnert Park	36,326	42,236	40,971	16%	-3%
Santa Rosa	113,313	147,595	167,815	30%	14%
Sebastopol	7,004	7,774	7,379	11%	-5%
Windsor	13,371	22,744	26,801	70%	18%
Uninc Sonoma	146,796	150,565	145,186	3%	-4%
Sonoma County	388,222	458,614	483,878	18%	6%

Source: U.S. Census 1990, 2000, 2010

The Association of Bay Area Governments (ABAG) projects that population growth will have a lower impact in Sonoma than most other cities in the County. Sonoma is estimated to grow from 10,648 residents in 2010 to 12,100 residents in 2040. The difference represents a 14 percent growth over the next 30 years, which is lower than the growth between 2000 and 2010. Sonoma is projected to have the second lowest growth percentage and the third lowest number of new residents in the County. Although Sonoma can expect to see continued population growth, the change is smaller than that of many other cities in Sonoma County.

Table A.2: Regional Population Projections 2010-2040



Jurisdiction	2010	2020	2030	2040	Difference 2010-2040	% Change 2010-2040
Sonoma	**10,648**	**11,100**	**11,500**	**12,100**	**1,452**	**14%**
Cloverdale	8,618	9,500	10,500	11,500	2,882	33%
Cotati	7,265	7,700	8,200	8,800	1,535	21%
Healdsburg	11,267	11,600	12,000	12,300	1,033	9%
Petaluma	57,941	60,600	63,600	67,200	9,259	16%
Rohnert Park	40,971	44,300	47,900	52,000	11,029	27%
Santa Rosa	167,816	184,100	201,800	221,800	53,984	32%
Sebastopol	7,379	7,700	8,200	8,700	1,321	18%
Windsor	26,787	28,800	31,100	33,600	6,813	25%
Uninc Sonoma	145,186	152,300	160,500	170,500	25,314	17%
Sonoma County Total	483,878	517,700	555,300	598,500	114,622	24%

Source: ABAG 2013 Projections

Age Characteristics

Between 1990 and 2010, the median age of Sonoma's population had been increasing. Table A.3 shows the age distribution of Sonoma's population. The table also provides a comparison between the city and the county's age distributions.

- Children under the age of 18 made up 17 percent of Sonoma's 2010 population, a slight decline from 1990 when children made up 18 percent of the population. In comparison to Sonoma County, the city has a much lower proportion of children, consistent with the lower incidence of families in the city (refer to Table A.7 later in this document).
- The biggest change in Sonoma's age profile between 1990 and 2010 was a relative decrease in young adults (25-44 years) from 27 to 21 percent and increase in middle age residents (45-64 years) from 19 to 31 percent of the population. Factors contributing to this change included adults aging into the "Middle Age" bracket and fewer young adults moving into Sonoma.
- Senior citizens (65 years and older) represent 25 percent of the community, significantly greater than the 14 percent seniors countywide. Half of Sonoma's seniors are age 75 or above, which poses a continuing challenge for the provision of adequate supportive housing options for this older age group. Senior households are examined further in the *Special Needs* section of the Housing Needs Assessment.

Consistent with nationwide trends of an aging population, the median age in Sonoma has increased from 44.8 to 49.2 years over the past two decades. In 2010, Sonoma's median age was nearly 10 years above the county's median age of 39.9, a reflection of the greater proportion of seniors and middle age adults in the city and lower proportions of young adults and children.

Table A.3: Age Distribution 1990-2010

Age Group	1990		2010		
	Persons	Percent	Persons	Percent	Sonoma Co. %
Preschool (<5 yrs)	431	5%	467	4%	6%
School Age (5-17 yrs)	1,042	13%	1426	13%	16%
College Age (18-24 yrs)	444	5%	586	6%	9%
Young Adults (25-44 yrs)	2,164	27%	2,252	21%	25%
Middle Age (45-64 yrs)	1,567	19%	3,250	31%	29%
Seniors (65+ yrs)	2,473	30%	2,667	25%	14%
Total	8,121	100%	10,648	100%	100%
Median Age	**44.8 years**		**49.2 years**		**39.9 years**

Source: U.S. Census 2000 and 2010

Race and Ethnicity

Sonoma has been becoming an increasingly diverse community, notably with the increase in Hispanic residents within the city. The 2010 Census reports that persons identifying themselves as White continued to represent the majority of the community, although this segment of the population decreased from 89 percent in 2000 to 79 percent in 2010 (Table A.4). In contrast, the city's Hispanic population increased from 7 percent to 15 percent during this same decade. For all other groups, the proportional distribution remained largely the same between 2000 and 2010. The increasing proportion of Hispanic residents shows a trend towards an increasingly more diverse population as seen countywide.

Table A.4: Racial and Ethnic Composition 2000-2010

Racial/Ethnic Group	2000		2010		
	Persons	Percent	Persons	Percent	Sonoma County Percent
White	8,141	89%	8,430	79%	66%
Hispanic	625	7%	1634	15%	25%
Asian/Pacific Islander	159	2%	318	3%	4%
Black	31	<1%	48	<1%	1%
American Indian/Alaskan	18	<1%	35	<1%	1%
Two or More Races	140	2%	169	2%	3%
Other Race	14	<1%	14	<1%	<1%
TOTAL	9,128	100%	10,648	100%	100%

Source: U.S. Census 2000 and 2010

Employment Market

a. Residential Employment

The State Employment Development Department estimated that in 2013, Sonoma had 4,900 residents in the labor force with 5.5% unemployment, compared to an unemployment rate of 6.7% in Sonoma County and 8.9% Statewide. A breakdown of occupations held by residents is available through the 2007-2011 American Community Survey.

The occupations of Sonoma residents in 2011 are shown in Table A.5, and compared with the County as a whole. Residents working in the Educational, Health and Social Services sector represented 23 percent of the employed population. Arts, Entertainment, Recreation, Accommodation and Food Services jobs were held by 15 percent of employed residents. Ten percent of the employed population were in Professional, Scientific, Management, Administrative, and Waste Management Services. Another 10 percent was in Retail Trade and 9 percent was in Manufacturing. The top five sectors of employment in the County were the same as those in the City, although the proportional distribution and order were different.

According the U.S. Census OnTheMap 2011, sixteen percent of Sonoma residents worked within the city limits and an additional 10 percent worked elsewhere in Sonoma County. Among the top cities outside of the county that employed Sonoma residents were San Francisco (3.7%), Santa Rosa (3.7%), Napa (3.4%), San Jose (3.4%), Petaluma (2.6%), and Sacramento (2.3%).

According to the 2007-2011 American Community Survey, Sonoma residents commuted an average of 28.6 minutes one-way to work. Although most residents (67%) drove alone, many relied on alternatives to the single occupant vehicle. In 2011, 11 percent of the workforce worked from home, 9 percent carpooled, 8 percent walked, 4 percent found other means, and 1 percent took public transportation.

Table A.5: Occupations of Employed Sonoma Residents in 2011

Industry Sector	Sonoma		County
	Number	Percent	Percent
Educational, health, and social services	1,141	23%	20%
Arts, entertainment, recreation, accommodation, and food services	728	15%	9%
Professional, scientific, management, administrative, and waste management services	521	10%	11%
Retail trade	482	10%	13%
Manufacturing	443	9%	10%
Finance, insurance, real estate, and rental and leasing	366	7%	7%
Construction	364	7%	8%
Public administration	309	6%	4%
Other services (except public administration)	237	5%	6%
Wholesale trade	166	3%	3%
Transportation and warehousing, and utilities	89	2%	3%
Information	92	2%	2%
Agriculture, forestry, fishing and hunting, and mining	41	1%	3%
Employed civilian population 16 years and over	4,979	100%	100%

Source 2007-2011 American Community Survey

b. Sonoma Employment

As depicted in Table A.6, the Census identifies approximately 9,800 jobs in Sonoma in 2011. Professional, Scientific and Technical Services was the leading industry (28%), followed by Accommodation and Food Services (19%); Health Care and Social Assistance (12%); Retail Trade (8%); and Educational Services (6%). More than 30 percent of jobs were in lower paying retail, hospitality, construction, and service-related industries, with wages that present a challenge to finding affordable housing within the city. The Census documents that 90 percent of the persons employed within Sonoma commuted from outside the city limits, indicative of the shortage of local affordable housing opportunities for the community's workforce.

In comparison to the employment distribution in 2006, the top five industries in 2011 remained as the leading industries in the city but changes occurred in other sectors. The two percent employment growth in the city was due in part to increased employment across the top five industries: Professional, Scientific and Technical Services was the leading industry (1% increase); Accommodation and Food Services (2% increase); Health Care and Social Assistance (11% increase); Retail Trade (5% increase); and Educational Services (17% increase). Another significant contribution to growth came from the Management of Companies and Enterprises sector, which added 223 new jobs or a 251 percent increase between 2006 and 2011. Public Administration also had 109 new jobs, which represented a 110 percent growth. Declines in employment came from several sectors of which the Administration & Support, Waste Management and Remediation sector (decrease of 218 jobs, 49% decline) and the Manufacturing sector (decrease of 134 jobs, 32% decline) were major factors. Overall, employment grew over these five years driven by growth in a few industries, including the top five industries, offsetting losses in several other industries.

Table A.6: Jobs in Sonoma by Industry Sector in 2006 and 2011

Industry Sector	2006		2011		Change 2006-2011	
	Number	Percent	Number	Percent	Number	Percent
Professional, Scientific, and Technical Services	2,664	28%	2,695	28%	31	1%
Accommodation and Food Services	1,821	19%	1,852	19%	31	2%
Health Care and Social Assistance	1,062	11%	1,184	12%	122	11%
Retail Trade	761	8%	801	8%	40	5%
Educational Services	514	5%	599	6%	85	17%
Management of Companies and Enterprises	89	1%	312	3%	223	251%
Arts, Entertainment, and Recreation	340	4%	281	3%	-59	-17%
Manufacturing	414	4%	280	3%	-134	-32%
Other Services (excluding Public Administration)	299	3%	266	3%	-33	-11%
Construction	292	3%	243	3%	-49	-17%
Administration & Support, Waste Management and Remediation	446	5%	228	2%	-218	-49%
Public Administration	99	1%	208	2%	109	110%
Wholesale Trade	165	2%	206	2%	41	25%
Real Estate and Rental and Leasing	237	3%	197	2%	-40	-17%
Finance and Insurance	181	2%	180	2%	-1	-1%
Agriculture, Forestry, Fishing and Hunting	111	1%	136	1%	25	23%
Information	118	1%	95	1%	-23	-19%
Utilities	17	<1%	26	< 1%	9	53%
Transportation and Warehousing	17	<1%	19	< 1%	2	12%
Mining, Quarrying, and Oil and Gas Extraction	0	0%	1	< 1%	1	n/a
Total	9,647	100%	9,809	100%	162	2%

Source: 2011 Census OnTheMap Application http://onthemap.ces.census.gov/

Household Characteristics

Household Type

According to the 2010 Census, Sonoma was home to 4,955 households, of which 54 percent are families. Families were comprised of married couple families with or without children as well as other family types, such as female-headed households with children. The relative proportion of family households in Sonoma declined between 1990 and 2010, and was well below that of the county (63%). In contrast, at 39 percent, single person households were far more prevalent in Sonoma than the county (27%), reflecting the community's large senior citizen population. The average household size in Sonoma was 2.1 persons, compared to 2.6 in the county, consistent with the city's characteristics of having fewer families and more seniors.

Table A.7: Household Characteristics 1990-2010

Household Type	1990		2010		
	Households	Percent	Households	Percent	Sonoma Co. %
Families	2,168	57%	2,693	54%	63%
With children under 18	842	22%	1,062	21%	30%
Without children	1,326	35%	1,631	33%	33%
Singles	1,456	38%	1,920	39%	27%
Other non-families	194	5%	342	7%	10%
Total Households	**3,818**	100%	**4,955**	100%	100%
Average Household Size	2.1		2.1		2.6

Source: U.S. Census 1990 and 2010

Sonoma evidenced a 30 percent increase in total households during the 1990-2010 period. In contrast, ABAG 2013 Projections anticipated a significant slowing of Sonoma's housing growth, with a nine percent increase in households projected during the 2010-2040 period, compared to 19 percent household growth countywide (see Table A.8).

Table A.8: Household Projections 2010-2040

	2010	2020	2030	2040	Difference 2010-2040	Percent Change 2010-2040
Sonoma	4,955	5,110	5,260	5,390	435	8.8%
Sonoma County	185,825	197,430	209,080	220,700	34,875	18.8%

Source: ABAG Projections 2013

Household Income

Household income is the most important factor affecting housing opportunity, determining a household's ability to balance housing costs with other basic necessities of life. Income levels can vary considerably among households, based on tenure, household type, location of residence, and/or race/ethnicity, among other factors.

a. Income Definitions

The State and Federal government classify household income into several groupings based upon the relationship to the county area median income (AMI), adjusted for household size. The State of California utilizes the income groups presented in Table A.9, which are thus used throughout the Housing Element document. The 2013 Sonoma County income limits are presented for each of the five income categories based on a one, two, three, and four person household size (Sonoma's average household size in 2010 was 2.2 for owner households and 1.9 for renter households). Households below 30 percent of the area median income, or extremely low income households, are considered at risk of homelessness.

Table A.9: 2013 Income Category Definitions

Income Category	% County Adjusted Median Income (AMI)	2013 Sonoma County Income Limits			
		1 person household	2 person household	3 person household	4 person household
Extremely Low	0-30% AMI	$17,400	$19,850	$22,350	$24,800
Very Low	31-50% AMI	$28,950	$33,050	$37,200	$41,300
Low	51-80% AMI	$45,500	$52,000	$58,500	$65,000
Moderate	81-120% AMI	$69,350	$79,300	$89,200	$99,100
Above Moderate	120%+ AMI	> $69,350	> $79,300	> $89,200	> $99,100

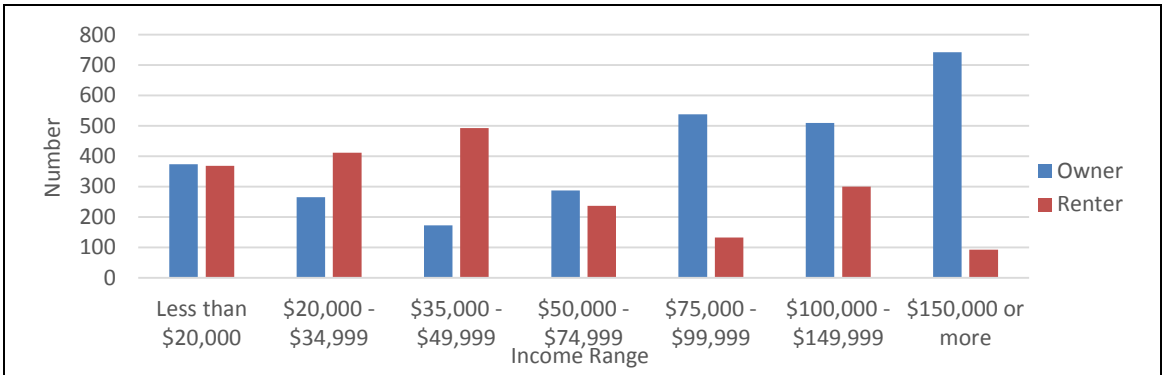
Source: California Department of Housing and Community Development, 2013 Income Limits.
*Sonoma County's 4-person Area Median Income is $82,600

b. Income Characteristics

The median income in Sonoma was $63,262 in 2011, however, there was a significant disparity between owner and renter households. The median income for an owner household was $90,764, more than twice the median income of renter households ($40,905). Nearly 15 percent of renter households had incomes of less than $35,000, compared with 13 percent of owner households. A higher percentage of renter households (10%) had incomes between $35,000 and $49,999 than owner households (3%).

The city had a larger proportion of lower income households than Sonoma County as a whole. Sonoma had a greater percentage of total households (29%) with incomes under $35,000 than Sonoma County (26%). The city had another 14 percent of total households that earned incomes between $35,000 and $49,999, which was a higher proportion of the population than the countywide distribution (13%).

Table A.10: Household Income Distribution 2011



Income Level	Owner		Renter		Total	Sonoma County Percent
	Households	Percent of Total HH	Households	Percent of Total HH	Percent	
Less than $20,000	374	8%	368	7%	15%	13%
$20,000 - $34,999	265	5%	412	8%	14%	13%
$35,000 - $49,999	172	3%	493	10%	14%	13%
$50,000 - $74,999	287	6%	237	5%	11%	18%
$75,000 - $99,999	538	11%	132	3%	14%	14%
$100,000 - $149,999	510	10%	300	6%	16%	16%
$150,000 or more	742	15%	92	2%	17%	13%
Total households	2,888	59%	2034	41%	100%	100%
Median Income	$90,764		$40,905		$63,262	$64,343

Source: 2007-2011 American Community Survey.

According to the 2007-2012 CHAS data compiled by HUD, an estimated ten percent of households in the City of Sonoma (6 percent of which were owner households and 4 percent of which were renters) were classified as extremely low income (ELI), fairly comparable to the eleven percent of ELI households in the county as a whole.

In virtually all cases, the only housing choice for ELI households is rental housing. For individuals, single-room occupancy units are also an affordable solution. Deed-restricted rentals that target these income categories, often with supportive services, can be the best housing solution for ELI families or individuals.

Housing affordability in Sonoma will continue to be a challenge for workers who earn modest incomes. Table A.11 presents a sampling of occupations in Sonoma County that fall within very low, low and moderate income thresholds (based on a single worker household). The analysis of housing costs and affordability presented in the *Housing Cost and Affordability* section later in the Housing Needs Assessment compares current market rents and sales prices in Sonoma with the amount that households of different income levels can afford to pay for housing.

Table A.11: Sonoma County Wages for Select Occupations - 2013

Very Low Income (< $33,050 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Monthly Affordable Housing Cost**
Waiters/Waitresses	$10.73	$22,311	$558
Home Health Aides	$11.50	$23,914	$598
Restaurant Cooks	$12.18	$25,335	$633
Child Care Workers	$12.76	$26,546	$664
Janitors and Cleaners	$13.03	$27,092	$677
Security Guards	$13.39	$27,855	$696
Retail Salespersons	$13.62	$28,322	$708
Low Income ($33,051 -$52,000 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Monthly Affordable Housing Cost**
Emergency Medical Technicians and Paramedics	$18.00	$37,449	$936
Transit Bus Drivers	$18.24	$37,935	$948
Customer Service Representatives	$19.05	$39,613	$990
General Maintenance and Repair Workers	$20.79	$43,243	$1,081
Bookkeeping, Accounting, and Auditing Clerks	$20.82	$43,307	$1,083
Construction Laborers	$21.74	$45,237	$1,131
Graphic Designers	$24.90	$51,788	$1,295
Moderate Income ($52,001 - $79,300 - 2 person household)	**Hourly Wage**	**Annual Income**	**Max. Monthly Affordable Housing Cost**
Computer Support Specialists	$27.75	$57,733	$1,443
Elementary School Teachers	n/a	$58,259	$1,456
Architectural and Civil Drafters	$29.03	$60,377	$1,509
Librarians	$32.67	$67,962	$1,699
Accountants and Auditors	$34.89	$72,560	$1,814
Loan Officers	$36.17	$75,221	$1,881
Real Estate Agents	$36.33	$75,547	$1,889

Source: California Occupational Employment Statistics 2013 (1st Quarter) – Santa Rosa - Petaluma MSA (Sonoma County) Income categories based on two person household with single wage earner.
Max affordable housing cost based on standard of 30% of income on housing, including rent/mortgage, utilities, taxes, insurance, HOA fees.

Special Needs

State law recognizes that certain households have more difficulty in finding decent and affordable housing due to special circumstances. Special needs populations include the elderly, persons with disabilities, female-headed households, large households, homeless persons, and farmworkers. Table A.12 summarizes the special needs populations in Sonoma. Each of these population groups, as well as their housing needs, is described below in greater detail. While varying significantly in housing needs, overall, special needs populations comprise a significant portion of Sonoma's population.

Table A.12: Special Needs Groups

Special Needs Groups	Persons	Households	Percent*
Seniors (65+)	2,667		25%
With a disability	904		(34%)
Senior Households		1,831	37%
Renter		632	(35%)
Owner		1,199	(65%)
Seniors living alone		1,244	(67%)
Persons with Disability	1,376		13%
Female-headed Family Households		425	9%
With related children		233	(55%)
Large Households		255	5%
Renter		107	(42%)
Owner		148	(58%)
Farmworkers**	41		<1%

Source: 2010 Census; 2007-2011 American Community Survey (ACS) via Data for Bay Area Housing Elements; 2008-2012 ACS
* Numbers in ( ) reflect the % of the special needs group, and not the % of the City Population / Households. For example, of the City's large households, 20% are renters and 80% are owners.
** Persons employed in Farming, Forestry or Fishing Occupations

Seniors

Seniors often have special housing needs due to limited income, higher health care costs, and physical limitations. Senior households are defined as households with one or more persons over the age of 65 years. The 2010 Census counted 1,831 senior households, comprising 37 percent of Sonoma households. About 63 percent of those senior households were lower income, earning less than $50,000 annually. The poverty rate for seniors ages 65 to 74 was one percent while the poverty rate for seniors over age 74 was seven percent. Over two-thirds of the City's senior households lived alone, encompassing 1,244 seniors. Two-thirds of Sonoma senior households were homeowner households, and one-third of these homeowners expended more than 35 percent of income on housing. One-third of Sonoma's seniors were renters, and nearly three-quarters of these renters (73%) overpaid for housing (over 30% of income spent on rent). The City and its Community Development Agency have actively supported the development of affordable rental housing for seniors, including the following six projects: Village Green (34 units); Sonoma Creek Apartments (34 units); Cabernet Apartments (7 units); Maysonnave Apartments I and II (18 units); and Sonoma Hills (20 Units). Because of physical and/or other limitations, senior homeowners may have difficulty in performing regular home maintenance or repair activities. One third of seniors had one or more disabilities. Many elderly homeowners can continue to live in their own

homes, especially if structural modifications are made to help them cope with physical limitations, however there will nevertheless be an increasing demand for specialized care facilities for the elderly as Sonoma's senior population ages.

Demographic data indicates a need for assisting senior renters. Senior homeowners face the problem of maintaining their homes while often on fixed incomes, however it is senior renters who tend to experience the greatest housing needs due to fixed incomes and rising rents. Public input during preparation of this Housing Element Update emphasized the need for additional senior housing options, including rent-restricted senior housing and small condominium units to allow seniors to downsize from single-family homes. There is also significant concern among seniors about the need to maintain affordable rents within Sonoma's mobile home parks.

The Community Care Licensing Division from the California Department of Social Services reports that there are numerous residential care facilities for the elderly in Sonoma. Eight residential care facilities, with a total capacity of 230 people, are located in the City. The largest facility is Vintage Sonoma, which can accommodate 105 seniors. The next largest facilities, Emeritus at Sonoma and Nazareth Agua Caliente Villa, each have capacity for 45 seniors. Additionally, Vintage House, located on 264 First Street East, provides adult day care services and activities for up to 30 seniors.

Persons with Disabilities

Persons with disabilities encompass the developmentally-disabled, mentally-ill, and mobility-impaired, and are incredibly diverse in their housing needs. Physical and mental disabilities can hinder access to traditionally designed housing units and other facilities, as well as potentially limit the ability to earn income. The 2008-2012 American Community Survey identified 1,376 residents with disabilities in Sonoma, or 13 percent of the population. Seniors comprised two-thirds of the disabled population.

Table A.13: Persons with Disabilities by Type

Type of Disability	Age 5-17 years		Age 18-64 years		Age 65+ years		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hearing difficulty	22	2%	87	1%	404	15%	513	5%
Vision difficulty	14	1%	32	1%	222	8%	268	3%
Cognitive difficulty	0	0%	126	2%	172	6%	298	3%
Ambulatory difficulty	32	3%	133	2%	555	20%	720	7%
Self-care difficulty	32	3%	65	1%	220	8%	317	3%
Independent living difficulty	0	0%	143	2%	365	13%	508	5%
Total Persons with Disabilities	68	6%	404	7%	904	33%	1,376	13%

Source: American Community Survey (ACS) 2008-2012
*A person may have more than one type of disability.

Developmentally Disabled

The Developmentally Disabled are a separate population identified by the State of California, with differing housing needs from others with disabilities. The Lanterman Developmental Disabilities Act ensures that "patterns and conditions of everyday life which are as close as possible to the norms and patterns of the mainstream of society" are available to these individuals. Furthermore, the Olmstead v. L.C and E.W. United States Supreme Court case required an "Integration Mandate" that "States are required to place persons with mental disabilities in community settings rather than institutions…when determined to be appropriate." Despite these laws, people with developmental disabilities are finding it increasingly difficult to find affordable, accessible, and appropriate housing that is inclusive in the local community.

A developmental disability is defined by the State as "a lifelong disability caused by a mental and/or physical impairment manifested prior to the age of 18 and are expected to be lifelong." The conditions included under this definition include:

- Mental Retardation,
- Epilepsy,
- Autism, and/or
- Cerebral Palsy, and
- "Other Conditions needing services similar to a person with mental retardation."

  (Source: Background Report, 2008, Developmental Disabilities Board Area 5)

North Bay Housing Coalition partners with local agencies in providing housing with supportive services for people with developmental disabilities. They estimate that about two percent of the general population is typically considered developmentally disabled. For Sonoma, that would be about 212 individuals. Indeed, the North Bay Regional Center provides services to 219 Sonoma residents with developmental disabilities (2014). There is some overlap between the developmentally-disabled population and the mentally and physically disabled populations.

Individuals with developmental disabilities are often independent and can live in their own apartments or homes with little support. Others who have more severe disabilities may require 24 hour assistance in homes that can accommodate their needs as individuals. The housing need for the individuals in Sonoma with developmental disabilities roughly translates to 70-75 units, derived from Sonoma's age breakdown as applied to its estimated developmental disabled population. As the younger individuals approach adulthood, they will need independent or assisted living; and similarly, as adults age, they too will need assisted living.

In 2014, a survey of resources from the Community Care Licensing Division showed that there are four adult residential facilities and one adult day care center for persons with developmental disabilities in Sonoma. The residential facilities have a combined capacity of 16 residents, with each facility accommodating between two and six residents. Becoming Independent, a countywide nonprofit organization, provides an adult day care facility serving 60 people. The organization operates a number of programs designed to enrich lives through learning and interactive opportunities, assist in employment placement, foster independent living with the help of staff and increase mobility through transportation access. California Human Development, a nonprofit in Sonoma County, manages the Growth Opportunities program to provide social support for adults with developmental disabilities and the Redwood Empire Industries program to provide job training for adults with disabilities. These facilities and programs are some of the available resources to accommodate the needs of persons with developmental disabilities living in Sonoma.

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed in order to accommodate residents with mobility impairments. As a means of facilitating equal access to housing for persons with disabilities, the City has developed specific written procedures for persons requesting a reasonable accommodation.

The City does not require special building codes or onerous project review to construct, improve, or convert housing for persons with disabilities. Community care facilities with six or fewer persons are permitted with a use permit in three two residential zoning districts.

Female Headed Households

Single-parent households typically have a special need for such services as childcare and health care, among others. Female-headed households with children in particular tend to have lower incomes, which limits their housing options and access to supportive services. The 2010 Census reports that there were 425 female-headed family households in Sonoma, 233 of which have children. Of the 2,700 families in Sonoma, 2.3 percent had incomes below the poverty level. In comparison, 5.3 percent of female headed households and 11.4 percent of female headed households with children under 18 were below the poverty level.

Due to lower incomes, female-headed households often have more difficulties finding adequate, affordable housing than families with two adults. Also, female-headed households with small children may need to pay for childcare,

which further reduces disposable income. This special needs group would benefit generally from expanded affordable housing opportunities. More specifically, the need for dependent care also makes it important that housing for female-headed families be located near childcare facilities, schools, youth services, medical facilities, or senior services.

In times of need, emergency shelters and transitional housing can provide a source of support for women facing significant financial burdens, domestic abuse, and other instabilities in their lives. Shelters provide occupants with opportunities to regain stability in their lives and reduce the impact of homelessness on families headed by a single parent. During their stay, occupants have a chance to recover physically and emotionally from the challenges they have faced. With a reduced financial burden during the stay, occupants can more quickly transition back to housing stability. Although there are no shelters for women in Sonoma, four shelters around Sonoma County can provide a variety of services to women, according to the Women's Shelters California directory.

Large Households

Large households are defined as households with five or more members. These households are typically identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households often live in overcrowded conditions, due to both the lack of large enough units, and insufficient income to afford available units of adequate size.

Sonoma was home to 255 large households, representing five percent of total households in the city. Of these large households, 42 percent, or 107 households, were renters.

The Census identifies approximately 864 rental units (including apartments, townhomes and single-family rentals) in Sonoma with three or more bedrooms, in general, the appropriate sized units for a large household with five or more members. In comparison, the city had just 107 large renter households, indicating that Sonoma has an adequate supply of large rental units, and confirmed by the community's low rate of household overcrowding. However, the availability of vacant three bedroom apartment units for rent is limited, as indicated by the market rent survey conducted for the Housing Element.

Farmworkers

Agricultural workers are a significant special needs population in the greater Sonoma County area, playing an important role in the region's wine industry. Within the city of Sonoma and its sphere of influence, however, the Census estimates that in 2011 there were just 136 agricultural and natural resource jobs. Additionally, only 41 residents were employed in agricultural industries, representing one percent of total job opportunities and employment. With just 25 acres of agricultural zoning within the city and no farms of significant size, the city's farmworker population is predominately non-migratory, and as such, their housing needs are best addressed through year-round affordable rental and ownership housing. The City of Sonoma recently assisted in development of the 34-unit Wildflower sweat-equity homeownership project which included units specifically designated for occupancy by farmworkers. With over 5,000 farm-related jobs in Sonoma County, the City acknowledges the important role farmworkers play in the regional economy, and is committed to assisting in the provision of housing for this special needs group. Farmworkers and day laborers are an essential component of the region's agriculture industry. Farmers and farmworkers are the keystone of the larger food sector, which includes industries that provide farmers with supplies and equipment and industries that process, transport, and distribute products to consumers. Sonoma is located in the heart of the world's premier wine producing region. Grapes are the primary cash crop in the county. Grapevines account for a significant portion of the regional agricultural economy and the region's overall financial stability. Even within the city, there are approximately 13 acres used for wine production. Of course the city's tourism and hospitality establishments related to the wine industry are also major components of the local economy.

On a regional scale, there is a clear mismatch between housing costs and low farm worker wages, contributing to overcrowding and homelessness. Farmworker households are often comprised of extended family members or single male workers and as a result many farmworker households tend to have difficulties securing safe, decent and affordable housing. Far too often farmworkers are forced to occupy substandard homes or live in overcrowded situations. Additionally, farmworker households:

- Tend to have high rates of poverty;
- Live disproportionately in housing that is in the poorest condition;
- Have very high rates of overcrowding;
- Have low homeownership rates; and
- Are predominately members of minority groups.

The USDA's 2012 Census of Agriculture counted 13,710 hired farmworkers in Sonoma County. About 57 percent of Sonoma County farmworkers were seasonal, working less than 150 days per year. Of seasonal farmworkers, about 71 percent worked for larger farms with ten or more workers. The USDA found 340 farms with greater than ten workers and 1,276 farms with fewer than ten workers in Sonoma County. Workers were slightly more likely to be permanent employees at the smaller farms compared to larger farms.

La Luz Center, a non-profit organization that provides a variety of community service, education and counseling programs to Sonoma residents, conducted a survey of 100 farmworker families in Sonoma Valley. The survey found that 63 percent of respondents lived in apartments, 30 percent lived in single family homes, three percent lived in mobile homes and four percent had another housing option. About 71 percent of families earned less than $1,500 per month. The top three housing issues as identified by surveyed families were housing costs (94 percent), housing conditions (77 percent) and utility costs (61 percent). Ninety percent of respondents wanted more information on how to qualify for low income housing. With generally low wages, nearly all families were concerned about housing affordability.

La Luz/Vineyard Worker Services, in addition to community service, education, and advocacy programs, has a program to provide seasonal housing for vineyard workers in the valley. The program's mission is to assist the farm worker community in the Sonoma Valley with finding safe, clean housing and help them meet basic human needs. The Vineyard Worker Services program operates seasonal migrant worker camps during grape harvest season in the Sonoma Valley. Burbank Housing Corporation has worked to increase affordable home ownership for farmworkers, among other special needs groups, and have partnered with the Vineyard Worker Services program in the past on a permanent farmworker housing project. The California Human Development Corporation (CHDC) has a program offering temporary housing assistance for eligible farmworkers, intended to provide transitional housing needs and short-term assistance as farmworkers move from agricultural labor to more stable year-round employment. Assistance provided through this program includes support services for hotel vouchers, rent, mortgage, deposits, utility bills, and other related shelter needs.

According to the Sonoma County 2014 Housing Element, there were a total of 238 farmworker family housing units in the unincorporated County, including 104 rental units within four developments, and 134 ownership units within six developments. In addition, there are 732 beds in the unincorporated County. Despite these farmworker housing resources, the County indicates that reports of overcrowded homes, apartments and motels are common, indicating an unmet need for affordable housing for farmworkers.

Homeless Persons

Homelessness is a visible reminder of the pressing needs facing families and individuals in marginal economic, housing, and health conditions. This population consists of a wide range of persons and families suffering from domestic violence, mental illness, substance abuse, and joblessness among a number of other conditions.

A 2013 Sonoma County Homeless Census and Survey counted 4,280 homeless individuals in the county and 62 within the city. At the county level, 23 percent of homeless individuals were in shelters, leaving 77 percent unsheltered. There were 152 homeless families, or 451 family members. It is estimated that more than one quarter (27%) of the county's homeless population are chronically homeless.

In cooperation with community groups and citizen committees, in 2008, the City constructed an emergency shelter at 151 First Street West on Police Station property and developed accompanying support programs. The well-designed shelter has a maximum capacity of 12 beds. The maximum stay is four months. The Sonoma emergency shelter typically operates at 80 to 90 percent capacity, though during busy times there can be a waiting list. The City contracts with the non-profit Sonoma Overnight Support (SOS) to run the shelter.

Long term transitional shelters are found in other communities in the county. Table A.14 lists emergency and transitional shelters elsewhere in the region. SOS refers homeless individuals to these resources.

Table A.14: Emergency/Transitional Shelters in Sonoma area

The Haven (Sonoma Overnight Support)
Description: Emergency shelter & food for men, women & families (Sonoma Valley residents only).

Coffee House Teen Shelter (Social Advocates for Youth)
Description: Shelter, food & counseling for runaway & homeless youth and families in crisis.

Family Support Center (Catholic Charities)
Description: For homeless families. Case management, employment training, housing placement, advocacy, childcare, health clinic.

Homeless Services Center (Catholic Charities)
Description: Drop-in center & shelter intake for single adults, women & families.

Opportunity House (Community Support Network)
Description: For adults with mental illness.

Redwood Gospel Mission
Description: Christian shelter for clean & sober men 18+.

Sloan House (Community Action Partnership Sonoma)
Description: For single women & mothers with children.

The Rose Women's & Children's Emergency Shelter
Description: Christian shelter for clean & sober women, girls & boys 11 & under.

YWCA Domestic Violence Safe House
Description: Therapeutic 8-week shelter for women & children at risk of violence who cannot remain at home.

Interfaith Shelter Network (IFSN)
Description: Provides clean & sober men, women & children with supervised, structured housing for up to two years.

Tamayo Village (Social Advocates for Youth)
Description: For homeless, at-risk or former foster care young adults 18-25.

Salvation Army
Description: For clean & sober men 18+.

Wallace House Community Svs/CCOC (Cloverdale)
Description: Priority given to chronically homeless, disabled, no income people.

Spare Room (North County Community Services) (Healdsburg)
Description: Overnight emergency shelter. Priority given to adults with children.

Mary Isaak Center (COTS) (Petaluma)
Description: Shelter for single adults without children. Services include food, clothing, showers, access to phones & messaging system, computer access, transportation assistance, mental health & chemical dependency recovery, job skills training & assistance with employment & public benefits.

Housing Stock Characteristics

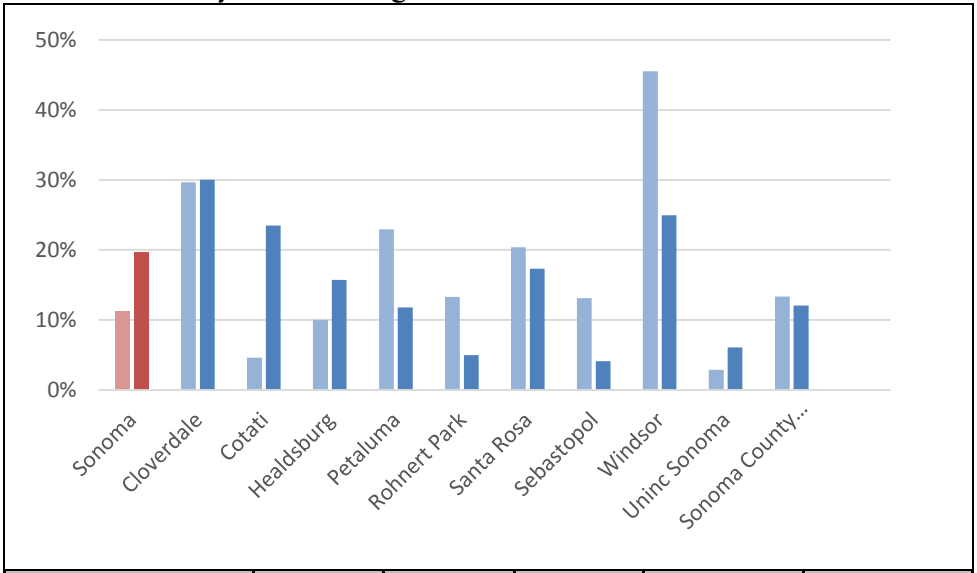
This section of the Housing Element addresses various housing characteristics and conditions that affect the well-being of residents. Housing factors evaluated include the following: housing stock and growth, tenure and vacancy rates, age and condition, housing costs, and affordability, among others.

Housing Growth

Sonoma had 5,544 housing units in 2010 according to the U.S. Census. The housing stock expanded by 11 percent between 1990 and 2000. The housing stock continued to grow between 2000 and 2010 with a 20 percent increase in the housing stock.

Although Sonoma's housing growth rate during the 1990-2000 period was slightly below the 13 percent countywide, the city's 20 percent increase in housing during the most recent decade well exceeded the county's 12 percent increase. Measured against cities in the county with comparably-sized housing stocks in 2000 – Healdsburg and Sebastopol – Sonoma experienced a higher percentage growth between 2000 and 2010. Table A.15 shows countywide housing growth trends between 1990 and 2010.

Table A.15: Countywide Housing Growth Trends 1990-2010



Jurisdiction	1990	2000	2010	% Change 1990-2000	% Change 2000-2010
Sonoma	4,164	4,632	5,544	11%	20%
Cloverdale	2,033	2,636	3,427	30%	30%
Cotati	2,433	2,545	3,143	5%	23%
Healdsburg	3,766	4,143	4,794	10%	16%
Petaluma	16,546	20,340	22,736	23%	12%
Rohnert Park	13,915	15,768	16,551	13%	5%
Santa Rosa	47,726	57,457	67,396	20%	17%
Sebastopol	2,942	3,328	3,465	13%	4%
Windsor	5,252	7,643	9,549	46%	25%
Uninc Sonoma	62,285	64,065	67,967	3%	6%
Sonoma County Total	161,062	182,557	204,572	13%	12%

Source: U.S. Census 1990, 2000, 2010

Housing Type and Tenure

Table A.16 presents the mix of housing types in Sonoma. Of the city's 5,544 housing units in 2010, 66 percent were single-family units, including single-family detached homes (56%) and single-family attached units consisting of townhome style homes (10%). Multi-family units made up 25 percent of Sonoma's housing, compared to 21 percent in 2000, and included duplexes, triplexes, apartments, and condominiums. Sonoma also had three mobile home parks with approximately 400 mobile home units, comprising nine percent of the city's housing.

Table A.16: Housing Unit Type 2000 – 2010

Unit Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family (SF) Detached	2,567	55%	3,088	56%
SF Attached*	647	14%	566	10%
Total Single-Family	***3,214***	69%	***3,654***	66%
2 to 4 Units	429	9%	538	10%
5 or more units	555	12%	864	16%
Total Multi-Family	***984***	21%	***1,402***	25%
Mobile Homes & Other	434	9%	488	9%
Total Housing Units	**4,632**	100.0%	**5,544**	100%

Source: Census 2000. Dept of Finance, E5 Pop. and Housing Estimates with 2010 Benchmark, E8 City/County Pop. and Housing Estimates
*The difference in Single-family attached homes may be due to a change in Census reporting between 2000 and 2010.

Renter households increased between 2000 and 2010. Renter units constituted 41 percent of occupied housing units in 2010, up from 38 percent in 2000. Owner units decreased from 62 percent to 59 percent. In 2010, the city's tenure distribution was close to the county's distribution. (See Table A.17).

Table A.17: Owner/Renter Occupied Units 2000-2010

	2000		2010		
	Number	Percent	Number	Percent	Sonoma Co. %
Renter	1,667	38%	2,027	41%	40%
Owner	2,706	62%	2,928	59%	60%
Total	4,373	100%	4,955	100%	100%

Source: Census 2000 and 2010

A vacancy rate of five percent for rental housing and two percent for ownership housing is generally considered healthy and suggests a balance between housing supply and demand. As reported by the 2010 Department of Finance statistics, the citywide residential vacancy rate in Sonoma was 10.6 percent, an increase from the 6.4 percent rate measured in 2000. By comparison, vacancy rates also increased in Sonoma County (from 5.9% to 9.2%) and San Francisco (4.9% to 8.3%) during the 2000-2010 period. In terms of vacancies among the rental housing stock, the 2010 Census documents a 7.0 percent rental vacancy rate in Sonoma, 5.1 percent in Sonoma County and 5.4 percent in San Francisco, indicating a rental housing supply in 2010 that can sufficiently meet demand and provide mobility. While updated vacancy rates are not available, the improving economy and associated job growth throughout the Bay Area has resulted in a rising demand for rental housing, reducing vacancies and placing upward pressure on rents.

Table A.18: Citywide Vacancy Rate

	2000	2010
Owner Vacancy Rate	1.8%	2.6%
Renter Vacancy Rate	3.7%	7.0%
Seasonal. Recreational, or Occasional Vacancy Rate	2.7%	4.5%
Total Vacancy Rate	**6.4%**	**10.6%**

Source: Census 2000 and 2010.

Housing Age and Condition

The age of a community's housing stock can be an indicator of overall housing conditions. Housing built over 30 years ago likely begins to exhibit some rehabilitation needs including new plumbing, roof repairs, foundation work, and other repairs. Table A.19 displays the age of Sonoma's occupied housing stock by owner/renter tenure and indicates that as of 2011, approximately 2,800 occupied housing units have reached the 30 year age threshold, or over half the city's housing.

Table A.19: Age of Housing Stock – 2011

	Number	Percent
Built 2005 or later	278	5%
Built 2000 to 2004	450	8%
Built 1990 to 1999	843	16%
Built 1980 to 1989	932	17%
Built 1970 to 1979	961	18%
Built 1960 to 1969	833	16%
Built 1950 to 1959	511	10%
Built 1940 to 1949	138	3%
Built 1939 or earlier	385	7%
Total	5,331	100%

Source: 2007-2011 American Community Survey

Sonoma homes tend to be in relatively good condition, and problems with property maintenance and housing deterioration have not been a significant issue. High property values, a strong sense of neighborhood pride, and an emphasis on historic preservation have all contributed to well-maintained neighborhoods. Nonetheless, given the community's aging housing stock, combined with a growing senior population that may face difficulties maintaining their homes, both code enforcement and housing rehabilitation assistance are important components of the City's overall housing program. In terms of developing a general estimate of the number of units in need of rehabilitation in Sonoma, the City used the following approach. Using 30 years as the benchmark when residential structures begin requiring major systems replacement or repair, units built prior to 1980 can be considered as potential candidates for rehabilitation needs. Of Sonoma's approximately 2,800 pre-1980 units, an estimated five percent, or 140 units, may require some degree of rehabilitation over the Housing Element planning period. Discussions with County housing rehabilitation staff indicate the majority of households receiving assistance under their program reside in mobile home units. No units have been identified as needing replacement.

Housing Costs and Affordability

Housing affordability is a concern in Sonoma and the City continues to play an active role in addressing housing affordability issues. The following section provides current market information on rents and housing sales prices in Sonoma, and compares these costs with the amount households of different income levels can afford to pay for housing.

Sales and Rental Survey

Table A.20 provides information on all sales of existing and new single-family homes and condominiums within Sonoma in 2013. A total of 541 single-family home sales were recorded during this period. The median sales price was $464,500, which was a 20.7 percent increase over the median price of 2012. Despite an increase in prices, the number of sales grew by less than three percent.

Table A.20: Sonoma Home and Condominium Prices in 2013

	Zip Code	Sales	% Change from 2012	Median Sales Price	% Change from 2012	Price/ Sq. Ft.
Sonoma	95476	541	2.9%	$464,500	20.7%	$360
Bodega Bay	94923	67	19.6%	$635,000	-0.5%	$346
Cloverdale	95425	215	9.1%	$313,750	28.1%	$213
Cotati	94931	107	-20.7%	$360,000	32.8%	$245
Forestville	95436	93	-6.1%	$317,500	41.1%	$274
Glen Ellen	95442	40	-21.6%	$700,000	64.7%	$423
Guerneville	95446	136	7.1%	$275,000	37.5%	$251
Healdsburg	95448	255	5.8%	$475,000	9.2%	$332
Penngrove	94951	45	-10.0%	$680,000	23.5%	$297
Petaluma	94952	380	-0.8%	$525,000	19.6%	$316
Petaluma	94954	438	-10.6%	$410,000	23.9%	$261
Rohnert Park	94928	487	-4.7%	$325,000	31.2%	$233
Santa Rosa	95401	373	-3.1%	$305,000	26.0%	$236
Santa Rosa	95403	498	-7.6%	$357,500	24.6%	$236
Santa Rosa	95404	601	1.9%	$440,000	18.9%	$273
Santa Rosa	95407	328	-11.8%	$290,000	22.9%	$207
Santa Rosa	95409	489	-5.1%	$435,000	17.9%	$277
Sebastopol	95472	329	4.8%	$567,000	26.0%	$324
Sonoma	95476	541	2.9%	$464,500	20.7%	$360
The Sea Ranch	95497	100	26.6%	$542,000	3.7%	$332
Windsor	95492	402	-6.1%	$400,500	16.7%	$237

Source: Dataquick Annual Sales Price Charts by Zip Code, 2013

While the prior Table A.20 provides an overview of the subregional housing sales market, the following Table A.21 provides more detailed information on residential sales differentiated by unit type within the Sonoma city limits over the most recent 12 month period (May 2013-April 2014). A total of 441 single-family home sales were recorded during this one year period, with prices ranging from a median of $360,000 (one-bedroom) to a median of $780,000 (four to five-bedroom). Housing sales reflected the wide diversity of Sonoma's housing stock, ranging from smaller, older units (one bedroom homes averaged just 1,000 square feet in size and on average were built in 1942), to luxury units on large lots (lot sizes for four to five bedroom homes averaged 10,000 square feet). The overall median single-family home price was $569,000.

Condominiums comprised just 15 percent of recent housing sales in Sonoma, with 82 units sold. Median prices for condominiums were substantially below that of single-family homes, and ranged from $177,500 for a one-bedroom, to $377,000 for a two-bedroom, and $445,000 for a three-bedroom unit. Condominiums remain a relatively affordable homeownership option in Sonoma, with two and three bedroom condominiums of comparable size to single-family homes.

Table A.21: Sonoma Home and Condominium Sales Prices May 2013 - April 2014

# Bdrms	Units Sold	Price Range	Median Price	Avg. Unit Size	Avg. Year Built	Median Parcel Size
Single-Family Homes						
1	15	$160,000 - $1,807,000	$360,000	1,000 sf	1942	6,100 sf
2	150	$124,000 - $3,700,000	$442,000	1,300 sf	1964	7,200 sf
3	217	$142,000 - $4,600,000	$625,000	1,800 sf	1974	8,000 sf
4-5	59	$180,000 - $4,100,000	$780,000	2,475 sf	1978	10,000 sf
Total	*441*	*$124,000 - $4,600,000*	*$569,000*	1,700 sf	1970	7,840 sf
Condominiums						
1	4	$135,000 - $212,000	$177,500	750 sf	1980	--
2	49	$169,000 - $950,000	$377,000	1,320 sf	1982	--
3	29	$175,000 - $849,000	$445,000	1,770 sf	1992	--
Total	*82*	*$135,000 - $950,000*	*$445,000*	1,450 sf	1985	--

Source: Dataquick On-Line Real Estate Database.

Home Foreclosures

Approximately 1.5 million of the 8.7 million homes and condominiums in California have been involved in a foreclosure proceeding since 2007. In addition to the impact of people losing their homes, foreclosed properties can lead to other problems as these homes are left abandoned, becoming potential blight and criminal concerns. Fortunately, the number of mortgage default notices in California has been consistently declining since its peak in 2009, with the number of default notices filed in the fourth quarter of 2013 the lowest level in eight years. According to the real estate information service DataQuick, the drop in foreclosure notices resulted from a combination of rising home values, an improving economy, and the use of various foreclosure prevention efforts - short sales, loan modifications, and the ability of some underwater homeowners to refinance.

Within the 95476 Sonoma zip code, www.Realtytrac.com identified 57 residential units in April 2014 in various states of foreclosure, including "pre-foreclosure" having received a notice of mortgage default, notice of a trustee sale, and bank-owned. The number of properties that received a foreclosure filing in Sonoma in April was 25 percent higher than the previous month and at the same level as one year prior (April 2013). The current level of foreclosure activity represented one filing for every 1,120 residential units in the city. In comparison, at one foreclosure filing to every 1,349 housing units, the ratio of foreclosure filings in Sonoma County was slightly lower than in the city.

Cloverdale	1 : 755
Rohnert Park	1 : 871
Napa County	1 : 1,051
California	1 : 1,059
Sonoma (city)	1 : 1,120
Sonoma (county)	1 : 1,349
Santa Rosa	1 : 1,419
Petaluma	1 : 1,869

Current rental housing costs in Sonoma were obtained through a rent survey compiled from the internet. The survey found median rents of $1,225 for studio/1-bedroom apartments, $1,750 for 2-bedroom apartments, and $2,200 for 3-bedroom apartments. Single-family home were also commonly listed, with median rents of $1,638 for a 2-bedroom home, $2,700 for a 3-bedroom home, and $3,600 for a home with 4 or more bedrooms.

Table A.22: Survey of Rental Units, 2014

Unit Type and Bedrooms Type	# Units Advertised	Rental Range	Median Rent
Apartments/Condominiums/Townhomes			
Studio/1-bedroom	11	$850 - $1,600	$1,225
2-bedroom	13	$1,300 - $2,120	$1,750
3-bedroom	4	$1,700 - $3,200	$2,200
Single-Family Homes			
2-bedroom	4	$1,450 - $2,000	$1,638
3-bedroom	17	$1,625 - $4,500	$2,700
4-bedroom or more	3	$2,800 - $4,500	$3,600
Rooms			
1-bedroom	3	$650 - 800	$700

Source: Craigslist and Rental Source April-May 2014

Mobile homes represent an important source of affordable housing in Sonoma. As a means of preserving the affordability of its mobile home parks, primarily occupied by seniors, the City has implemented a mobile home park rent control ordinance since 1993 (Chapter 9.80 of the Municipal Code). This ordinance limits rent increases to a maximum of 80 percent of the increase in the consumer price index, but no greater than five percent in a 12-month period. The ordinance ensures stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months). Park owners are permitted to increase the base rent by up to 10 percent for a mobile home space whenever a coach-in-place sale or lawful space vacancy occurs.

The two rent-controlled parks vary in rental structure: DeAnza Moon Valley's 247 spaces have a median rent of $780 and Pueblo Serena's 127 spaces have a median rent of $547. Conversion of rent-controlled parks to condominiums or market rate parks is a major threat to the affordable housing stock of Sonoma, since mobile home parks are a significant portion of that supply. In 2009, the majority of Rancho de Sonoma residents voted in favor of a condominium conversion to their 99 space mobile home park, although this conversion was ultimately not implemented.

The City has received extensive public comment from the mobile home park community during the Housing Element update regarding the eroding affordability in Sonoma's mobile home parks. Issues raised include: 1) the increase in park-owned units not subject to rent control; 2) escalating rents every time a property changes hands; and 3) the challenge for residents dependent on Social Security Income to continue to afford the annual rent increases permitted under the City's Rent Stabilization Ordinance. In addition to concerns regarding affordability, residents of the Pueblo Serena Homeowners Association are requesting the City consider implementing a senior overlay to provide added protection to maintain their park as long term senior housing.

Housing Affordability

Housing affordability can be inferred by comparing the cost of renting or owning a home in Sonoma with the maximum affordable housing costs to households which earn different income levels. This information can provide a picture of who can afford what size and type of housing in Sonoma, as well as the type of households that would likely experience housing problems such as overcrowding or overpayment. California Health and Safety Code[1] defines affordable owner and rental housing costs as follows:

Affordable Ownership Housing Cost – moderate income

- Housing costs consist of mortgage debt service, homeowner association dues, insurance, utility allowance, and property taxes.
- Affordable costs are up to 35 percent of the defined household income.
- Affordable costs for moderate income households are based on standard of 110 percent of Area Median Income (AMI) for a household size equal to one more person than the number of bedrooms in the unit.

Affordable Renter Housing Cost

- Housing costs include rent plus utilities paid for by the tenant.
- Affordable rent is up to 30 percent of the defined household income.
- Affordable rents are based on a standard of 50 percent of AMI for very low income households; 80 percent of AMI for low income households; and 120 percent AMI for moderate income households for a household size equal to one more person than the number of bedrooms in the unit.

The federal Department of Housing and Urban Development (HUD) conducts annual household income surveys nationwide, including Sonoma County, to determine the maximum affordable payments of different households and their eligibility for federal housing assistance. The 2013 Income Limits for a four-person household in Sonoma County is $82,600.

The affordability of housing in Sonoma can be assessed by comparing market rents and sales prices with the amount that households of different income levels can afford to pay for housing. Compared together, this information can reveal who can afford what size and type of housing as well as indicate the type of households that would most likely experience overcrowding or overpayment.

For purposes of evaluating home purchase affordability, Table A.23 presents the maximum affordable purchase price for moderate income households (120% AMI), and compares this with market sales prices for single-family homes and condominiums in Sonoma (refer to Table A.21). As illustrated below, the maximum affordable purchase price ranges from $355,000 (two person household) up to $478,000 (five person household), rendering median single-family home prices in Sonoma out of reach. However, particularly among the smaller unit sizes, there were numerous individual home sales in Sonoma that fell within moderate income affordability levels.

While more limited in number than single-family homes, condominiums do provide an affordable homeownership option for many moderate income households. For example, a three-person moderate income household can afford a purchase price up to $402,000 and is thus able to afford the $377,000 median-priced two-bedroom condominium. Expanding the supply of condominiums, combined with inclusionary housing requirements, can be an effective way to extend affordable housing opportunities and ensure households earning moderate incomes remain part of the Sonoma community.

[1] Health and Safety Code Section 50052.5 establishes affordable housing cost, and Section 50053 - affordable rents.

Table A.23: 2013 Sonoma County Maximum Affordable Housing Cost (Moderate Income)

Moderate Income Affordable Housing Cost	1 Bedroom (2 persons)	2 Bedroom (3 persons)	3 Bedroom (4 persons)	4 Bedroom (5 persons)
Household Income @ 120% Median	$79,300	$89,200	$99,100	$107,050
Income Towards Housing @ 35% Income	$27,755	$31,220	$34,685	$37,465
Maximum Monthly Housing Cost	$2,310	$2,600	$2,890	$3,120
Less Ongoing Monthly Expenses:				
Utilities	($145)	($175)	($200)	($260)
Taxes (1.1% affordable hsg price)	($325)	($365)	($410)	($435)
Insurance	($85)	($100)	($115)	($130)
HOA Fees & Other	($180)	($180)	($180)	($180)
Monthly Income Available for Mortgage	$1,575	$1,780	$1,985	$2,115
Supportable 30 yr Mrtg @ 4.25% interest	$320,000	$362,000	$404,000	$430,000
Homebuyer Down payment (10%)	$35,000	$40,000	$45,000	$48,000
Maximum Affordable Purchase Price	**$355,000**	**$402,000**	**$449,000**	**$478,000**
Sonoma Median Single-Family Price	**$360,000**	**$442,000**	**$625,000**	**$780,000**
Sonoma Median Condo Price	**$177,500**	**$377,000**	**$445,000**	**n/a**

Source: Karen Warner Associates.
Utility costs based on 2014 Sonoma County Housing Authority utility allowance schedule for attached units (gas appliances).

Table A.24 presents the maximum affordable rents for very low, low, and moderate-income households by household size, and compares with average apartment rents in Sonoma (as documented previously in Table A.22). As the table below indicates, citywide median rents were above the level of affordability for very low and low income households with a monthly affordability gap for very low income households ranging from $525 to $1,335 for very low income households, and $50 to $745 for low income households, depending on household size. Households earning moderate incomes, regardless of household size, were easily able to afford market rents in Sonoma.

Table A.24: 2014 Maximum Affordable Rents in Sonoma County

Income Level[1]	Maximum Affordable Rent After Utilities Allowance[2]			
	Studio (1 person)	1 Bedroom (2 person)	2 Bedroom (3 person)	3 Bedroom (4 person)
Very Low Income	$630	$701	$775	$863
Low Income	$1,043	$1,175	$1,308	$1,455
Moderate Income	$1,639	$1,858	$2,075	$2,308
Sonoma Median Apartment Rent	n/a	$1,225	$1,750	$2,200

Source: Karen Warner Associates
[1] Income levels based on State HCD published Income Limits for 2014.
[2] Utility costs based on Sonoma County Housing multi-family utility allowance schedule (gas heating, cooking and water heating; assumes monthly refuse service included in rent): $95 for studios, $125 for 1 bedrooms, $155 for 2 bedrooms, and $170 for 3 bedrooms. Affordable rent is based on 30% of household income.

Assisted Rental Housing At Risk of Conversion

This section presents an inventory of all assisted rental housing in Sonoma; evaluates those units "at-risk" of conversion during the ten year, 2015-2025 planning period; and proposes programs to preserve or replace at-risk units. Rent restricted housing in Sonoma consists of both publicly subsidized affordable housing, and deed-restricted rental units provided through Sonoma's inclusionary housing and density bonus programs. Table A.25 presents a complete inventory of all subsidized and restricted rental housing projects in the City. A total of 146 subsidized rental units are provided in five developments, with an additional 86 affordable inclusionary and density bonus rental units integrated within 18 market rate projects.

Table A.25: Inventory of Assisted and Restricted Affordable Rental Units

Name of Development	Year Built	Address	Number of Affordable Units	Target Group	Funding Source(s)	Expiration Date/Resale Restrictions
Subsidized Units						
1. Village Green II	1983	650 Fourth St.	34	Senior	CDBG, FmHA 515, Section 8	Perpetuity
2. Sonoma Creek Apartments	1987	703-841 Oregon St.	34	Senior	HUD/202, CDBG, CDA	Perpetuity
3. Cabernet Apartments	1988	510-550 Seventh St. W.	7	Senior	CDBG, CDA Funds/Burbank Housing Funds, CHFA	2018
4. Firehouse Village	2001	560-620 Second St. West	29	Large Family	Density Bonus, GMO Exempt, CDA, CDBG, Tax Credits	Perpetuity
5. Sonoma Valley Oaks	2013	19344 Sonoma Hwy	42	Large Family	Bonus, GMO Exempt, CDA, CDBG, Tax Credits	2067
Inclusionary and Density Bonus Units						
6. Balma/Germano Apartments	1992	571 Oregon St.	2	Family	Density Bonus	2022
7. Maysonnave Apts I	1996	270 First St. East	10	Senior	Bonus Density; GMO Exempt	2025
8. Maysonnave Apts II	1996	673 First St. West	8	Senior	Density Bonus	2025
9. Sonoma Hills – Griffin	1996	405 W. MacArthur St.	20	Senior	Inclusionary	2025
10. Lynch Office/Apartments	2002	135 West Napa St.	1	Family	Inclusionary	2047
11. Heritage Court	2002	144-145 Piper Lane	2	Family	Inclusionary	2047
12. Sonoma Centro	2003	19230 Sonoma Highway	1	Family	Inclusionary	2048
13. Remembrance	2003	745-765 E. Napa St.	5	Family	Inclusionary	2058
14. MacArthur Village Subdivision	2003	281/291 E. MacArthur St.	3	Family	Inclusionary	2033
15.Vintage Sonoma (Sonoma Valley Oaks)	2003	Jones St., Engler St., Brockman Lane	10	Family	Inclusionary	2033
16. Tarassa (Eastside Estates III)	2003	442-462 Saunders Drive	11	Family	Inclusionary	2033
17. Gamber Rentals	2004	293/295 W. MacArthur St., 910/912 Amedeo Ct.	4	Family	Inclusionary	2037
18. Bel Terreno	2005	471/473 San Lorenzo Ct	2	Family	Inclusionary	2035
19. Starr Ranch	2005	1337/1349 Jones	2	Family	Inclusionary	2035
20. Chiappellone Apartments	2006	1143 Broadway	1	Family	Inclusionary	2061
Second Units (Income & Rent Restricted)						
21. Troy Lane Subdivision	2001	497 Troy Lane	1	Second Unit	Inclusionary	2031
22. Remembrance (Chiotti/Setzer Subdivision)	2003	744/764 William Cunningham Ave.	2	Second Unit	Inclusionary	2058
23.Vintage Sonoma	2003	402 Engler St.	1	Second Unit	Inclusionary	2033

Sources: Sonoma Community Development Department, 2014. California Housing Partnership Corporation - TCAC and HUD Section 8 database, March 2014.

At-Risk Projects

This section evaluates those lower income rental projects in Sonoma at risk of converting to market-rate uses during the ten year, 2015-2025 planning period. As illustrated in Table A.25, the majority of Sonoma's affordable rental projects carry long-term use restrictions, with several projects restricted in perpetuity. Just one subsidized project is potentially eligible for conversion within the next ten years: the seven unit Cabernet Apartments. These garden apartments were built in 1988, and are restricted to occupancy by very low income seniors age 62 and above. The project was financed through a variety of sources, including Sonoma Community Development Agency funds, Community Development Block Grant funds, CalHFA funds, and Burbank Housing Corporation Funds. The use restrictions on the CalHFA funds expire in 2018, although use restrictions on the other funding sources extend out further. Cabernet Apartments are owned and operated by the non-profit Burbank Housing, and are thus considered at very low risk of conversion. Discussions with Burbank Housing indicate they have been successful in maintaining affordability on similar projects where use restrictions have expired.

Cabernet Apartments

In addition to Cabernet Apartments, affordability controls on the following non-subsidized, mixed income projects regulated through the City's density bonus and inclusionary housing programs are eligible for conversion to market rate by 2025:

- Balma/Germano Apartments - 2 units (family)
- Maysonnave Apts I - 10 units (senior)
- Maysonnave Apts II - 8 units (senior)
- Sonoma Hills - 20 units (senior)

Preservation and Replacement Options

Preservation or replacement of the identified at-risk projects in Sonoma can be achieved in several ways: 1) transfer of ownership to non-profit organizations; 2) provision of rental assistance to tenants using other funding sources; and 3) replacement or development of new assisted units. Each of these options are described below, along with a general cost estimate for each.

Option 1: Transfer of Ownership

Transferring ownership of the at-risk projects to non-profit organizations has several benefits: 1) affordability controls can be secured indefinitely; and 2) projects become eligible for a greater range of governmental assistance. The feasibility of this option depends on the willingness of the owner to sell the property, the existence of qualified non-profit purchasers, and the availability of funding. In 2006, the City of Sonoma, through its Community Development Agency, purchased the 34 unit Village Green II apartments to preserve this at-risk project as very low income affordable housing in perpetuity.

The transfer of ownership preservation option is, however, not applicable to the at-risk Cabernet Apartments as they are already owned by a non-profit corporation – Burbank Housing. This project is determined to be at low risk of conversion largely due to its non-profit ownership status. Transferring ownership of Balma/Germano Apartments is also not a viable option, as only a small portion of the project units carry rent restrictions.

The current market value for Maysonnave Apartments I and II, and Sonoma Hills can generally be estimated based on each projects' potential annual income and standard costs associated with apartment maintenance and management. As shown in Table A.26, the market value of the combined 38 project units is estimated at $5.2 million. These estimates are intended to demonstrate the magnitude of costs relative to other preservation and replacement options; actual market values of these projects will depend on the building and market conditions at the time of appraisal.

Table A.26: Market Value of At-Risk Projects

Project Units	Maysonnave Apts I & II	Sonoma Hills	Total
1 bdrm	18	20	38
Annual Operating Cost	$115,000	$128,000	$243,000
Gross Annual Income	$251,000	$279,000	$530,000
Net Annual Income	$136,000	$151,000	$287,000
Est. Market Value	$2,500,000	$2,750,000	$5,250,000

Market value for each project based on the following assumptions:

1. Average market rents: 1-bd $1,225
2. Vacancy Rate = 5%
3. Annual operating expense = 35% gross income + 1.1% property taxes
4. Market value based on 5.5% capitalization rate

Option 2: Rental Assistance

None of the at-risk projects currently utilize federal Section 8 rent subsidies. One preservation option would be to apply to HUD for project-based Section 8 rent subsidies, or to utilize alternative State or local funding sources to provide subsidies. Assistance could be structured similar to the Section 8 program, where HUD pays the owners the difference between what tenants can afford to pay (30% of household income) and what HUD estimates as the Fair Market Rent (FMR) in the area.

The feasibility of this alternative depends upon the availability of federal and non-federal funding sources necessary to make rent subsidies available and the willingness of the property owner to accept rental vouchers if they can be provided. As depicted in Table A.27, the cost of providing rent subsidies to all 47 at-risk units in Sonoma (the difference between HUD Fair market Rents and maximum affordable rents for very low income households) is generally estimated at $11,000 per month, translating to roughly $2.6 million in subsidies over a 20-year period.

Table A.27: Estimated Rental Subsidies Required

At-Risk Units	# Bedrooms	Sonoma Co. Voucher Payment Standard	Household Size	Very Low Income Threshold	Maximum Affordable Cost	Monthly Per Unit Subsidy	Total Monthly Subsidy
45	1	$1,051	2	$33,050	$826	$225	$10,125
2	2	$1,376	3	$37,200	$930	$446	$892

Another way rent subsidies could be structured is as a rent buy-down. This would involve the Agency providing a one-time assistance loan to the property owner to cover the present value of the decrease in rents associated with the extended affordability term compared with market rents achievable on the units. This approach offers a benefit to the owner in that they receive cash upfront from the loan.

Option 3: Acquisition or Construction of Replacement Units

The construction or purchase of a replacement building is another option to replace at-risk units should they be converted to market-rate. The cost of developing housing depends upon a variety of factors, including density, size of the units, location, land costs, and type of construction. A general estimate of the cost to develop affordable rental housing in Sonoma can be assessed based on the 2008 financial pro forma prepared for Valley Oaks apartments. Development costs for this project were estimated at $350,000 per unit, exclusive of land, which was contributed by the Community Development Agency. Assuming a similar cost structure and land donation, the cost to replace the 47 units in the five at-risk projects can generally be estimated at $16 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 47 at-risk units, 20 years' worth of rent subsidies ($2.6 million) are less expensive than construction or purchase of replacement units ($16 million). Transfer of ownership of the 38 units in Sonoma Hills and Maysonnave Apartments I and II would also be more expensive than rent subsidies at an estimated $5.2 million. As described in the beginning of this section, while technically at-risk, Cabernet Apartments is owned by the non-profit Burbank Housing, rendering its conversion to market rate highly unlikely.

Regional Housing Needs

State law requires all regional councils of governments, including the Association of Bay Area Governments (ABAG) to determine the existing and projected housing need for its region (Government Code Section 65580 et. seq.) and determine the portion allocated to each jurisdiction within the ABAG region. This is known as the "Regional Housing Needs Assessment" (RHNA) process. In the studying the anticipated needs, existing and future housing needs were reviewed.

Existing Housing Needs

Overcrowding

Overcrowding occurs when housing costs are so high relative to income that families double up to devote income to other basic needs of food and medical care. Overcrowding also tends to result in accelerated deterioration of homes, a shortage of street parking, and additional traffic. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing the quality of life in the community.

The Census defines overcrowding as an average of more than one person per room in a housing unit (excluding kitchens, porches, and hallways); severe overcrowding is defined as greater than 1.5 persons per room. The incidence of overcrowded housing is a general measure of whether there is an available supply of adequately sized housing units. Table A.28 shows the incidence of overcrowding in Sonoma by tenure, as measured by the 2006-2010 CHAS based on the American Community Survey Census. In 2010, ten households in Sonoma met the definition of living in overcrowded conditions, representing less than one percent of all households. Household overcrowding in Sonoma was much lower than the 4 percent rate of overcrowding countywide.

Table A.28: Overcrowded Households

Overcrowding	Households	Percent	Sonoma Co.
Owners			
Overcrowding (1.01+ persons per room)	10	<1%	2%
Severe Overcrowding (1.51+ persons per room)	0	0%	<1%
Renters			
Overcrowding (1.01+ persons per room)	0	0%	7%
Severe Overcrowding (1.51+ persons per room)	0	0%	2%
Total Overcrowding	10	<1%	4%

Source: American Community Survey (ACS) 2006-2010 (as compiled by ABAG for Bay Area Housing Elements).
Note: Severe overcrowding is a subset of overcrowding.

Overpayment

Housing overpayment refers to spending more than 30 percent of income on housing; severe overpayment is spending greater than 50 percent. As is the case in throughout the Bay Area, it is not uncommon to overpay for housing in Sonoma. However, to the extent that overpayment is often disproportionately concentrated among the most vulnerable members of the community, maintaining a reasonable level of housing cost burden is an important contributor to quality of life. Table A.29 shows the incidence of overpayment in Sonoma.

According to the 2006-2010 American Community Survey, 55 percent of renters and 46 percent of homeowners in Sonoma were overpaying for housing. Overpayment was lower in the county with 42 percent of renters overpaying and 34 percent of owners overpaying. Severe overpayment impacted 30 percent of the city's renters and 20 percent of owners. In terms of lower income (<80 percent AMI) households overpaying, 985 lower income renters and 479 lower income homeowners were faced with overpayment in Sonoma. Overpayment affected 89 percent of lower income renter households and 35 percent of lower income owner households in Sonoma.

Table A.29: Housing Overpayment

Overpayment	Households	Percent	Sonoma Co. %
Owners			
Overpayment (>30% income on housing)	1,354	46%	34%
Severe Overpayment (>50% income on housing)	584	20%	14%
Lower Income Households Overpaying	479	35%	42%
Renters			
Overpayment (>30% income on housing)	1,105	55%	42%
Severe Overpayment (>50% income on housing)	600	30%	22%
Lower Income Households Overpaying	985	89%	88%
Total Overpayment	2,459	50%	37%

Source: American Community Survey (ACS) 2006-2010 (as compiled by ABAG for Bay Area Housing Elements).
Note: Severe overpayment is a subset of overpayment.

Future Housing Needs

California's Housing Element law requires that each city and county develop local housing programs to meet its "fair share" of existing and future housing needs for all income groups, as determined by the jurisdiction's Council of Governments. This "fair share" allocation concept seeks to ensure that each jurisdiction accepts responsibility for the housing needs of not only its resident population, but also for the jurisdiction's projected share of regional housing growth across all income categories. Regional growth needs are defined as the number of units that would have to be added in each jurisdiction to accommodate the forecasted number of households, as well as the number of units that would have to be added to compensate for anticipated demolitions and changes to achieve an "ideal" vacancy rate.

In the Bay Area region, the agency responsible for assigning these regional housing needs to each jurisdiction is the Association of Bay Area Governments (ABAG). The regional growth allocation process begins with the State Department of Finance's projections of population and associated housing demand for the planning period. ABAG began developing the methodology to distribute projected housing need across the region in 2012. In 2013 ABAG adopted the *Final Regional Housing Need Plan for the San Francisco Bay Area: 2014-2022*. The State, in consultation with ABAG, identified a total housing need for 187,990 housing units in the Bay Area during the 2015-2023 planning period.

ABAG is responsible for allocating the region's projected housing needs among its jurisdictions by income category. This is referred to as the Regional Housing Needs Allocation (RHNA) process. The RHNA represents the minimum number of housing units each community needs to be able to accommodate through zoning and is one of the primary threshold criteria necessary to achieve State approval of the Housing Element.

The methodology used in the RHNA projections focuses much of the growth in Priority Development Areas (PDA) throughout the region. Seventy percent of the region's housing need has been allocated based on growth in PDAs. Sonoma County currently has 12 PDAs, but none of them are located in the city.

The RHNA distribution also includes a Fair Share Component, which considers the following factors:

- Upper housing threshold for PDA locations
- Past RHNA performance
- 2010 employment (in non-PDA areas)
- Transit service (coverage and frequency)
- A minimum household formation growth of 40 percent
- Proportion of a jurisdiction's households in various income categories compared to the region-wide proportion

As defined by the RHNA, Sonoma's new construction need for the 2015-2023 period has been established at 137 new units, distributed among the income categories as shown in Table A.30. The RHNA represents the minimum number of housing units each community is required to plan for by providing "adequate sites" through the general plan and corresponding zoning regulations. The 137 units for the fifth cycle RHNA is actually a decrease from the previous RHNA of 353 units, which means that much of the planning for opportunity sites conducted in the last Housing Element can serve as a solid foundation for this Housing Element.

Table A.30: Regional Housing Needs Allocation

Income Level	Percent of AMI*	RHNA Allocation
Extremely Low**	0-30%	12
Very Low	31-50%	12
Low	51-80%	23
Moderate	81-120%	27
Above Moderate	120%+	63
Total		137

Source: Association of Bay Area Governments (ABAG) 5th Cycle RHNA.
* AMI - Area Median Income
** An estimated half of Sonoma's 24 very low income housing needs (12 units) are for extremely low income households earning less than 30% AMI.

Governmental Constraints

Governmental actions affect the cost and provision of housing in numerous ways, both directly and indirectly. The following review examines the primary local governmental constraints on housing development, with the intent of identifying opportunities for removing or mitigating barriers to the extent feasible.

Land Use and Zoning Regulations

In 2006, the City of Sonoma completed a comprehensive update of its entire General Plan, except the Housing Element. The 2020 General Plan is committed to responsible development aligned within natural resource limitations, providing a diversity of housing that is available and affordable to residents and the local workforce. In furtherance of this goal, the General Plan increased permitted residential densities in Sonoma's multi-family, commercial and mixed use districts. The Plan provides expanded opportunities for multi-family housing, including encouraging residential uses in the Town Center and along Broadway through mixed use development. Furthermore, within its commercial and mixed use land use districts, the City now requires new development to include a residential component of at least 50% the total building area, a policy that has proven effective in integrating housing within walking distance of commercial uses. Sonoma's General Plan land use designations and corresponding zoning districts provide for a wide range of residential development types and densities. Table A.31 summarizes the basic standards for the City's residential zoning districts, including the standards for setbacks, lot coverage, building height, and parking requirements.

Table A.31: Planning/Development Standards

Land Use Category	Zone District	Density	Min Setbacks (ft.) (Front/ Rear/ Side)	Lot Coverage	FAR	Max. Height (ft.)	Parking Spaces/ Unit
Hillside Residential	R-HS	1 du/10 acres	15/15/15	20%		30' (2 stories)	1
Rural Residential	R-R	Up to 2 du/acre	30/30/50	40%	0.2	35' (2 stories)	1
Low Density Residential	R-L	2-5du/acre	20/20/15	40%	0.35	35' (2 stories)	1 (SF) 1.5 (Duplex)
Sonoma Residential	R-S	3-8 du/acre		40%	0.35	35' (2 stories)	1 (SF), 1.5 (MF)
Medium Density Residential	R-M	7-11 du/acre	20/15/15	50%	0.5	30' (2 stories)	1 (SF), 1.5 (MF)
High Density Residential	R-H	11-15 du/acre	15/15/15	60%	0.7	30' (2 stories)	1.5
Housing Opportunity	R-O	15-25 du/acre	15/15/15	60%	0.7	36' (3 stories)	1.5
Mobile Home Park	R-P	Up to 7 du/acre	20/20/15	50%	0.3	16	1.5
Commercial	C	Up to 20 du/acre	Varies	70 – 100%	0.6 – 2.0	36' (3 stories)	1.5
Gateway Commercial	C-G	Up to 20 du/acre	Varies	50%	0.8	36' (3 stories)	1.5
Mixed Use	MX	Up to 20 du/acre	Varies	70 – 100%	0.6 – 1.2	36' (3 stories)	1.5

Source: Sonoma 2020 General Plan, 2006; Sonoma Development Code, 2009.
Setbacks requirements can vary among planning areas within the City. The table above presents average setback requirements; refer to the Development Code for specific setbacks by planning area.

In addition to the standards presented in this table, multi-family projects (except duplexes) are required to provide permanently maintained outdoor open space for each dwelling unit (private open space), and for all residents (common open space). Private open space requirements vary depending on unit size, and range from 75 square feet for studio and one-bedroom units, to 150 square feet for two-bedroom units, and 225 square feet for three-bedroom units and larger. Common open space is to be provided at a rate of 300 square feet per unit. A reduced open space requirement of 300 square feet has been adopted for residential development within commercial and mixed use districts and 250 square feet for live-work developments; any combination of public and private open space may be used to fulfill these requirements. As a means of encouraging pedestrian-oriented open spaces that exceed the minimum requirements, the City offers the following incentives:

- Reduced parking
- Increased lot coverage
- Reduced front and street-side setback

Table A.32 provides examples of several affordable projects developed in Sonoma and demonstrates how the City's development standards have permitted the development of affordable housing.

Table A.32: Comparison of Selected Affordable Projects

Project	Affordable Units	Density	Lot Coverage	Open Space	General Plan Land Use	Zoning District
Wildflower PUD 404 Napa Road	34	11.4 du/acre	26%	16%	High Density Residential	High Density Residential (HDR)
Firehouse Village 560-620 Second Street	29	20.4 du/acre	30%	38%	Housing Opportunity	Housing Opportunity (HO)
Casa Primera 805 First Street	13	18 du/acre	27%	49%	Medium Density Residential	Medium Density Residential (MDR)
Maysonnave Apartments I (Donahue Apts) 270 First Street	10	10 du/acre	23%	57%	Mixed Use	Mixed Use (MX)
Maysonnave Apartments II (Setzer Apts) 673 First Street	8	33 du/acre	25%	30%	Medium Density Residential	Medium Density Residential (MDR)
Sonoma Valley Oaks	42	20 du/acre	23%	38%	High Density Residential	High Density Residential (HDR)
Cabernet Apartments 510-550 Seventh Street	7	17 du/acre	32%	57%	Medium Density Residential	Medium Density Residential (MDR)

Source: City of Sonoma Planning Division

Sonoma's Development Code allows for flexibility in the application of many of its development standards. For example, the Planning Commission retains the option of allowing for a reduction in the minimum private open space requirement within multi-family and mixed use districts based on a finding that the quality of common open space provided justifies a lesser amount. Parking requirements for mixed use developments may be reduced upon a determination by the Planning Commission that a reduction is justified. Furthermore, the Planning Commission is permitted to grant the following Exceptions to the Development Code of up to 30% in response to environmental features and site conditions, to historic development patterns, and to promote creativity in site planning and development:

- Exceptions to Dimensional Standards – building heights, distance between structures, building area and coverage, landscape and paving requirements
- Exceptions to Parking Standards – number and dimension of parking spaces, loading spaces, landscaping and lighting requirements

While the Planning Commission retains the discretion to provide exceptions to the Development Code and does so where justified, the City could provide greater certainty to developers by further defining its multi-family parking standards and incorporating within the Code. Current parking standards of 1.5 spaces per multi-family unit, plus an additional 25% for guest parking, could potentially serve as a disincentive to the provision of studio and one-bedroom units, although the Planning Division has not observed this to be the case. Nonetheless, the City has included a program in the Housing Element to re-evaluate its residential parking requirements, and to refine as appropriate to better facilitate the provision of a variety of housing types and sizes.

The Development Code allows residential uses in the Mixed Use (MX) zone by right or through a conditional use permit, and conditionally permits residential developments in the C (Commercial) and CG (Gateway Commercial) zoning districts. Stand-alone residential development is permitted in the MX, C, and CG zoning districts.

Facilitating Affordable Housing

Sonoma has adopted several provisions within its Development Code to facilitate and encourage the development of housing affordable to low and moderate income individuals and families. These provisions include an inclusionary housing program, density bonus provisions, growth management exemptions, reduced development fees, and mobile home rent control.

Inclusionary Housing Requirement

The purpose of an inclusionary housing requirement is to ensure a component of affordable housing is provided as part of residential development. Sonoma's inclusionary housing program is authorized under Section 19.44.020 of the Development Code, and is applicable to projects with five or more residential units or lots. The City currently requires 20% of units within a development project to be provided at an affordable housing cost to at least moderate income households. (In smaller developments of between 5 to 9 units, the inclusionary requirement is one unit). Within the Sonoma Residential District which generally pertains to properties at least 3 acres in size, at least one-half of the inclusionary units must be affordable to low income households.

As illustrated in the City's inventory of affordable rental units (Table A.25 Inventory of Assisted and Restricted Affordable Rental Units), inclusionary zoning has proven an effective tool in integrating a small number of affordable units within market rate developments. On-site development of Inclusionary Units is the City's preferred approach to achieving mixed income housing. Nonetheless, as a means of providing flexibility, the City will consider alternatives, including off-site construction, land donation, and, for projects with ten or fewer units, payment of an in-lieu fee. For example, the City has in the past allowed for-sale developers to provide rent-restricted second units as a means of fulfilling their inclusionary obligations.

A developer subject to the City's inclusionary housing ordinance may appeal to the City Council for a reduction, adjustment or waiver based a determination that the requirements would legally constitute a taking of property without just compensation. The Developer has the burden of providing economic information and other evidence necessary to justify the taking finding.

In summary, Sonoma's inclusionary housing requirements are reasonable, provide flexibility, and have not served as a constraint to development.

Permit and Fee Payments

Prior to the dissolution of redevelopment agencies under Assembly Bill 1X 26, the Sonoma Community Development Agency (CDA) contributed low and moderate income housing funds into the City General Fund to pay for some or all of a developer's building permit fees for units that have affordability restriction covenants. The City of Sonoma began to serve as the successor to the CDA, however a consistent and reliable source of funding for affordable housing has yet to be identified.

Affordable Housing Density Bonus

In addition to establishing the City's inclusionary requirements, Chapter 19.44 of the Development Code specifies density bonus incentives the City offers to support development of affordable rental and ownership housing. On June 23, 2014, the City adopted updated density bonus provisions consistent with current State provisions and implemented Programs #21 and #22 of the 2009-2014 Housing Element with respect to density bonus objectives. The provisions reflected changes in the State law regarding the calculation of density bonuses. The density percentage increase will be calculated in accordance with Government Code Section 65915(f). Incentives provided through the density bonus are listed in Section 19.44.030 of the Development Code and summarized below.

- Reduction in Standards – modification to site development standards that would result in identifiable, financially sufficient and actual cost reductions.
- Mixed Use Zoning – approval of mixed use in conjunction with residential if nonresidential would reduce project cost and be compatible with the project and surroundings.
- Other Incentives – other incentives or concessions proposed by the developer or City that would result in identifiable, financially sufficient and actual cost reductions
- Alternative Parking Ratios – use of parking ratios that result in parking reduction in excess of that provided in parking standards set forth in Government Code Section 65915(c)

Sonoma has approved density bonuses for several affordable housing projects in the past (Firehouse Village, Maysonnave Apartments), but has had no requests for density bonuses in recent years.

Mobile Home Park Rent Stabilization

Mobile homes represent an important source of affordable housing in Sonoma. As a means of preserving the affordability of its mobile home parks, primarily occupied by seniors, the City has implemented a mobile home park rent control ordinance since 1993. This ordinance limits rent increases to a maximum of 80% of the increase in the consumer price index, but no greater than 5% in a 12 month period. The ordinance ensures stable rents for those residents of the mobile home parks who are not on long-term leases (in excess of 12 months). Park owners are permitted to charge a new base rent for a mobile home space whenever a coach-in-place sale or lawful space vacancy occurs. The City's Mobile Home Park Rent Review Board reviews requests for rental increases

Growth Management Ordinance – Exception for Affordable Housing

Sonoma's Growth Management Ordinance (GMO), adopted in 1980, currently limits development in the City to an average of 65 units per year, a level determined after extensive study to allow for manageable increases in service and infrastructure demand without exhausting available water and sewer treatment capacity. (Between 2007 and 2013, actual residential development in Sonoma has averaged 22 units per year). While the entire GMO is evaluated in detail later in this section, the following discussion focuses on GMO incentives to facilitate production of affordable housing.

The GMO exempts the following types of development from the allocation process in that a qualifying development may apply for a building permit or planning approval, as applicable, at any time:

- Applications in which at least 60 percent of the proposed units qualify as deed-restricted affordable housing, and which involve City participation in planning, financing or development, as determined by City Council on a case-by-case basis. (To date, the City has approved all requests for GMO exemptions for projects with an affordable housing component).
- Inclusionary units provided at the very low or low income level
- Density bonus units
- Second units

Provisions for a Variety of Housing

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family homes, multi-family housing, factory-built housing, mobile homes, single-room occupancy housing, emergency shelters and transitional housing among others. Table A.33 summarizes housing types permitted within Sonoma's residential and commercial zone districts.

Table A.33: Housing Types Permitted by Zone

Housing Types Permitted	R-R	R-L	R-S	R-M	R-H	R-O	R-P	C/CG	MX	P	A
Residential Uses											
Single-Family Dwellings (including transitional & supportive housing)(1)	P	P	P	P	UP	--	--	--	P(2)	--	--
Second Units	P	P	P	UP	UP	--	--	--	--	--	--
Duplexes	--	UP	P	P	UP	UP	--	--	--	--	--
Multi-Family (4 or fewer) (including transitional & supportive housing)(1)	--	--	UP	P	P	P	--	UP	P	--	--
Multi-family (5 or more) (including transitional & supportive housing)(1)	--	--	UP	UP	UP	P	--	UP	UP	--	--
Live-Work Facilities	--	--	--	UP	--	--	--	UP	UP	--	--
Mobile Home Park	--	--	--	--	--	--	UP	--	--	--	--
Single Room Occupancy	--	--	--	--	--	--	--	UP(3)	--	--	--
Special Needs Housing											
Residential Care Homes (6 or fewer clients)	--	P	P	P	--	--	--	--	--	--	--
Residential Care Homes (7 or more clients)	--	--	--	UP	--	--	--	--	UP	--	--
Senior Residential Care Facilities	--	--	--	UP	--	--	--	--	--	--	--
Emergency Shelter	--	--	--	UP	UP	UP	--	UP	UP	P(4)	--
Caretaker and Employee Housing (5)	--	--	--	--	--	--	--	--	--	UP	UP
Agricultural Employee Housing	--	--	--	--	--	--	--	--	--	--	P

P = Permitted UP = Use Permit -- Not Allowed

(1) Supportive and transitional housing shall be subject to those restrictions that apply to other residential dwellings of the same type in the same zone.

(2) Limited to single residence on existing lot; otherwise use permit required

(3) UP for SRO required in C; SRO not permitted in C/G

(4) Emergency shelters with 15 or fewer beds are permitted; emergency shelters with 16 or more beds require a use permit in P District.

(5) Caretaker and employee housing also permitted in PK and W zone districts with a use permit Source: City of Sonoma Development Code, 2014

Second Units

The purpose of permitting additional living units in single-family districts is to allow more efficient use of the existing housing stock and infrastructure to provide the opportunity for the development of small rental housing units designed to meet the special housing needs of individuals and families, while preserving the integrity of single-family neighborhoods.

The passage of AB 1866 (effective July 2003) now requires local governments to use a ministerial process for second unit applications for the purpose of facilitating production of affordable housing. AB 1866 does allow cities to impose development standards on second units addressing issues such as building size, parking, height, setbacks, and lot coverage.

In conjunction with the comprehensive revision to the City's Development Code in 2003, the City amended its second unit provisions consistent with current State requirements. As depicted in Table A.33, the City now permits second units within the Rural Residential, Low Density Residential and Sonoma Residential districts by right, and within the Medium and High Density districts with a use permit.

Sonoma's Development Code (Section 19.50.090) establishes the following standards for second units:

- A minimum parcel size is not required, but all applicable residential zoning district requirements regarding coverage and floor are must be met.
- Unit sizes are for detached units must fall between 150 to 850 square feet, and for attached second units, between 150 square feet and 30% of the living area of the existing primary unit.
- At least one on-site parking space shall be provided for each second unit, in addition to the minimum number required for the primary dwelling. The additional space may be uncovered for an attached unit, but must be covered for a detached unit.
- The owner of the property must reside in either the main or second unit.
- Factory-manufactured second units are permitted in compliance with all applicable requirements.
- The second unit shall be compatible with the design of the main unit and surrounding neighborhood in terms of exterior treatment, height, landscaping, scale, and setbacks.

Second units that comply with the above requirements are reviewed and approved ministerially through the issuance of a zoning clearance. Exceptions to these standards may be approved subject to a conditional use permit.

Between 2007 and 2013, a total of 11 second units received building permits, averaging one to two second units annually. Several residential subdivisions have, in the past, provided second units as a means of fulfilling their affordable housing requirements under the City's inclusionary housing ordinance, although due to difficulty in monitoring, the City's current policy is to not allow inclusionary requirements to be met through second units. Sonoma's second unit development standards are reasonable, less restrictive than many jurisdictions, and do not serve as a constraint to their development.

Manufactured Housing/ Mobile Homes

Section 65852.3 of the California Government Code requires jurisdictions to administratively allow manufactured homes on lots zoned for single-family dwellings if they meet certain standards. Consistent with this requirement, Sonoma's Development Code includes mobile homes on a permanent foundation within its definition of "single-family dwelling."

Sonoma has three mobile home parks containing approximately 400 mobile home units. The City has established a permanent mobile home land use designation in its General Plan, as well as R-P, mobile home park zoning, as a means of protecting its three parks for long-term mobile home park use.

Live-Work Units

In 2003, the City adopted section 19.50.050 of the Development Code as a means of facilitating the provision of live-work units. As indicated in Table A.33, live-work units are permitted within the Residential Medium Density, Commercial, Gateway Commercial, and Mixed Use zoning districts, subject to a use permit. Due to their commercial nature, the City's residential density limitations are not applicable, with the number of live-work units permitted within a given development subject to Planning Commission approval. Development standards are fairly flexible to provide for creative design solutions, specifying only that the residential component not exceed 70% of the unit area, and standards for a minimum work area of 300 square feet, a minimum unit size of 700 square feet, and an average project-wide unit size not in excess of 1,200 square feet. The Development Code establishes a reduced parking requirement of one space for every 300 square feet of work area, plus one space for every 4 units, as well as a reduced open space requirement of 250 square feet.

The City has approved several live-work projects under its ordinance, including Carneros Village Lofts (30 units); Sonoma Centro (4 units); and Sonoma Lofts I (18 units).

Single Room Occupancy Housing (SRO)

SRO residences are small, one room units (generally 100-250 sq. ft.) occupied by a single individual, and may either have shared or private kitchen and bathroom facilities. SROs can provide an entry point into the housing market for extremely low income individuals, formerly homeless and disabled persons.

Sonoma classifies SROs without individual kitchen facilities the same as hotels for zoning purposes, and as such are permitted with a use permit in the C zone. SROs with individual kitchens would be regulated the same as any multi-family residential use. The City's Development Code does not prescribe minimum unit sizes. The City has established a discrete SRO use category, as proposed in the 2009-2014 Housing Element, which has been incorporated into the City's Development Code.

Residential Care Facilities

Section 1566.3 of the California Health and Safety Code requires residential facilities serving six or fewer persons to be considered a residential use of property for purposes of local zoning ordinances. No local agency can impose stricter zoning or building and safety standards on these residential facilities – such as a use permit, zoning variance or other zoning clearance – than is required of a family dwelling of the same type in the same zone.

Sonoma's Development Code defines residential care facilities as "facilities providing residential, social, and personal care for children, the elderly, and people with limited ability for self-care, but where medical care is not a major element; includes children's homes, transitional houses, orphanages, rehabilitation centers, and self-help group homes." The Code does not impose any spacing requirements between residential care facilities. The Development Code identifies residential care homes with 6 or fewer clients as a permitted use within the R-L, R-S and R-M districts and residential care facilities with seven or more clients as a conditionally permitted use within R-M and MX districts. Pursuant to City Council adoption of Ordinance 03-2014 on June 23, 2014, residential care facilities with seven or more clients were expanded to the MX district.

Definition of Family

The California courts have invalidated the following definition of "family" within jurisdictions' Zoning Ordinances:

(a) *an individual, (b) two or more persons related by blood, marriage or adoption, or (c) a group of not more than a certain number of unrelated persons as a single housekeeping unit.* Court rulings state that defining a family does not serve any legitimate or useful objective or purpose recognized under the zoning and land planning powers of the City, and therefore violates rights of privacy under the California Constitution. A zoning ordinance also cannot regulate residency by discrimination between biologically related and unrelated persons.

While Sonoma's Development Code does not currently contain a definition of "family," this has not functioned to preclude community care facilities from single- or multi-family residential zones, as evidenced by the State Community Care Licensing Division website (September 2014) which identified one 6-bed Adult Residential Facility and two Residential Care Facilities for the Elderly (150 bed combined capacity) within the Sonoma City limits.

Transitional Housing, Permanent Supportive Housing and Emergency Shelters

Transitional housing is defined under Section 19.92.020 of the Code as housing developments with limits on occupancy of 6 months for each program participant. Transitional housing can take several forms, including single family group housing or multi-family units. Residents may be provided with a range of support services to promote a transition to permanent housing, typically including case management, education and training, employment assistance, mental and physical health services, and support groups. Senate Bill 2 (SB2) enacted in 2007 requires jurisdictions to consider transitional housing as a residential use, subject to the same standards as other residential units of the same type within the same zone. In June 2014, the City of Sonoma adopted transitional housing definitions and provisions within the Code. With this action, the City has also addressed Program #22 of the 2009-2014 Housing Element.

As indicated in Table A.33, transitional housing facilities are currently permitted by-right or with a use permit in the following zone districts: R-R, R-L, R-S, R-M, R-H, R-O, C, C-G, and MX. Hence, transitional housing is treated the same as multi-family residential or single-family residential in most zoning districts.

Permanent supportive housing is affordable housing for people with disabilities that includes on- or off-site services to assist residents achieve stability. Supportive housing is permanent housing without a limit on the length of stay that is occupied by the target population as defined in the Health & Safety Code Section 53260(d) and assists its residents in retaining housing, improving their health, maximizing their ability to live and, when possible, work. With the adoption of supportive housing definitions and provisions into the Code in June 2014, the City of Sonoma has met the requirements of SB2 and addressed Program #22 of the 2009-2014 Housing Element.

This long-term solution has proven effective both nationwide and locally in ending homelessness for many people who have been outside for years. The Sonoma County Continuum of Care identified a total of 1,012 permanent supportive housing beds in the County, listed in the April 2013 Sonoma County Permanent Supportive Housing Inventory. Similar to transitional housing, supportive housing is permitted by right or with a use permit in zones R-R, R-L, R-S, R-M, R-H, R-O, C, C-G, and MX. They abide by the same standards and permitting procedures as other residential uses.

Emergency shelters are defined in Sonoma's Development Code as "temporary lodging for homeless persons with minimal supportive services that may be limited to occupancy of six months or less. Emergency shelters are permitted with a use permit in zoning districts R-M, R-H, R-O, C, C-G, and MX, and permitted by-right in the P zoning district.

Pursuant to SB 2, jurisdictions with an unmet need for emergency shelters are now required to identify a zone where emergency shelters will be allowed as a permitted use without a conditional use permit or other discretionary permit. In Sonoma, emergency shelters accommodating 15 or fewer beds are permitted without a use permit in the "P" (Public) zone. Permit processing, development and management standards for emergency shelters must be objective and facilitate the development of, or conversion to, emergency shelters. In accordance with SB2, the City of Sonoma has adopted emergency shelters within Section 19.50.033 of the Development Code.

Site Development Standards

- Each facility shall provide an indoor client intake and waiting area;
- Exterior lighting shall be required to ensure safety;
- Shelter not be less than 300 feet from any other emergency shelter;

Permitted Amenities and Services

- An indoor and/or outdoor recreation area may be provided;
- A counseling center may be provided;
- Laundry facilities located within an enclosed structure may be provided;
- Kitchen and dining hall. A kitchen to serve on-site clients and a dining hall may be provided;
- A client storage area for belongings may be provided;

Operational Standards

- Maximum stay shall not exceed 120 days in a 365 day period;
- Beds are on a first-come, first serve basis
- Clients may only be admitted between 5:00pm and 9:00am; clients shall be vacated no later than 9:00am;
- One employee per 15 beds shall remain on duty during hours of operation;
- Counseling programs are to be provided with referrals to outside assistance agencies.
- A safety, security and operation plan shall be submitted and address facility management, client congregation, admittance and discharge, refuse collection, alcohol and drug regulation and contact information.

As discussed in the homeless section of the Housing Needs Assessment, the 2013 Sonoma County Point in Time Homeless Survey identified more than 4,280 homeless people in the county, 62 of which were identified within the Sonoma city limits. The City developed its three-unit emergency shelter on the City-owned Police Station property in 2008, which is now operated by Sonoma Overnight Support. With less than half of this seven acre site currently developed, the site provides ample room for expansion of the current shelter facility, or even provision of a separate shelter facility. While the Police Station property is probably the most suitable for a shelter, shelters will be permitted on all Public zoned sites, as well as R-M, R-H, R-O, C, CG and MX zones with a use permit and subject to conditions in Section 19.50.033 of the Municipal Code.

The "Public" land use designation applies to multiple parcels encompassing approximately 210 acres. These lands include a number of sites, including various public schools and the Sonoma Valley Hospital that are unlikely to be developed with facilities serving the homeless. However, the following two sites with Public zoning do have sufficient capacity and may be suitable for an emergency shelter use: a) a 14-acre City-owned site that is partially developed with the Police Station, a community meeting room, various playing fields, and the existing emergency shelter; and b) a 9-acre County-owned site, located across the street from the Police station, that is partially developed with a Veterans Building and associated parking. The vacant and underutilized portions of these two sites are sufficient to accommodate the City's need for 62 shelter beds, as identified in the Housing Element update.

Farm Employee Housing

Agriculture is a key part of the Sonoma County economy, with an estimated 5,000 farm-related jobs in the County. The 2012 USDA Census of Agriculture counted 13,170 hired farmworkers in Sonoma County, more than half of which were seasonal and worked less than 150 days per year. Although there are numerous vineyards in the Sonoma Valley, the city of Sonoma is a small, relatively urbanized community with just 25 acres of agriculturally zoned lands within its city limits and no farms of significant size. The American Community Survey estimated that 41 persons within the city of Sonoma and its sphere of influence were employed in agriculture and natural resource jobs in 2011, representing just one percent of the total jobs in the city. The city's farmworker population is predominately non-migratory, and as such, their housing needs are best addressed through the provision of year-round, affordable rental and ownership housing. The City assisted in development of the 34 unit Wildflower sweat-equity homeownership project which included units specifically designated for occupancy by farmworkers. The City acknowledges the important role farmworkers play in the regional economy, and is committed to assisting in the provision of housing for this special needs group.

According to the 2014 Sonoma County Housing Element, within the unincorporated county where agricultural production is focused, there is a significant need for housing to accommodate peak farm labor activity in the late summer through the grape harvest in the fall. While there are no farm labor camps in Sonoma County, the California Human Development Corporation operates three camps in neighboring Napa County. Some Sonoma County vineyards provide bunkhouses for workers, although many farmworkers crowd into motel rooms or live in outdoor encampments. Vineyard Worker Services provides temporary housing at trailer camps in the county. The City of Sonoma will continue to coordinate with Vineyard Worker Services to address farmworker housing needs, and support the County's efforts to provide housing for seasonal farmworkers.

According to the Sonoma County 2014 Housing Element, there are a total of 238 farmworker family housing units in the unincorporated county, including 104 rental units within four developments, and 134 ownership units within six developments. In addition, there are 732 beds in the unincorporated county. Despite these farmworker housing resources, the County indicates that reports of overcrowded homes, apartments, and motels are common, indicating an unmet need for affordable housing for farmworkers.

Where a community has a demonstrated need for housing for farmworkers, the Housing Element must ensure that local zoning, development standards, and permitting processes comply with provisions specified under California Health and Safety Code Section 17021.5-6 pertaining to certain agricultural employee housing. More specifically, State law requires any agricultural employee housing consisting of no more than 36 beds in a group quarters, or 12 units or spaces designed for use by a single household, be deemed an agricultural land use designation. No conditional use permit, zoning variance, or other zoning clearance shall be required of this employee housing that is not required of any other agricultural activity in the same zone. In June 2014, the City added a definition of "Agricultural Employee Housing" into the Code and identified it as a permitted use in the Agricultural Zone. The action also fulfills objectives set in Program #22 of the 2009-2014 Housing Element. The permitted occupancy of employee housing in an agricultural zone shall include

agricultural employees who do not work on the property where the employee housing is located. In addition, any agricultural employee housing with six or fewer employees shall be deemed a single-family structure and shall only be subject to those restrictions that apply to other single-family residential uses. Thus, as indicated in Table A.33, agricultural housing with six or fewer occupants is to be permitted by right within Sonoma's R-R, R-L, R-S, R-M, and MX zone districts, and permitted by use permit in the R-H zone.

While agricultural land within the City of Sonoma is limited to just 25 acres and farmworkers in the community are non-migratory, the City recognizes that farmworker housing needs are a significant issue impacting the entire region.

Accessibility Accommodations

Both the federal Fair Housing Act and the California Fair Employment and Housing Act impose an affirmative duty on local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to allow covered ramps in the setbacks of properties that have already been developed to accommodate residents with mobility impairments.

The City has conducted a review of zoning and building code requirements, and has not identified any barriers to the provision of accessible housing. Sonoma accommodates most accessibility modifications through issuance of building permits. Handicapped ramps or guardrails are permitted to intrude into the standard setbacks required under zoning to allow first floor access for physically disabled residents. The Building Department has adopted the 2013 California Building Code without amendment, and enforces the disabled access regulations delineated in chapters 11A (Housing Accessibility) and 11B (Accessibility of Public Buildings, Public Accommodations, Commercial Buildings and Publicly Funded Housing). New apartment buildings with three or more units are subject to requirements for unit "adaptability" on ground floor units, and accessibility to common use areas. Adaptable units are built for easy conversion to disabled access, such as doorway widths, hallway widths, and added structural support in the bathroom to allow the addition of handrails.

It is the policy of the City of Sonoma to provide reasonable accommodation for persons with disabilities seeking fair access to housing in the application of its zoning and building laws. Reasonable accommodations include exceptions to development standards, allowing an otherwise prohibited use, or allowing uses by right where discretionary approval might otherwise be required, for the purpose of removing constraints to housing for persons with disabilities.

Growth Management Ordinance

Sonoma's residential growth control system – the Growth Management Ordinance or GMO – was adopted by City Council in 1980 based on a computer model developed by ABAG that examined various rates of growth against the City's ability to maintain an appropriate level of services. Factors addressed in the model included City revenues, water supply and infrastructure requirements, police and fire service, street maintenance, and capital improvements. The evaluation indicated that an annual average of 100 new units would allow for manageable increases in service without exceeding the available water supply for at least 20 years. In 2005, the average rate of allowed development was reduced to 88 units, and in 2008 reduced to 65 units to reflect the current and projected availability of water and sewer treatment capacity[2] and the actual rate of development experienced, while maintaining sufficient development capacities to accommodate Sonoma's fair share housing allocation (RHNA).

[2] As detailed in the 1999 Water System Improvement Study, the 2003 Addendum to the Water System Improvement Study, the 2007 Water Connection Charge and Rate Study, the 2010 Urban Water Management Plan, and the review of municipal services conducted for the 2005-2020 General Plan.

Key provisions of the current GMO are as follows:

- Control occurs at the planning approval stage, or "front-end," of the development process through an annual distribution of allotments.
- Projects of fewer than five (5) units, which are defined as "small developments," may be processed at any time, but the number of units in such projects is counted against the succeeding year's available allotment.
- Developments of five (5) units or more that do not otherwise qualify as "infill developments" (defined as "large developments") are processed on a first-come/first-served basis depending on their place on a "Pre-Application Waiting List." There is no fee to get on the list; all that is required is a preliminary development plan and the authorization of the property owner. A one-page form is used to record pre-applications.
- The ordinance defines a "development year" over the course of which units are counted and allotments are distributed as described below. The development year runs from September 1st to August 31st.
- Each September, the City Council distributes allotments from the 65-unit pool, as follows: a) any unused development or forfeited allocations from the prior year are added to the pool, at the discretion of the City Council, except that the number of allocations available for distribution shall not exceed 165 allocations; b) the number of small developments approved during the previous twelve months is subtracted from the available development applications; c) 30 allocations are made available for potential "infill" developments; d) development allocations are distributed to large developments and exempt developments which have received some but not all of their allotments requested through their pre-application (up to 20 per year); e) any remaining development allocations are distributed to the next available pre-applications in the processing queue in order of date received (up to 20 per project). Allotments are distributed until either the pool is used up or there are no more projects in line to receive them.
- The 30 allocations for "infill" development are made available for that development year on a first-come, first-served basis to projects of 15 units or fewer that are proposed for sites that have been within city limits for at least three years and that fully develop the site.
- Large developments may receive a maximum of 20 allotments per development year (in order to prevent one project from taking an entire year's allocation).
- Once a potential development on the waiting list receives at least 50% of the requested allotments, the prospective developer has four years to file an application; otherwise, the allotments are forfeited. Forfeited allotments are added to the following year's allocation pool.
- In cases where a development is denied or withdrawn, any allotments accumulated by such developments are added to the following year's allocation pool, except that the number of allocations available for distribution shall not exceed 165 allocations.
- Although over the long term the 65-unit per year average is maintained, the system may result in some peaks in actual construction because of varying market conditions or a group of approved projects all building at the same time.
- Until November 1993, when this exemption was removed, projects in which 100 percent of the units were affordable were exempt from the processing restrictions; however, the units were eventually counted in the year they would have been eligible to begin processing had the project been market-rate.

The GMO exempts the following types of development from the allocation process in that a qualifying development may apply for a building permit or planning approval, as applicable, at any time:

- Applications in which at least 60 percent of the proposed units qualify as deed-restricted affordable housing, and which involve City participation in planning, financing or development, as determined by City Council on a case-by-case basis. (*To date, the City has approved all requests for GMO exemptions for projects with an affordable housing component*).
- Inclusionary units provided at the very low or low income level
- Density bonus units
- Second units

Since the Growth Management Ordinance allows for 65 units to be built per year, and Sonoma's 2014-2022 fair share RHNA allocation is 137 units, or an average of 17 units per year over the eight year period, the GMO will not prohibit the City from meeting its target housing needs allocation. The GMO is not a voter-approved initiative, allowing City Council the discretion to amend the Ordinance over time as appropriate. As indicated in Housing Element program #16, the Council will annually review the GMO in conjunction with the monitoring of affordable housing production to ensure adequate incentives for the provision of affordable housing and fulfillment of regional housing growth needs. Monitoring will continue future housing element cycles to ensure the GMO does not impede Sonoma from addressing its regional housing needs for all income levels.

Fees

Planning-Related Fees

Planning fees are charged by the City upon the submittal of any application for a discretionary development approval, such as a use permit, minor subdivision, or planned unit development permit. Table A.34 lists the City's 2014 planning fee schedule for various residential development applications. These fees vary, from $365 for a Minor Use Permit, to $1,250 for Planned Unit Developments. As a percentage of the total cost of any residential development project, these fees are relatively minor; most of them do not increase as the size of a project increases, and those that do increase are not significant in comparison to the total value of a project.

Table A.34: Planning Department Fee Schedule, 2014

Procedure	Fee
Public Notice	$85.00
Tentative Parcel Map	$700.00 + $50 per lot
Tentative Subdivision Map	$1700.00 + $50 per lot
Minor Use Permit	$365.00
Major Use Permit	$700.00
Temporary Use Permit	$100.00
Variance	$435.00
Planned Unit Development	$1,250.00
Rezoning	$790.00
General Plan Amendment	$1240.00
Prezoning/Annexation	$1060.00
Modification of an Approved Plan	$315.00
Environmental Review (Initial Study)	$940.00
Design Review (Major)	$500.00
Design Review (Minor)	$200.00
Design Review (Alteration)	$125.00
Design Review (Landscape Plan)	$215.00
Design Review (Demolition Permit)	$300.00
Building Plan Review	$89.00 per hour

Source: City of Sonoma Planning Department, July 2014

Construction-Related Fees

Far more significant than planning fees are construction-related fees, which fall into five major groups: building permit fees, City impact fees, water connection fees, school impact fees, and sewer connection fees. The first three are set and collected by the City of Sonoma, while school fees are set and collected by the Sonoma Valley Unified School District and sewer fees are charged by the Sonoma Valley County Sanitation District. Although the amounts involved may be reasonable individually, collectively these fees represent a significant cost component in the price of a new home. Table A.35 illustrates the typical construction-related fees associated with a single-family residence, and detached and attached units in a Planned Unit Development.

The City has used restraint in setting its own fees. While building permit fees have grown incrementally over the years, the increases have been in line with other comparably-sized communities. The City's largest fees, the Capital Improvement Fee and the Impact fee, have not been increased in several years (proceeds from the Capital Improvement Fee and the Impact Fee go into the Capital Improvement Fund and are used for infrastructure improvements such as road maintenance and storm drain upgrades). Unlike most California jurisdictions, Sonoma does not impose park fees or land dedication requirements.

Two of the highest fees are charged by outside agencies, the school district and the sanitation district. School impact fees are regulated by State law. The local school district charges at the upper level of what the State allows because the school system is approaching capacity and the funds are needed to provide additional classroom space. The sanitation district sets its fees with the goal of ensuring that the district is self-sufficient. Its fees have increased considerably in recent years to cover the cost of capital expenditures.

Table A.35: Building Department Fee Estimates for Residential Development, 2014

	Single Family Dwelling (2,600 sq. ft. w/ 2-car Garage)	Detached Unit in P.U.D. (2,100 sq. ft. w/ 2-car Garage)	Detached Unit in P.U.D. (1,650 sq. ft. w/ 2-car Garage)	Attached Apartment Unit (1,200 sq. ft. w/ carport)
Construction Valuation:				
Inspection Fees	$3,507.00	$3,090.00	$3,149.70	$2,142.49
Plan Check	$1,294.00	$1,294.00	$865.50	$216.38
Miscellaneous Fees Charged w/ Building Permit	$488.00	$488.00	$319.00	$163.65
Subtotal	***$5,289.00***	***$4,872.00***	***$4,334.20***	***$2,522.52***
Capital Improvement[1]	$614.00 (3-bed)	$614.00 (3-bed)	$614.00 (3-bed)	$478.00 (2-bed)
Impact Fee	$966.00	$966.00	$966.00	$966.00
Subtotal	***$1,580.00***	***$1,580.00***	***$1,580.00***	***$1,444.00***
Water Connection Fees	$11,696.00	$8,511.00	$8,511.00	$7,616.00
School Impact ($3.20/sq. ft.)	$8,320.00	$6,720.00	$5,280.00	$5,440.00
Sewer Connection and Inspection	$13,302.00	$13,302.00	$13,302.00	$10,053.00
Subtotal	***$33,318.00***	***$28,533.00***	***$27,093.00***	***$23,109.00***
Total Fees	**$40,187.00**	**$34,985.00**	**$33,007.20**	**$27,075.52**

Source: City of Sonoma Building Department, May 2014

(1) Based on number of bedrooms.

Total Development Fees

Table A.36 shows the total planning and construction fees charged for selected residential projects in Sonoma.

Table A.36: Development Fee Estimates for Typical Projects, 2014

Three-Lot subdivision	Fee	Cost Per Unit
Arborist Report	$1,100.00	$366.67
Public Notice	$85.00	$28.33
Tentative Parcel Map	$850.00	$283.33
City Engineer Plan Check Fees	$5,000.00	$1,666.67
Building Dept. Fees (Three detached 2,100-sq. ft. SFDUs)	$19,356.00	$6,452.00
School Impact Fees	$20,160.00	$6,720.00
Water Connection Fees	$28,718.00	$9,572.67
Water Agency (SCWA) Fees: Review of Drainage Plan	$1,500.00	$500.00
Sanitation District Fees: Sewer Connection & Inspection	$40,000.00	$13,333.33
Totals:	**$116,769.00**	**$38,923.00**
Two-Unit apartment in Commercial Zone	**Fee Estimate**	**Cost Per Unit**
Public Notice	$85.00	$42.50
Major Use Permit	$700.00	$350.00
Design Review (Minor)	$200.00	$100.00
Design Review (Landscaping Plan)	$215.00	$107.50
City Engineer Plan Check Fees	$1,500.00	$750.00
Building Dept. Fees (One building w/ two 1,200-sq. ft. apartments)	$9,430.00	$4,715.00
School Impact Fees	$7,680.00	$3,840.00
Water Connection Fees	$14,016.00	$7,008.00
Water Agency (SCWA) Fees: Review of Drainage Plan	$3,500.00	$1,750.00
Sanitation District Fees: Sewer Connection & Inspection	$19,838.50	$9,919.25
Totals:	**$57,164.50**	**$28,582.25**
Eight-Unit Planned Development	**Fee**	**Cost Per Unit**
Arborist Report	$1,200.00	$150.00
Initial Study	$940.00	$117.50
Public Notice	$170.00	$21.25
Planned Development Permit	$1,250.00	$156.25
Tentative Subdivision Map	$2,100.00	$262.25
DFG & County Filing Fees	$2,231.25	$278.91
Design Review (Demolition Permit)	$300.00	$37.50
Design Review (Major)	$500.00	$62.50
Design Review (Landscaping Plan)	$215.00	$26.88
City Engineer Plan Check Fees	$3,960.00	$495.00
Building Dept. Fees (Eight detached 1,650-sq. ft. SFDUs)	$47,313.60	$5,914.20
School Impact Fees	$42,240.00	$5,280.00
Water Agency (SCWA) Fees: Review of Drainage Plan	$3,500.00	$437.50
Water Connection Fees	$71,518.00	$8,939.75
Sanitation District Fees: Sewer Connection & Inspection	$109,794.40	$13,724.30
Totals:	**$287,232.25**	**$35,904.03**

Table A.36: Development Fee Estimates for Typical Projects, 2014

Twelve-Unit Apartment Complex	Fee Estimate	Cost Per Unit
Arborist Report	$1,300.00	$108.33
Initial Study	$940.00	$78.33
Public Notice	$170.00	$14.17
Use Permit (Major)	$700.00	$58.33
DFG & County Filing Fees	$2,231.25	$185.94
Design Review (Demolition Permit)	$300.00	$25.00
Design Review (Major)	$500.00	$41.67
Design Review (Landscaping Plan)	$215.00	$17.92
City Engineer Plan Check Fees	$3,000.00	$250.00
Building Dept. Fees (Three buildings each with four 1,200 sq. ft. apartments)	$47,598.00	$3966.50
School Impact Fees	$46,080.00	$3,840.00
Water Agency (SCWA) Fees: Review of Drainage Plan	$3,500.00	$291.67
Water Connection Fees	$82,644.00	$6,887.00
Sanitation District Fees: Sewer Connection & Inspection	$119,320.52	$9,943.38
Totals:	**$308,498.77**	**$25,708.23**
24-Unit Subdivision	**Fee**	**Cost Per Unit**
Arborist Report	$2,500.00	$104.17
Initial Study	$940.00	$39.17
EIR	$100,000.00	$4,166.67
Public Notice	$170.00	$7.08
Tentative Subdivision Map	$2,900.00	$120.83
DFG & County Filing Fees	$3,079.75	$128.32
Design Review (Demolition Permit)	$300.00	$12.50
Design Review (Major)	$500.00	$20.83
Design Review (Landscaping Plan)	$215.00	$8.96
City Engineer Plan Check Fees	$11,000.00	$458.33
Encroachment Permit Fee	$1,000.00	$41.67
Building Dept. Fees (24 detached 2,100-sq. ft. SFDUs)	$154,848.00	$6,452.00
School Impact Fees	$161,280.00	$6,720.00
Water Agency (SCWA) Fees: Review of Drainage Plan	$6,000.00	$250.00
Water Connection Fees	$223,864.00	$9,328.00
Sanitation District Fees: Sewer Connection & Inspection	$328,840.11	$13,701.67
Totals:	**$997,436.86**	**$41,559.87**

Source: City of Sonoma Planning, Building & Public Works Departments, May 2014

Building Codes

The City of Sonoma has adopted the 2013 California Building Code, based on the International Building Code of 2012. The City has not made any amendments to the State Building Code, although the City did adopt fire sprinkler requirements in 1999 mandating that *all* new buildings and remodels requiring a building permit install an automatic sprinkler system.

The City lacks the resources to conduct regular surveys to identify building code violations, and instead relies on public complaints of alleged violations. Once a violation has been confirmed by City staff, the City's primary recourse for securing compliance is the abatement process. The City typically receives fewer than ten phone inquiries per year regarding housing code violations, the vast majority of which are related to property maintenance. As Sonoma's housing stock is generally very well maintained, residential code enforcement is not a significant issue.

Public Improvements

Typical public improvements required by the City for residential development include: 1) reconstruction of curb, gutter, sidewalk, and street; 2) installation of separate sewer mains and laterals; 3) installation of separate water service; 4) provision of private underground utility services (gas, electricity, cable T.V., telephone) to each lot; 5) installation of street trees and street lighting; 6) development of storm drains and related facilities; and 7) provision of asphalt or concrete paving for all parking and driveway areas. These improvements are standard for most cities since most local governments cannot afford to pay for the improvements necessitated by new development and can, therefore, charge improvement fees, as long as the fees charged are reasonably related to the cost of providing the improvements.

Development Review and Processing Procedures

Planning Entitlements

Many forms of housing development, including residential developments of five or more units and specialized housing types, such as live-work facilities, require discretionary planning approvals such as a use permit, subdivision map, and/or site plan and architectural review. In addition, the City adopted new regulations in 2007, which expanded the design review requirements for projects in the Historic Overlay zone, requiring discretionary approval of infill development on existing lots. Although the Planning Division is primarily responsible for administering the planning permit process, there is close coordination with all branches of the City government, including the Public Works Division, the Building Division, the City Engineer, the Police Department, and the Fire Department. Outside agencies and organizations may also play a role in the review process, depending upon the circumstances of the application. (For example, the State Department of Fish and Game participates in the review of projects involving wetlands, while Caltrans reviews developments involving changes with the right-of-way associated with State Highway 12.)

The City's planning permit requirements associated with various types of housing developments are summarized in Table A.37 below (refer to Table A.33 for exceptions where Use Permits are required or exempted in certain zoning districts).

Table A.37: Planning Permit Requirements

Type of Development	Review Authority and Permit Type			Estimated Timing
	Planning Commission		Design Review Commission	
	Use Permit	Parcel Map or Tentative Map	Landscape and/or Architectural Review***	
Single-Family Residence on an Existing Lot	No*	No	No, unless in Historic Zone	30 days
Duplex on an Existing Lot	No*	No	No, unless in Historic zone	30 days
Four-plex (rental)	No*	No	Yes	60 - 90 days
6-unit Apartment Building	Yes**	No	Yes	90 - 120 days
10-lot Single-Family Subdivision	Yes	Yes	Yes	180 - 270 days
24-unit Planned Unit Development	Yes	Yes	Yes	270 - 540 days
12-unit Condominium	Yes**	Yes	Yes	180 - 270 days

Source: City of Sonoma Planning Division, 2014

*Use permit required for: single-family in R-H zone; duplexes in R-L, R-H and R-O zones; four-plexes in R-S and C/CG zones.

**As a means of facilitating higher density development, the R-O zoning district permits multi-family uses by right without a use permit.

*** Design Review Commission only conducts site plan review for projects that are not also subject to review by the Planning Commission.

Applications involving more than one approval by a review authority (e.g., the Planning Commission) are processed concurrently. For example, a Planned Unit Development requires both a subdivision map and a planned development permit. The Planning Commission, which is the review authority for those types of permits, hears and acts upon both permit requests at the same time. In addition, the Planning Commission would also conduct site plan review and approve the architectural concepts of the development. The findings required for approval of a use permit are as follows:

1. That the proposed use is consistent with the General Plan and any Specific Plan;
2. That the proposed use is allowed with a conditional Use Permit within the applicable zoning district and complies with all applicable standards and regulations of the Development Code (except for approved Variances and Exceptions).
3. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity; and
4. The proposed use will not impair the architectural integrity and character of the zoning district in which it is to be located.

Subsequent design review, which is conducted by the Design Review Commission, is typically completed in one or two meetings and is focused on landscaping and architectural details. The City Council does not have review authority with respect to planning permit applications unless a decision by Planning Commission or the Design Review Commission is appealed.

To apply for a planning permit, an applicant must submit a complete application, which includes an application form, the application fee, and the specific submittal requirements associated with the particular application. For example, a use permit application requires the applicant to provide a project narrative describing the proposal, a site plan, and (for new development) building elevations. An application for a subdivision requires the submittal of a tentative map. The specific requirements associated with a given application are listed on the application form. The City of Sonoma employs a single form for all types of planning applications in order to simplify the process for applicants. Sonoma's review process is aimed at ensuring that new development is consistent with the General Plan and the Development Code, as required by State law, and it does not introduce significant uncertainty, costs or delays to development review.

Design Review

The City does not normally conduct design review for single-family units or duplexes, unless such units fall within the Historic Overlay zone. There is, however, design review for all multi-unit projects of more than two units and all PUDs (including landscape review).

When applicable, the design review of new residential development is conducted by the City's Design Review Commission (DRC), a five-member citizen commission that normally meets once each month. The authority of the DRC can differ depending on the scope of a project. If a project is subject to discretionary review by the City's Planning Commission, then subsequent DRC review is normally limited to three areas: 1) architectural details; 2) colors and materials; and, 3) landscaping and lighting. This approach is intended to ensure that when a project is subject to Planning Commission review, the subsequent design review does not result in changing or revisiting key elements of the project. However, when discretionary projects are not subject to review by the Planning Commission, the DRC's authority is much broader, including consideration of the project site plan, building massing and elevation concepts. The applicant is required to submit a one-page application form, the application fee, site plan, and drawings documenting proposed building designs, colors, materials, lighting, and landscaping. The application is evaluated by the DRC in a public meeting. The applicant has the option of conducting the review in stages (e.g., having the architecture colors and materials reviewed at one meeting and having the landscaping reviewed at another meeting) or all at once. Usually, only one or two meetings are necessary to receive an approval.

The DRC makes use of design guidelines set forth in the City's Development Code that address site plan elements, building types, and materials appropriate to Sonoma. Although they are reasonably detailed and give an applicant practical guidance as to the City's expectations with regard to design, they are necessarily somewhat subjective. The findings required for approval of site plan and architectural review are as follows:

1. The project complies with applicable policies and regulations, as set forth in this Development Code (except for approved Variances and Exceptions), other City ordinances, and the General Plan;
2. On balance, the project is consistent with the intent of applicable design guidelines set forth in this Development Code; and
3. The project responds appropriately to the context of adjacent development, as well as existing site conditions

and environmental features.

In addition to the basic findings set forth above, additional findings are applicable for any project located within the Historic Overlay District:

1. The project will not impair the historic character of its surroundings; and
2. The project substantially preserves the qualities of any significant historic structures or other significant historic features on the site.

As mandated by state law, the City has adopted a low-water use landscaping ordinance that sets forth requirements applicable to the landscaping associated with new development. This ordinance makes use of a quantified "water budget" approach that gives applicants maximum flexibility in selecting plant types as long as an overall water use limit is met. In compliance with State Law, this ordinance is being updated with respect to water conservation requirements.

Processing Time

The time it takes to move a residential development from an initial application to a final planning approval (e.g., tentative map or use permit approval) can have a significant effect on housing prices because of the costs of carrying the land. In Sonoma, processing times for smaller residential developments (those of four units or less) have increased slightly over the last several years, particularly for projects located within the City's Historic overlay zone. It normally takes an application of this kind two to four months to be decided. Somewhat larger projects of five to twenty units for which a negative declaration is required typically involve a minimum processing time of five months.

The processing times for larger-scale developments are longer, especially for those for which an environmental impact report (EIR) is required. There are several factors responsible for this increase in processing time. The requirements of the California Environmental Quality Act (CEQA), which governs the preparation of EIRs, have grown increasingly complex and the standards for legal adequacy have become more rigid. As a result, the City and its environmental consultants must spend considerable time in document preparation to ensure that the EIR is legally adequate. In addition, public involvement in the EIR process has increased, which also leads to additional time in document preparation since all public comments must be addressed. Delay may also result when developers do not submit information needed for the review process in a timely manner.

A project for which an EIR is required normally takes one and a half years to process, but it can take up to three years if there are special environmental circumstances involved, such as drainage issues or the presence of archaeological/historic resources, wetlands, nesting sites, or vernal pools. For example, the review process for the Sonoma Valley Oaks/Eastside Estates Unit III developments, for which an environmental impact report was prepared, took about three and one-half years to complete. The City has taken the position that it is critical to take the time needed to prepare a complete and legally defensible EIR, since in many cases the EIR is subjected to litigation. The City takes seriously its responsibility to process applications in a timely way, but it will require action by the State with regard to the reform of environmental laws to significantly shorten the environmental review process.

One method that the City has instituted, with partial success, to expedite environmental review is the "Expanded Initial Study," which provides a detailed assessment of potential impacts for a development project prior to the decision on whether to prepare an EIR. This approach is typically used for applications where potential environmental impacts are limited to a few areas of concern. The expanded initial study may show that a negative declaration is appropriate or it may find that there are significant impacts associated with the project that cannot readily be mitigated, resulting in the requirement of an EIR. While the preparation of an expanded initial study is something of a gamble from the applicant's point of view, if an EIR is eventually needed, the analysis that goes into the study may shorten the EIR preparation period. In some cases this approach has worked to mitigate potential impacts while avoiding the need for an EIR. An example of a residential project where a mitigated negative declaration was adopted through an expanded initial study process is the Willows Wild Planned Development, a 15 unit development on a 2.4 acre site. The application for this project was filed in November 2004 and planning approvals were granted in October 2005, a review process of just under one year.

Infrastructure and Service Constraints

This section provides an overview of the availability of public services (sewer and water) to serve projected growth within the city of Sonoma during the Housing Element planning period 2009-2014.

Wastewater Treatment

The treatment of wastewater generated within the city of Sonoma and the urbanized unincorporated area of Sonoma Valley is provided by the Sonoma Valley County Sanitation District (SVCSD), which has one treatment plant, located on Eighth Street East. The SVCSD is operated and maintained by the Sonoma County Water Agency (SCWA). The SVCSD service area encompasses central Sonoma Valley from Glen Ellen to south Sonoma, including all of the city of Sonoma. The service area, which is approximately eight miles long and two miles wide, is roughly aligned with Sonoma Creek. Not all properties within the service area have been annexed to the district. As of 2005, the district served approximately 16,513 equivalent single-family dwelling units (ESDs). An ESD is a measure of sewage flow equal to the amount generated by a single-family residence. The district uses ESDs, rather than population, to monitor treatment capacity and estimate future needs.

The SCVSD treatment plant operates under a National Pollutant Discharge Elimination System (NPDES) permit, which was granted by the San Francisco Regional Water Quality Control Board. While the estimated maximum capacity of the treatment plant is 20 MGD, the NPDES permit limits the permitted average dry weather flow (ADWF) of the treatment plant to 3.0 million gallons per day (MGD). Currently, the average dry weather flow at the treatment plant amounts to 2.34 MGD or 78 percent of permitted plant dry weather discharge limit. When a treatment plant reaches 75 percent of its permitted capacity, the Regional Water Quality Control Board and the State Water Resources Board require the preparation of plans for additional treatment and disposal capacity. The Sonoma Valley Treatment Plant was identified as exceeding the 75 percent threshold as early as 1985. Since that time, the SVCSD has analyzed alternative methods to increase treatment capacity and limit discharge. In this regard, the District has focused on water conservation and the recycling of treated wastewater as the preferred methods of conserving the effective capacity of the plant by limiting discharge in accordance with its NPDES permit limitations. Water conservation benefits capacity by reducing flows into the plant. The recycling of treated wastewater reduces discharge into the Bay. The addition of tertiary treatment capability further assists the District in limiting discharge from the plant by expanding the range of uses for reclaimed water, although storage and distribution improvements will be needed to take full advantage of options for recycled water use.

This NPDES permit does not directly cover wet weather flows, which are difficult to estimate due to stormwater infiltration. During the wet weather months the plant discharges treated water into Schell Slough (no discharge is allowed during the dry weather period, defined as May 1st through October 31st). In addition, the plant has several equalization basins, which can store excess wastewater during wet weather flows. During wet weather months, discharges from the plant are currently limited to approximately 11 MGD by the capacity of the pumps that release water into Schell Slough. Because the equalization basins allow the plant to store excess flows until they can be treated, the plant is currently able to adequately treat all of the wet weather flows.

Since 1994, the District has implemented a number of water conservation programs aimed at conserving treatment capacity by reducing flows. These programs include the following:

- Incentives for the retrofit of existing residences with water conservation devices, such as low-flow toilets.
- Applicants for new service, residential or commercial, have been required to submit proposals to the district for the retrofit of five or more single-family dwellings per ESD (or the equivalent). Connections would only be granted upon the completion of the program and the payment of connection fees.
- The District works with large institutional users to implement water conservation and retrofit programs.
- The District has recently upgraded the treatment plan by providing tertiary treatment capability.
- The District is refining its engineering and cost-benefit analysis regarding the most appropriate use of recycled wastewater.

The conservation programs have been effective in reducing flows to the treatment plant, thereby conserving treatment capacity. In addition, the District has entered into agreements with local farmers and others to use reclaimed water (treated at the secondary level) for the irrigation of nearby dairies and vineyards, as well as wetland enhancement. Currently, the use of recycled water in this manner amounts to 1,000-1,200 acre-feet per year.

As previously noted, the treatment plant has a current unused capacity of approximately 0.66 MGD ADWF. The SVCSD strategy for meeting projected treatment requirements is focused on conservation and recycling. The District estimates that its water conservation programs will successfully conserve treatment capacity within the current allowance of 3.0 MGD during the dry period through 2010-2020. This estimate is based on 2% growth rate within the District, an amount that is consistent with City and County growth management regulations. (This estimate does not take into account the City Council's decision in February 2008 to reduce the maximum allowed growth rate from 88 units per year to 65 units per year.) To address projected treatment demand through the year 2020 and beyond, the District has recently implemented tertiary treatment, which greatly enhances its recycled water programs. Achieving this capability will allow the District to greatly increase the recycling of treated wastewater while respecting the 3.0 MGD discharge limit, thereby meeting the treatment needs associated with future development within the district. However, storage facilities will have to be expanded and new users of reclaimed water found in order to take advantage of the tertiary treatment capability. In addition to implementing tertiary treatment capability, the Sanitation District is taking the following actions to provide treatment capacity necessary to serve projected growth within the city and the sanitation district as a whole:

- The District is continuing to implement water conservation programs aimed at reducing flows from existing connections.
- The District has upgraded the reclamation facility by providing for tertiary treatment and is increasing the amount of reclaimed wastewater use by pursuing additional reclaimed water user contracts.
- The District is working with the Regional Water Quality Control Board to renew the plant's NPDES permit.
- The District is completing additional engineering and environmental studies on required improvements as needed.

In consideration of these factors, it is anticipated that wastewater treatment will be adequately available to serve development as anticipated in the City's General Plan.

Water Supply

The City of Sonoma purchases most of its potable water from the Sonoma County Water Agency (Water Agency), distributed to the city via the Sonoma Aqueduct, which travels north and south from Sonoma to Santa Rosa. The City's contract with the SCWA provides for a peak delivery rate of 6.3 million gallons per day (mgd), with an annual limit of 3,000 acre-feet on total water purchases by the City. However, the SCWA has informed the its water contractors that there is uncertainty in the Agency's ability to provide water supply beyond its existing water right permit amount of 75,000 acre-feet per year (AFY). The SCWA advises that in planning for future water supply, the City should not assume that the SCWA will be able to deliver the contracted entitlement of 3,000 AFY provided for under the Restructured Agreement, because that entitlement was premised on the buildout of facilities whose construction is now precluded as a result of litigation. Furthermore, the SCWA indicates that changes in regulations to protect listed salmonids could affect the Agency's ability to deliver the full allocation to the city. Through consultations between the City and the SCWA, the SCWA has clarified that the city is projected to receive a maximum of 2,355 AFY in 2019, increasing in five-year increments to 2,626 in 2035.

The SCWA supply is supplemented by a system of City-owned groundwater wells, identified in Table 1 below. These wells would provide a potable water source in the event that aqueduct deliveries are interrupted or are otherwise unable to meet demand. They also serve to help meet peak demands during the summer. The City currently operates seven groundwater production wells, five of which are operational. An eighth well will be brought on line in 2015. During a typical water year, the groundwater wells are only used during seasonal high water demand months, and are not operated during the winter except for short-term operation to exercise the pumps. Table A.38 summarizes the estimated pumping capacity and current status of the city's existing and planned groundwater production wells.

Table A.38: City Well Production Capacity

Well	Pumping Capacity (gpm)	Depth (feet)	Location	Status
1	460	450	On Second Street East, north of bike path	Active
2	140	220	At Youth Center on Mission Terrace	Pending Active
3	140	263	In Depot Park	Active
4	90	500	North of the Brazil Street/Fourth Street East intersection	Active
5	190	730	Behind former Sonoma Bowl on Highway 12	Standby
6	150	241	On First Street West northwest of Veterans Building	Active
7	N.A.	666	At 1990 Seventh Street West	Monitoring
8	300	298	Field of Dreams, north of Police Station, off of First Street West	Pending

Source: City of Sonoma Public Works Department.

Although the total estimated capacity of the city's wells is approximately 1,470 gpm, for practical purposes the capacity of Well No. 5 should not be counted since it is not currently available for regular use. In addition, the capacity of the largest single unit (Well No. 1) should be deducted from the total for purposes of establishing the firm capacity of the well system, which is estimated to be 820 gpm. Over the past five years, city wells have supplied an average of 4.4 percent of annual water needs.

As shown in Table A.39, below, on an annual basis the city has received less than 2,355 AFY from the SCWA over the past seven years, meaning that additional capacity remains available to serve new development. The average amount of water delivered by the SCWA annually from 2000 to 2013 has been 2,215.42 AFY, and current deliveries to the city are substantially below the 2002 peak. Most recently, in 2013, the city received 2,121.40 AFY from the SCWA in comparison to the 2,355 AFY that the city could receive as estimated in the 2010 UWMP. In addition to water delivered by the SCWA, city wells provide an additional source of water that is available above any allocation delivered by the SCWA.

Table A.39: City of Sonoma Water Use

Year	Purchased From SCWA (AF)	Produced by City Wells (AF)	Total (AF)
2013	2,121.40	173.40	2,294.80
2012	1,944.40	80.10	2,024.50
2011	1,910.02	21.89	1,931.91
2010	1,908.52	43.07	1,951.59
2009	1,837.99	227.1	2,065.090
2008	2,270.794	104.92	2,375.714
2007	2,239.534	73.307	2,312.841
2006	2,253.448	65.5	2,317.948
2005	2,305.145	76.710	2,381.855
2004	2,418.985	69.048	2,488.033
2003	2,511.409	75.000	2,586.409
2002	2,605.142	84.400	2,689.542
2001	2,490.932	76.100	2,567.032
2000	2,481.906	0	2,481.906

Source: City of Sonoma Public Works Department.

The State-mandated mechanism by which cities plan for meeting future needs is known as the "Urban Water Management Plan" (UWMP). The State Legislature has declared that "every urban water supplier should make every effort to ensure the appropriate level of reliability in its water service sufficient to meet the needs of its various categories of customers during normal, dry, and multiple dry water years." Through the process of preparing Sonoma's UWMP, a number of significant constraints were identified, including the following:

- *SCWA Supply*. As discussed above, there are limitations on the SCWA's ability to provide increased allocations to its contractors.

- Biological Opinion. In response to concerns about declining salmonid populations in the Russian River, the SCWA cooperated with the Nation Marine Fisheries Service in the development of a Biological Opinion to guide Agency operations in a manner that would lead to the restoration of these populations. The Biological Opinion found that under certain conditions, increased summertime flows in Dry Creek and the Russian River due to releases from Lake Mendocino and Lake Sonoma as part of SCWA operations harmed rare and endangered fish species, including Steelhead, Coho and Chinook salmon. To address this problem over the long-term, the SCWA is working on a long-term set of restoration projects aimed at reducing water velocity. In the meantime, the SCWA has to carefully manage summertime flows, sometimes to the detriment of meeting the supply needs of its contractors. Under certain circumstances, Agency contractors, including the City of Sonoma, must accept reduced deliveries during the summer months, sometimes by as much as 25%.

- Flood Control. Lake Sonoma and Lake Mendocino are used for flood control and operations in this regard are regulated by the Army Corps of Engineers. In years where there are heavy rains early in the wet season, water is released from the lakes in order to account for the possibility of heavy rains later in the season. If these rains do not materialize, the water available for use in the summer is reduced even though the total level of rainfall is considered "normal."

- Groundwater. A 2006 USGS report estimated, through the groundwater flow modeling analysis, that between 1975 and 2000, 17,300 acre-feet of groundwater was lost from overall groundwater storage. As a result, Sonoma Valley has been experiencing localized declining groundwater levels in some areas and potential groundwater quality problems from seawater intrusion and geothermal upwelling in the southwestern area of the Sonoma Valley basin. That said, the groundwater depression area indicated in the southwest part and southwest of the city is not related to pumping that the City does. Pumping from the City occurs in the northern portion of the city and does not show depressed groundwater levels. Nonetheless, the City needs to carefully manage and monitor its ground water use in order to avoid contributing to the overdraft of the basin.

These constraints have been addressed through updated analyses, regulations, conservation programs, and planned water supply enhancements as set forth in the 2010 Urban Water Management Plan. Water conservation programs include the City's Water Efficient Landscape Ordinance (WELO), adopted by the City Council in 2010, and the 2010 California Building Code and the 210 California Green Building Code, which includes heightened requirements with respect to water conservation. In addition, the City Council adopted amendments to the Building Code to impose still more stringent water conservation standards with respect to new construction. According to the 2010 UWMP, it is estimated that these measures will result in an annual savings of 317 acre-feet per year by the year 2030 (an amount that is factored into the estimates of projected water use set forth in Table A.40). Planned enhancements to the city's water supply include conjunctive use (groundwater banking), offsets from recycled water, and increased well production. In light of these factors, as reflected in Table A.40, the city's total water usage is not projected to exceed SCWA deliveries in the 20-year horizon under normal rainfall conditions.

Table A.40: Projected City Water Use and Supply Sources (Acre Feet)

Year	2010	2015	2020	2025	2030
Projected Water Use/Demand	1,995	2,605	2,642	2,680	2,719
SCWA Sales to City	1,952	2,355	2,392	2,485	2,576
Supplier-produced Groundwater	43	250	250	195	143
Total Supply	1,995	2,605	2,642	2,680	2,719
Difference as % of demand	0%	0%	0%	0%	0%

Source: City of Sonoma, *Urban Water Management Plan, 2010*.

As there are many complex issues that may affect future SCWA water deliveries to the city of Sonoma, and recognizing the uncertainty inherent in implementing needed programs and capital improvements, the City Council has established a "Will Serve" policy, initially adopted in 2010 and renewed in 2013. Specifically, establishing the following requirement:

Prior to the issuance of any building permit, a water demand analysis shall be submitted by the applicant and shall be subject to the review and approval of the City Engineer. Building permits for the project shall only be issued if the City Engineer finds, based on the water demand analysis in relation to the available water supply, that sufficient capacity is available to serve the proposed development, which finding shall be documented in the form of a will-serve letter, prepared by the City Engineer. Any will-serve letter shall remain valid only so long as the use permit for the project remains valid.

The Will-Serve requirement applies to any proposed subdivision or residential development of more than two units and to new commercial development or expansions of existing commercial projects.

As documented in the City's 2010 Urban Water Management Plan and the 2014 Water Rate Study, the City has developed and is implementing a comprehensive strategy to ensure its future water needs are met. The elements addressed in this strategy are conservation, imported supply, groundwater supply and management, recycling/re-use, system management, and demand reduction.

Market Constraints

Land costs, construction costs, and market financing contribute to the cost of housing reinvestment, and can potentially hinder the production of new affordable housing. Although many constraints are driven by market conditions, jurisdictions have some leverage in instituting policies and programs to address the impacts of these constraints.

Development Costs

Construction costs vary widely according to the type of development, with multi-family housing generally less expensive to construct than single-family homes. However, there is wide variation within each construction type depending on the size of unit, type of parking provided, and the number and quality of amenities. According to the Association of Bay Area Governments, wood frame construction at 20-30 units per acre is generally the most cost-efficient method of residential development.

The typical cost to build an average-quality, two-story, wood frame, single-family, detached home is about $125/square foot, and more for expensive custom-built homes. Land costs for single-family homes account for approximately 40 percent of the total cost, with hard construction costs (including labor and materials) and soft costs (including design and insurance) accounting for 40 percent and 20 percent, respectively. Generally, land zoned for single-family homes is less expensive than land zoned for multifamily homes.

The total cost for construction of new multifamily units ranges from $320,000 to $350,000 based on an estimate provided by Burbank Housing Development Corporation, a local non-profit developer that has constructed numerous projects in Sonoma County, including the Wildflower owner/builder project within the city.

Financing Costs

Financing for above moderate or market rate housing is not restrained for those who can qualify. It is difficult, however, for first-time home buyers without capital or equity to qualify for financing without incomes above $100,000. For example, the income required for a $450,000 mortgage at 4.5% is about $100,000, which requires a monthly payment of about $2,800 (inclusive of expenses).

Financing new construction has also become more difficult, as lenders have reduced their loan to value ratios, thus requiring builders to shoulder a larger portion of project costs. Complicated projects, such as mixed-use developments, are often the most difficult to finance. Non-profit developers may have even greater difficulty securing funding from the private sector, and the increasing competition for federal funding can create additional roadblocks to the construction of affordable housing units. Additionally, smaller projects often cost more to develop, which may necessitate higher prices above the affordability level of low-income renters or buyers. The reduction of tax credits for low-income housing has also had a chilling effect on the construction of affordable housing. Despite these barriers, smaller projects have been successfully built in Sonoma County by several local community based organizations.

To address potential constraints and expand homeownership and home improvement opportunities, the City of Sonoma participates in a variety of programs. These include Mortgage Credit Certificates (MCC), as well as rehabilitation programs for single-family homes and rental properties. Such programs assist lower- and moderate-income residents by increasing access to favorable loan terms to purchase or improve their homes. The Housing Plan provides more detailed information on the type and extent of programs available.

In order to develop an effective housing strategy for the 2015 to 2023 planning period, the City must assess the achievements of the existing housing programs. This assessment allows the City to determine the effectiveness and continues appropriateness of the existing programs and make necessary adjustments for the future eight year planning period.

Evaluation of Accomplishments under Adopted Housing Element

Under State Housing Element law, communities are required to assess the achievements under their adopted housing programs as part of the five-year update to their housing elements. These results should be quantified where possible (e.g. the number of units that were rehabilitated), but may be qualitative where necessary (e.g. mitigation of governmental constraints). The results should then be compared with what was projected or planned in the earlier element. Where significant shortfalls exist between what was planned and what was achieved, the reasons for such differences must be discussed.

Sonoma's last Housing Element was adopted in 2010, and set forth a series of housing policies and related implementation measures under each of the following goals:

Goal HE-1: To provide a mix of housing types affordable to all income levels, consistent with community and regional needs.

Goal HE-2: To protect and conserve the existing housing stock and ensure that new residential development is consistent with Sonoma's town character and with neighborhood conditions.

Goal HE-3: To promote energy conservation.

Goal HE-4: To ensure housing opportunity.

This section reviews the progress in implementing the housing programs since 2010, and their continued appropriateness for the 2015-2023 Housing Element. Table A.41 summarizes the City's housing accomplishments since 2010.

Table A.41: Program Accomplishments of the 2009-2014 Housing Element

Implementing Program	Accomplishments
HOUSING DIVERSITY	
1. Inclusionary Housing Ordinance 2009-14 Objective: Continue implementation of the Inclusionary Housing Ordinance to facilitate development of low and moderate income rental and ownership units. Achieve 10 low-income and 30 moderate-income inclusionary units over 5-year period. **Timeframe Objective:** Achieve 40 affordable units by 2014.	Progress: During the 2007-2013 RHNA period, a total of 156 units were constructed, of which approximately half (77 units) were divided between two single affordable housing developments (Sonoma Valley Oaks and Wildflower). Within the remainder, 7 inclusionary units were built, all of them at the moderate income level. This represents of relatively low percentage of the units built because few projects constructed during the review period exceeded the 5-unit threshold at which inclusionary units are required. Effectiveness: The inclusionary ordinance was consistently applied during the review period and resulted in the development of affordable units that would otherwise not occur in the market. (As an example, another five inclusionary units are currently under construction as part of a 26-unit multi-family development.) Appropriateness: The inclusionary requirement should be retained. However, consideration should be given to reducing the percentage to 10%, but requiring that the units be provided at the low income level. Recently it has been found that ownership inclusionary units priced at the moderate income level are not attractive to buyers because unrestricted units are available at a similar price range.
2. Land Assembly and Write-Down 2009-14 Objective: Facilitate development of affordable housing. Work closely with selected developer of Sonoma Highway site to facilitate development process, with a goal of completing construction in 2011. Issue an RFP for the Four Corners site by 2011, with a goal of completing development by 2013. Continue to actively seek sites for purchase by the CDA for affordable housing. 81 extremely low, very low and low income family rental units. **Timeframe Objective:** 2011- Complete construction on Sonoma Hwy site. 2013- Complete construction on Four Corners site.	Progress: Two sites were acquired by the Sonoma Community Development Agency (CDA). Construction of a 43-unit low/very low-income rental development (Sonoma Valley Oaks) has been completed on one of the sites. The ownership of the "Broadway" site, also known as "Four Corners," has been transferred to the Sonoma County Housing Authority as a result of State legislation terminating redevelopment. Effectiveness: 77 units of affordable housing have been added with the completion of the Sonoma Valley Oaks development and the Wildflower development. The development of the Sonoma Highway site (Sonoma Valley Oaks) was completed in 2013. The Broadway site (at Broadway and Clay Street) has not been developed. Appropriateness: This program should be retained, but consideration needs to be given to the funding source, since redevelopment set-aside funding is no longer available. In addition, consideration should be given to working with the Housing Authority and a development partner on the development of the 2-acre Broadway parcel located at the northwest corner of Broadway and Clay Street.

Implementing Program	Accomplishments
3. Partnerships with Affordable Housing Developers 2009-14 Objective: Continue to partner with affordable housing providers through provision of land write-downs, regulatory incentives and/or direct assistance. By 2010, contact the Community Land Trust of Sonoma County and Habitat for Humanity to discuss available housing sites and opportunities for infill development. Annually meet with County representatives to discuss farmworker housing needs and potential applications for funding. Contact additional nonprofits to discuss available housing sites and opportunities for development. **Timeframe Objective:** Contact nonprofits by 2010.	Progress: The CDA entered into a disposition and development agreement with a non-profit housing developer to develop a low-very-low income affordable rental project ("Valley Oaks") on a site that had been purchased by the CDA. In 2011, the site was transferred to the non-profit developer and the project was completed in 2013. At the beginning of the review period, the City completed a 34-unit ownership affordable project that was developed in partnership with the non-profit Burbank Housing Corporation. Effectiveness: This program was effective. Appropriateness: This program should be retained, but consideration needs to be given to the funding source, since redevelopment set-aside funds are no longer available.
4. Adaptive Reuse 2009-14 Objective: By 2011, evaluate expansion of the current adaptive reuse ordinance to encompass non-historic structures. **Timeframe Objective:** Evaluate expansion of the ordinance by 2011.	Progress: In progress. Effectiveness: No applications were made for the adaptive re-use of a historic structure as higher-density housing. Appropriateness: Applications for adaptive reuse are infrequent and applicants typically apply for uses such as vacation rentals and bed and breakfasts. However, it is appropriate to maintain the option of higher-density housing as an adaptive reuse, although consideration should be given to eliminating vacation rentals as an adaptive reuse option.
5. Alternative Housing Models 2009-14 Objective: Facilitate the development of alternative housing models suited to the community's housing needs through the provision of flexible zoning regulations, financial assistance, and/or other incentives. By 2010, evaluate the expansion of senior residential care facilities to additional zone districts. **Timeframe Objective:** Evaluate expansion of senior residential care by 2010.	Progress: Ordinance adopted to expand allowance for residential care facilities with seven or more occupants into more zoning districts. Effectiveness: The City was effective in expanding locations for large residential care facilities, although no applications were made for such facilities during the review period. Appropriateness: Provision of alternative housing models remains appropriate to the updated element, and will be expanded to specifically evaluate regulations to facilitate junior second units.
6. Second Dwelling Units 2009-14 Objective: Implement City's current ordinance, and facilitate the construction of second units by making information available to the public on the City's website and at the City Hall public counter. **Timeframe Objective:** Make information available by 2010.	Progress: The City advertises its second unit program on its website, with eleven second units issued building permits during the prior RHNA cycle (2007-2013). Effectiveness: The City has been effective in encouraging second units. Appropriateness: Second units remain an integral part of Sonoma's housing stock, and a program to promote their use remains appropriate to the updated Housing Element.

Implementing Program	Accomplishments
7. Affordable Housing Funding Sources 2009-14 Objective: Actively pursue federal, State, county and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources. **Timeframe Objective:** Annually as RFPs are issued.	Progress: CDBG, HOME funds, and a sustainable communities grant were secured to assist the Valley Oaks project. An application for tax credits was approved in 2011 and the project was completed in 2013. Effectiveness: This program was effective, especially in conjunction with an experienced affordable housing developer. Appropriateness: This program is appropriate and should be retained. In the absence of redevelopment, grants and other outside funding sources have become increasingly important.
HOUSING AFFORDABILITY	
8. Multifamily Acquisition and Rehabilitation with Affordability Covenants 2009-14 Objective: Allocate housing set-aside funds towards the acquisition and rehabilitation of suitable multifamily properties and preservation as long-term affordable housing. Contact non-profit housing providers regarding the City's interest in working in partnership to acquire and rehabilitate target properties. **Timeframe Objective:** Allocate set-aside funds and contact nonprofit providers by 2010.	Progress: As a result of State legislation terminating redevelopment, housing set-aside funds are no longer available to support multi-family acquisition and rehabilitation. No alternative funding source has been identified. Effectiveness: This program no longer has funding. Appropriateness: Unless an alternative funding source is identified, this program should be eliminated.
9. Section 8 Rental Assistance 2009-14 Objective: Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will encourage landlords to register units with the Housing Authority, and provide a handout for rental property owners for distribution in conjunction with business license applications and renewals. **Timeframe Objective:** Prepare and disseminate property owner handout by 2010.	Progress: Sonoma continues to participate in the Section 8 Rental Assistance Program administered through the County Housing Authority. The City has not however provided a handout for rental property owners to register their units with the Housing Authority Effectiveness: The Section 8 Program continues to be an effective tool to reduce rental costs for extremely low and very low income households, allowing them to afford to live in the community. Appropriateness: This is a much needed program and remains appropriate for the future Housing Element.
10a. First-Time Homebuyer Program 2009-14 Objective: By 2010, evaluate establishment of a Citywide down-payment assistance program in light of available resources and other affordable housing priorities. Continue to provide project-based homebuyer assistance on Agency assisted affordable housing developments. **Timeframe Objective:** Evaluate establishing Citywide program by 2010.	Progress: Redevelopment set-aside funds are no longer available to support such a program as a result of the State legislation to terminate redevelopment. Effectiveness: This program was never implemented due to the loss of redevelopment funding. Appropriateness: This program has no funding source and cannot be implemented. It should be eliminated.

Implementing Program	Accomplishments
10b. Mortgage Credit Certificate 2009-14 Objective: Continue to participate in the MCC program through the County, and assist in promoting in conjunction with all Sonoma's housing programs. Advertise through brochures and on City's website. **Timeframe Objective:** Ongoing advertisement of program.	Progress: The City has promoted this program in the past (which is managed by the Sonoma County Community Development Commission with emphasis on assistance to mobile home units). The program, however, appears to be dormant at this time. Effectiveness: The program has been limited in use. Appropriateness: While the program has been periodically funded, given its limited use, it is no longer applicable as a separate program.
10c. Limited Equity Housing Cooperatives 2009-14 Objective: Invite outside experts to present educational information to City staff, City Council, and community groups on limited equity cooperatives models. Utilize limited equity co-ops as a tool to facilitate affordable homeownership. **Timeframe Objective:** Invite experts on coops by 2010.	Progress: During the review period, planning staff has become educated on limited equity cooperatives. One prospect for this type of development has emerged, although no application has been filed at this time. Effectiveness: Limited equity housing cooperatives are an allowed option for development in Sonoma and planning staff has become educated on the subject. Appropriateness: Because the objective of this program has been met, it should be removed from the Housing Element.
11. Foreclosure Prevention 2009-14 Objective: Promote foreclosure counseling via City newsletter, counter, website and referrals. Initiate early contact with households delinquent on mortgage payments. **Timeframe Objective:** Initiate foreclosure outreach in 2009.	Progress: The City maintains a foreclosure tracking program. At this time available resources are focused on ensuring that affordability restrictions are maintained on foreclosed affordable units. Effectiveness: The City was able to refer persons undergoing foreclosure to available programs. The City has not established its own counseling program and does not have the resources to do so. Appropriateness: This program has been useful and the City should continue to track foreclosures.
HOUSING AND NEIGHBORHOOD PRESERVATION	
12. Housing Rehabilitation Program 2009-14 Objective: Advertise the availability of the Housing Rehabilitation Program on the City's website and through handouts available at the City Hall public counter and Sonoma Community Center as well as through the local real estate community. Seek to assist a total of 20 lower income households during the planning period. **Timeframe Objective:** Assist 20 households by 2014.	Progress: Information on this program, which is managed by the Sonoma County Community Development Commission, has been made available at the front counter and on the City's website. Effectiveness: Over the course of the review period, 30 mobile homes were rehabilitated, 19 mobile homes received seismic bracing, and 2 single-family homes were rehabilitated. The program was effective, and well exceeded the City's goal to assist 20 households. Appropriateness: This program has been successful and should be retained.
13. Mobile Home Park Space Rent Protection Ordinance 2009-14 Objective: Continue to enforce the mobile home park rent stabilization and conversion ordinances to preserve the affordability and long-term use of mobile home parks in Sonoma. **Timeframe Objective:** Ongoing.	Progress: The City continues to administer this adopted ordinance. Effectiveness: A total of 385 mobile home units receive protection under the mobile home rent stabilization ordinance. Appropriateness: This program has been successful and should be continued.

Implementing Program	Accomplishments
14. Condominium Conversion Ordinance 2009-14 Objective: Continue to provide tenant protections through implementation of the City's condominium and mobile home park conversion regulations. Monitor changes in state law applicable legal decisions and update the ordinances as necessary. **Timeframe Objective:** Ongoing.	Progress: The conversion of one of the City's three mobile home parks (Rancho de Sonoma) to resident ownership was approved in 2010; however, this conversion has not been implemented. Effectiveness: Although State law restricts the authority of local government in this area, having a local ordinance has proved useful. Appropriateness: This program should be retained.
15. Preservation of Assisted Rental Housing 2009-14 Objective: Facilitate long-term preservation of Cabernet Apartments through the following actions: • Meet with Burbank Housing one year prior to the CalHFA expiration date to evaluate the potential impact of the expiring CalHFA loan on project rents. • To the extent affordability will be impacted, work with Burbank to restructure existing financing and/or secure supplementary financing to extend affordability controls. Monitor conversions on the horizon. **Timeframe Objective:** Meet Burbank Housing Corp by 2017	Progress: No conversions of rent restricted housing to market rate occurred during the planning period. For Cabernet Apartments, while the CHFA use restrictions expire in 2018, restrictions on the other funding sources extend out further. Because Cabernet Apartments are owned and operated by the non-profit Burbank Housing, this project is considered at very low risk of conversion. Effectiveness: Units continue to be monitored. Appropriateness: Preservation of rent restricted housing remains an important program for the future Housing Element.
16. Affordable Housing Monitoring and Administrative Procedures Review 2009-14 Objective: In conjunction with the annual Housing Element progress report, monitor housing production and progress towards attainment of the City's RHNA by affordability category. Complete the review of administrative procedures and monitoring related to affordable housing in 2009, and implement recommendations in 2010. **Timeframe Objective:** Implement recommended changes to administrative procedures by 2010.	Progress: Annual monitoring occurs as a matter of course. An evaluation of the City's administrative procedures was completed as part of the City's 2009-2014 Housing Element update. Effectiveness: Housing production has been tracked annually. Appropriateness: Maintain program and integrate within an overall program for completion of the Annual Progress Report (APR) on the Housing element to the State Department of Housing and Community Development (HCD).
17. Design Guidelines and Design Review 2009-14 Objective: Continue to implement design review to ensure maintenance of Sonoma's architectural character and quality of the built environment as the town continues to grow. **Timeframe Objective:** Ongoing.	Progress: The City administers this process on an ongoing basis. Effectiveness: The design review process is effective in ensuring that new development is in keeping with Sonoma's visual character. Having this process in place gives residents greater confidence that larger, denser housing projects will be designed in a compatible manner. Appropriateness: This program should be retained.

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
18. Growth Management Ordinance – Exception for Affordable Housing 2009-14 Objective: Annually review the Growth Management Ordinance in conjunction with the monitoring of affordable housing produced (refer to Program #16), and modify as necessary to ensure adequate incentives are provided for the development of affordable housing and fulfillment of regional housing needs in the current and future housing element cycles. Establish a system to track unused and forfeited allocations. Amend the ordinance to establish procedures and criteria addressing unused and forfeited allocations. **Timeframe Objective:** Annually in conjunction with Housing Element review.	Progress: The Growth Management Ordinance is reviewed annually, in September. Unused and forfeited allocations are tracked. The City has adopted revisions to the Growth Management Ordinance that would: 1) Track unused and forfeited allocations and report them to the City Council as part of the annual housing allocation process; 2) Automatically add unused and forfeited allocations to the annual allocation pool; 3) Increase the maximum size of the annual allocation pool from 97 to 165, which includes forfeited and unused allocations; and 4) Change the requirement such that an application could be made once 50% of requested allocations have been received, rather than 100%, and once 100% of allocations have been received the amount of time for a developer to file an application would increase from three years to four years. Although residential development is limited to 65 units per year on average under the Growth Management Ordinance, these revisions allow for the potential of greater development in any one year. Effectiveness: This program has been implemented. Appropriateness: This program should be retained, as the annual review of the Growth Management Ordinance is an ongoing commitment.
19. Building and Impact Fee Reimbursements 2009-14 Objective: Allocate at least $25,000 annually in Agency housing set-aside funds towards the affordable housing fee reduction program. **Timeframe Objective:** Annual budget allocation.	Progress: This program has been suspended because redevelopment funds are no longer available to support it as a result of the State legislation to terminate redevelopment. Effectiveness: This program has not been effective as its funding source has been eliminated. Appropriateness: Unless an alternative funding source is identified, this program should be removed.
20. Parking Incentives and Modified Standards 2009-14 Objective: Continue to provide options for reduced parking as an incentive for development of affordable, special needs, mixed use, live-work, and pedestrian oriented housing. By 2011, re-evaluate multi-family parking standards and modify as appropriate. **Timeframe Objective:** Ongoing incentives. Re-evaluate standards by 2011.	Progress: The Planning Commission is evaluating proposed revisions to the parking standards, but they have not yet been adopted. Effectiveness: No changes have been implemented yet to the parking standards. Appropriateness: Because this program is still underway, it should be retained in the updated Housing Element.

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
21. Affordable Housing Density Bonus 2009-14 Objective: Update Chapter 19.44 of the Development Code by 2010 to reflect current State density bonus provisions and clarify the relationship between local inclusionary requirements and eligibility for density bonus eligibility. Advertise on Sonoma's website, and promote in conjunction with discussions with development applicants. **Timeframe Objective:** Revise Code and advertise program by 2010.	Progress: The Development Code has been reviewed and updated to reflect current State density bonus provisions and clarify the relationship between inclusionary requirements and density bonus eligibility. Effectiveness: The City was effective in providing zoning incentives for the provision of affordable housing. Appropriateness: Providing information on regulatory incentives and concessions to facilitate affordable housing remains appropriate to the updated Housing Element.
22. Zoning Text Amendments 2009-14 Objective: Amend the Zoning Ordinance in 2010 to make explicit provisions for a variety of special needs housing. Develop objective standards to regulate emergency shelters as provided for under Senate Bill 2. **Timeframe Objective:** Complete Code revisions in 2010.	Progress: On June 23, 2014, City Council adopted updates to the Zoning Ordinance in the following areas: • Density bonus provisions were updated to reflect changes in State law and reference Government Code Section 65915 (f) for density bonus percentage calculations. • "Emergency Shelters" are permitted without a use permit in the Public (P) zone. • "Agricultural Employee Housing" has been defined and identified as a permitted use in the Agricultural zone. • "Supportive Housing" and "Transitional Housing" have been defined, districts to accommodate them have been identified and development standards have been clarified. • "Single Room Occupancy Housing" has been defined and identified as a conditionally-permitted use in the Commercial zone. • "Residential Care Facilities" serving seven or more clients have been established in the code and identified as conditionally permitted use in Medium Density Residential and Mixed Use zones. Effectiveness: These changes have been implemented. Appropriateness: Because this program has been implemented, it may now be removed from the Housing Element.
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS	
23. Fair Housing Program 2009-14 Objective: Continue to promote fair housing practices, and refer fair housing complaints to Fair Housing of Sonoma County. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Sonoma Community Center and on the City's website. **Timeframe Objective:** Disseminate fair housing brochure and web advertising in 2010.	Progress: City has obtained flyers from Fair Housing of Sonoma County (FHOSC) regarding fair housing and makes these flyers available at City Hall. Effectiveness: The City has been effective in providing information about fair housing. Flyers are available at the Planning Counter. Appropriateness: This program remains appropriate for the updated Housing Element.

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
24. Universal Design 2009-14 Objective: Develop a Universal Design Principals brochure by 2010, and provide to residential development applicants. **Timeframe Objective:** Develop brochure by 2010.	Progress: The Building Department has prepared a series of handouts on accessibility principles. Effectiveness: The City was effective in providing public information on universal design. Appropriateness: This program remains appropriate for the updated Housing Element.
25. Reasonable Accommodation Procedures 2009-14 Objective: By 2010, develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building codes. Procedures will specify who may request an accommodation, time frame for decision-making, and modification provisions. **Timeframe Objective:** Adopt procedures by 2010.	Progress: The Planning Commission has reviewed a draft Reasonable Accommodation ordinance, and forwarded to City Council for introduction on December 1st, with second reading and adoption scheduled for December 15th. Effectiveness: While the City has had an administrative procedure in place for responding to reasonable accommodation requests, adoption of a written ordinance is an effective way to further clarify the process for persons with disabilities. Appropriateness: Providing information on opportunities for reasonable accommodation for persons with disabilities remains appropriate for the updated Housing Element.
26. Homeless Services and Shelter 2009-14 Objective: Continue to operate the Sonoma Homeless shelter, support area homeless service providers, and participate in regional efforts to address homelessness. **Timeframe Objective:** Ongoing.	Progress: Sonoma continues to support its homeless shelter. Effectiveness: The shelter at 151 First Street West has 12 beds to serve homeless individuals in Sonoma. The City contracts with the non-profit Sonoma Overnight Support (SOS) to run the shelter. Appropriateness: Maintaining the City's shelter and support of services for the homeless remains appropriate for the Housing Element.
ENVIRONMENTAL SUSTAINABILITY	
27. Green Building Program 2009-14 Objective: Provide outreach and education to developers, architects and residents to provide information on how to incorporate sustainability in project design, as well as in existing structures. By 2011, evaluate incorporation of incentives into the Green Building Ordinance to achieve higher levels of energy efficiency, or other changes that might be necessary to reflect the pending State green building standards. **Timeframe Objective:** By 2010, evaluate additional Green Building incentives.	Progress: Sonoma's green building ordinance was updated in 2010. Brochures related to green building practices have been developed on a number of topics. The green building ordinance will continue to be updated, as required, to meet State standards. Effectiveness: The Building Ordinance was reviewed and updated to the CalGreen 2 standard. Brochures and other informational materials have been and continue to be disseminated. Appropriateness: This program needs to be continued as the State standards continue to evolve.

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
28. Energy Conservation Initiatives 2009-14 Objective: Contact GRID Alternatives in 2010 regarding program participation, and provide a list of potentially eligible affordable homes. Advertise the Energy Independence Loan Program to residents and businesses. **Timeframe Objective:** Contact GRID Alternatives in 2010. Conduct outreach on Energy Independence Program in 2010.	Progress: The City is focused on promoting the Sonoma County Energy Independence Program, which provides low-interest financing for residential energy efficiency retrofits. Within the 2009-2014 period, 33 residential applications were received by SCEIP. Effectiveness: Programs from SCEIP have received interest from property owners. This program will continue to be promoted. Appropriateness: This program remains appropriate for the updated Housing Element.
29. Sonoma Water Action Plan 2009-14 Objective: Implement the conservation and improvement measures called for in the Water Action Plan. Conduct periodic reviews of the Plan and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs and incentives. **Timeframe Objective:** Review Water Action Plan on an annual basis. Update website as new water conservation programs become available.	Progress: A will-serve water connection policy was adopted by the City Council in 2010 and renewed in 2013. Water conservation programs are advertised through brochures and other means and the City has sponsored a number of classes and other outreach events on water conservation. The City Council has reviewed its water supply and conservation programs three times over the course of the review period. Effectiveness: A review of the City's water supply and conservation strategy is underway at this time and is expected to be completed within six months. Appropriateness: This program should be retained in some form, as it is necessary for the City to periodically review and update its water supply and conservation strategy.
30. Water and Sewer Priority for Affordable Housing 2009-14 Objective: Distribute adopted 2009-2014 Housing Element to water and sewer providers, within 60 days of Element adoption, emphasizing requirements to prioritize allocations to affordable housing. **Timeframe Objective:** Distribute Element in 2009, within 60 days of adoption.	Progress: Housing Element has been distributed to water and sewer providers. Effectiveness: This program has been implemented. Appropriateness: When the new update of the Housing Element is complete, it will again be necessary to distribute the element to the water and sewer providers.
31. Flood Hazards: Safety, Conservation and Land Use 2009-14 Objective: By 2011, review, and amend as necessary, the Safety, Conservation and Land Use elements to address flood hazard requirements under AB 162. Review the Housing Element to ensure internal consistency. **Timeframe Objective:** 2011.	Progress: In progress. Effectiveness: Although the City has completed an updated city-wide storm drain plan to address flood hazards, the General Plan has not yet been updated. However, the storm drain plan did not identify any significant new issues that would lead to changes in land use designation or a reduction in the amount of land zoned for housing development. Appropriateness: Because this program is not yet complete, remaining tasks should be continued.

Summary of Quantified Objectives: 2009-2014

The following table summarizes the quantified objectives contained in Sonoma's 2009-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Table A.42: Quantified Objectives for Sonoma's 2009-2014 Housing Element planning period

Income Level	New Construction Objectives		Rehabilitation Objectives		Conservation Objectives	
	Goal	Progress	Goal	Progress	Goal	Progress
Very Low (31-50% AMI)	73	40	10	0	10	10
Low (51-80% AMI)	55	31	10	49	400	400
Moderate (81-120% AMI)	69	24	0	2	0	0
Above Moderate (>120% AMI)	156	61	0	0	0	0
Totals	**353**	**156**	**20**	**51**	**410**	**410**

New Construction: Goal reflects 2007-2014 RHNA. Progress reflects units issued residential building permits 1/2007-12/2013, and include the following by income: Sonoma Valley Oaks family rental housing (36 very low, 7 low); Wildflower owner/builder ownership housing (18 low, 16 moderate); 7 moderate income inclusionary units; and 11 second units.
Rehabilitation: Goal and progress reflects Sonoma County's Housing's Rehabilitation Loan Program, and includes 30 mobile homes and 2 single-family homes which received rehabilitation assistance, and 19 mobile homes which received seismic bracing.
Conservation: Goal and progress reflects conserving 10 very low income units at risk of conversion in Cabernet Apartments, and conservation of 400 mobile home spaces.

APPENDIX A2
Public Participation

City of Sonoma

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Table A.43: Topics from Public Outreach A2-1
Table A.44: Public Outreach Contacts A2-5

The City of Sonoma welcomed members of the public to provide feedback on housing issues that concerned them and solicited input about housing needs in the community.

Members of the community were invited to learn about the Housing Element process and express their thoughts about housing needs and priorities in public meetings and through a Housing Needs Survey.

- Planning Commission Study Session – April 10, 2014 – provided background on the Housing Element update process, and reviewed the initial findings of the Housing Needs Assessment.
- Community Workshop – June 25, 2014 – provided an overview of key housing needs in the community, solicited feedback on housing needs and opened discussion on housing policies and programs.

- Planning Commission & City Council Joint Study Session – September 3, 2014 – presented the results of the Housing Needs Survey, reviewed City's accomplishments under the adopted Housing Element, and solicited input on potential new housing programs.
- Planning Commission and City Council Public Hearings – January 8, 2015 & March 16, 2015 – presented the Draft Housing Element as approved by State HCD for review and comment.

Public Outreach Summary

A number of common themes surfaced from comments received at public meetings and through the Housing Needs Survey. Table A.43 summarizes these comments by topic, and identifies programs in the 2015-2023 Housing Element where each issue is addressed.

Table A.43: Issue Areas Raised during Public Outreach

Issue Area	Comments	Program where Addressed
Mobile Home Protections	Numerous community members urged the City to address the threat of mobile home park closures in the General Plan and Housing Element. Rising space rents is a significant concern as many park tenants are on limited, fixed incomes. Strengthening the City's rent stabilization ordinance, and protecting parks for continued occupancy by seniors, was also discussed.	#11. Mobile Home Park Rent Stabilization and Conversion Ordinance #11A. Mobile Home Park Senior Only Occupancy Restrictions #12. Condominium Conversion Ordinance #19. Fair Housing
Housing for Seniors	Seniors are vulnerable to running out of money, and preserving their investment in their homes and support to allow those who choose to age in place is very important. Housing options to allow seniors to downsize is also important, such as small condominiums or cottage housing.	#5. Alternative Housing Models #6. Second Dwelling Units #10. Housing Rehabilitation Program #11A. Mobile Home Park Senior Only Occupancy Restrictions

Issue Area	Comments	Program where Addressed
Housing for Younger Generation	The proportion of young adults and families has been declining in Sonoma, and the community has identified housing for these groups as an important need. Smaller apartment units or studios are suitable for young adults, whereas two and three bedroom rental and ownership units are appropriate for young families with children.	#1. Inclusionary Housing Ordinance #2. Land Assembly and Write-Down #17. Parking Incentives and Modified Standards
Housing for Persons with Disabilities	Comments were made about the need for additional housing options for persons with disabilities, particularly with the potential closing of the Developmental Center. Developmentally disabled adult children living with aging parents will require housing options when parents can no longer care for them.	#7. Affordable Housing Funding Sources #20. Universal Design Features #21. Reasonable Accommodation
Smaller Housing Units	Planning Commission has been considering cottage housing and was in support of this housing type to provide smaller housing units. Second units, junior second units and micro apartments also received support. Utility hook-up fees and setback requirements can serve to constrain the provision of second units.	#5. Alternative Housing Models #6. Second Dwelling Units #17. Parking Incentives and Modified Standards
Funding for Affordable Housing	The loss of redevelopment has removed Sonoma's primary source of funding for affordable housing. Although programs to support affordable housing are welcomed, there were questions about how to fund housing that isn't through inclusionary housing requirements. The City Manager discussed potential repayment of bonds previously issued by the CDC, with $1.45 million available for affordable housing. Alternate funding sources were presented, including affordable housing impact fees.	#1. Inclusionary Housing Ordinance #2. Land Assembly and Write-Down #7. Affordable Housing Funding Sources #8. Affordable Housing Impact Fees #9. Section 8 Rental Assistance
Parking	Comments about parking as it relates to housing touched on various issues, such as 1) support for the idea that junior second units won't need additional parking, 2) discussion over how parking standards apply for older homes that receive upgrades, and 3) suggestion that parking ratios for multi-family developments were too high and limit development potential.	#5. Alternative Housing Models #17. Parking Incentives and Modified Standards
Vacation Rentals	Concerns were raised about the number of vacation rentals, and the impact on availability of longer term rental housing. For example, many property owners rent their second units for short term vacation rentals.	#4. Adaptive Reuse #6. Second Dwelling Units
Retaining Community	There is concern that increasing housing costs are causing modest income Sonoma residents to leave the community. Preserving Sonoma's mobile home parks is also critical.	#11. Mobile Home Park Rent Stabilization and Conversion Ordinance #13. Preservation of Assisted Rental Housing.
Multigenerational Housing	There was support for junior second units as a way of meeting the growing trend of multigenerational families living together.	#5. Alternative Housing Models
Maximizing Development Potential	The City needs to keep in mind that while aiming to maximize site development potential under zoning, people want light and air coming into their homes. Important to allow some room to breathe – for the project and surrounding buildings.	#15. Design Guidelines and Design Review

Housing Needs Survey

To supplement input gained at the public meetings, the City developed a Housing Needs Survey which it distributed at City Hall, made available at the community workshop, mailed to those on the notification list, and posted on the City's website. A total of ninety-nine surveys were completed by residents. From the results of the survey, the issue of housing affordability was shown through the 41 percent of respondents whose housing is not affordable. Housing will require some degree of maintenance or improvement as 54 percent of respondents indicated a need for home repair. The top three rated housing needs were housing for young families, workforce housing and single family homes. The three highest rated housing priorities were housing for all income levels, maintaining housing stock quality and supporting affordable rental units. The results of the survey are presented below.

Reasons you chose to live in Sonoma (select all that apply)

Community/neighborhood	74%
A more rural setting	59%
Environmental quality	42%
Proximity to open space/recreational area	37%
Safety	36%
Other	24%
Quality of housing	19%
Proximity to jobs	18%

Affordability of housing for your currently living situation

Affordable for my household income (0-30% of household income)	59%
Not very affordable (31-50% of household income)	27%
Unaffordable (more than half of household income)	14%

Physical condition of your residence

Excellent	46%
Shows signs of minor deferred maintenance (i.e. peeling paint, chipping stucco, etc.)	38%
Needs modest rehabilitation improvements (i.e. new roof, new wood siding, etc.)	13%
Needs major upgrades (i.e. new foundation, new plumbing, new electrical, etc.)	2%

Average rating for housing needs*

Housing for young families	3.57
Workforce housing	3.33
Single-family homes	3.29
Apartments	3.18
Senior housing	3.17
Housing for persons with disabilities	3.14
Condominiums/townhomes	3.04
Second units	2.67
Mobile homes	2.40

*Respondents asked to rate the need of each housing type as *high* (4 points), *medium* (3 points), *low* (2 points) or *no need* (1 point). The total points for each housing type were then averaged.

Average rating for housing priorities**

Plan for housing available to all income levels	3.53
Maintaining the quality of housing stock	3.51
Support development of affordable rental housing	3.44
Expand senior housing opportunities	3.18
Provide opportunities for new housing construction	3.03
Promote second unit development	2.79

**Respondents asked to rate each housing priority as *high* (4 points), *medium* (3 points), *low* (2 points) or *no need* (1 point). The total points for each housing priority were then averaged.

If you are a single-family homeowner and are interested in having a second unit on your property, how would you envision its use?

Not interested	34%
Housing a family member	31%
Providing rental income	25%
Housing a caregiver	5%
Other	5%

If you are senior citizen and were to become unable to continue living in your present home, which of the following options would be possible for you? (select all that apply)

Buying or renting another home in Sonoma that is more affordable	29%
Buying or renting another home in Sonoma that would be easier to maintain	26%
Living in an independent living senior facility	23%
Living in an assisted living senior facility	18%
Moving in with friends or family	27%
Living in a city other than Sonoma	35%

Other comments:

Housing affordability was a major area of concern for survey respondents. In particular, mobile home residents and seniors are worried about increasing rents and the cost of housing. Written comments in the survey identified the following issues:

- Need for affordable housing.
- Support rent control, especially for seniors and fixed income households.
- Protect affordability of mobile home parks and senior housing. Rents driven up significantly by new owners/LLCs.
- The expense of building new affordable housing and the need to retain current affordable housing.
- The barriers to obtaining affordable housing– high rents, large deposits, fixed income, and lack of subsidies.
- Families leaving the community due to housing costs.
- Concern for increasing number of vacation rentals reducing availability of housing.
- Maintain the character of Sonoma; limit additional residential development that would take away the charm.
- Desire for more townhomes and rental units in downtown to support more local use of the downtown.
- Keep Sonoma walkable, avoid sprawl and promote infill.
- Sonoma is becoming less affordable. Have to travel out of Sonoma for shopping needs.
- Better public transportation and bicycle connections are needed.

Employer Survey

A survey of employers was conducted in May 2014 by the Sonoma Valley Economic Development Partnership to poll their thoughts about housing needs for employees. Sixteen employers provided responses, of which nine were major employers (more than 50 employees). To keep up with the needs of their employees and continue to attract new qualified workers, employers contributed their thoughts on housing and employment in Sonoma.

- 69% reported that the majority of their employees live in Sonoma Valley
- 63% found it "somewhat difficult" to find qualified applicants and 13% found it very difficult
    - Positions there it has been difficult to find employees included culinary/kitchen, maintenance/engineering and experienced automotive.
- The highest rated workforce issue of highest concern is availability of housing in Sonoma Valley for employees (50% highly concerned, 19% somewhat concerned).
- When asked "from an employee recruitment and retention perspective, is being located in Sonoma Valley a strength or a weakness"
    - 38% said weakness
    - 19% said strength
    - 50% said "both" or "neither" (some overlap)
    - Comments cited quality of life as a positive, but housing (particularly lack of rental housing) and cost of living as negatives and commute was perceived as problematic by workers from outside the area, creating a limited/shallow pool of candidates.

Contact List

In addition to public postings and announcements inviting community members to provide feedback at public meetings, the City also provided notification to individuals on a contact list. Those on the list were included by request or due to involvement in some part of the Housing Element update. They consisted of commissioners, nonprofit organizations, affordable housing developers, housing advocates, architects, property owners of opportunity sites and citizens.

Table A.44: Public Outreach Contacts

Contact Person	Organization, Company or Group
Tyler Turkle, Executive Director	Habitat for Humanity of Sonoma County
Victor Conforti	Victor Conforti - Architect
Doug Hilberman	Axia Architects
Steve Ledson	Ledson & Ledson Development
Bill Willers & Carol Marcus	Marcus & Willers Architects
Cynthia Scarborough, Executive Director	Vintage House Senior Center
Catherine Barber, Executive Director	Sonoma Overnight Support
James Cribb	Planning Commissioner
Gary Edwards	Planning Commissioner
Robert Felder	Planning Commissioner
Mark Heneveld	Planning Commissioner
Matt Howarth	Planning Commissioner
Chip Roberson	Planning Commissioner
Matthew Tippell	Planning Commissioner
Angela Beran	Sonoma Valley Chamber of Commerce
Tom Anderson	DRHP Commissioner
Kelso Barnett	DRHP Commissioner
Christopher Johnson	DRHP Commissioner
Robert McDonald	DRHP Commissioner
Micaelia Randolph	DRHP Commissioner
Leslie Tippell	DRHP Commissioner
Owen Smith, President	SunLever Corporation
Luana Vaetoe, CEO	Becoming Independent
Juan Hernandez, Executive Director	La Luz Center
Chuck Cornell	Burbank Housing
Angela White	SVCAC Commissioner

Ditty Vella	SVCAC Commissioner
Jack Ding	SVCAC Commissioner
Pat Pulvirenti	SVCAC Commissioner
Maureen Cottingham, Executive Director	Sonoma Valley Vintners & Growers Alliance
Amy Alper, Architect	Architect
Mark Perry	MTP Architecture
George Bevan	Bevan & Associates
Cynthia Wood	c/o Woodfield Properties
Robert Baumann	Architect
Fred O'Donnell	FIGO Construction Drawings
Michael Ross	RDC Architecture
Les Peterson	c/o Peterson Mechanical
Eve Stewart, Director of Housing Development	SAHA
Pascal Sisich, Director of Housing Development	Burbank Housing Corp.
Chuck Fernandez, Executive Director	Catholic Charities of Santa Rosa
Paula Cook, Executive Director	Community Housing Sonoma County
Tim Reese, Executive Director	Community Action Partnership of Sonoma County
Juanita Roland/Lynda Hungerford, Co-Presidents	League of Women Voters
Georgia Berland, Executive Officer	Sonoma Co. Task Force for the Homeless
Dev Goetschius, Executive Director	Housing Land Trust of Sonoma County
Daniel Sanchez, Director Government Affairs	North Bay Association of Realtors
Bob Hamilton, Executive Director	North Bay Regional Center
Bill Hooper	Kenwood Investments
Jenny Abramson, CoC Coordinator	Sonoma County Continuum of Care
Lori Zito	Affordable Housing Consultant
Clark Basdell, President	Northbay Family Homes
Mike Johnson, CEO	COTS Committee on the Shelterless
Brian Ling, Executive Director	Sonoma County Alliance
Nick Stewart	SCCDC
Val Robichaud	Sonoma Valley Sun
David Bolling, Editor	Sonoma Index-Tribune
Ted Appel	The Press Democrat
Deborah Nitasaka	Citizen/Housing Advocate
David Brigode	Citizen/Housing Advocate
Fred Allebach	Citizen
Anna Maria Sablan	Housing Opportunity Site Owner
James & Gloria Smith	Housing Opportunity Site Owner
Rhoda Schatzel-Svensson	De Matei & Co.
Safeway Stores Inc.	Safeway Stores Inc.
Evelyn Montaldo	Housing Opportunity Site Owner
Paul Norrbom	Housing Opportunity Site Owner
Jun & Marlene Miyano	Housing Opportunity Site Owner
Michael Kiser	Housing Opportunity Site Owner
Jack & Lorna Todeschini	Housing Opportunity Site Owner
c/o Matthew Crosby	Denmark Street LLC
Carol Schantz	Housing Opportunity Site Owner
Kenneth Doyle	Housing Opportunity Site Owner
Karin Smith	Housing Opportunity Site Owner
Richard & Diane Merlo	Housing Opportunity Site Owner
Dante Cernobori	Housing Opportunity Site Owner
Steven & Margaret Serafini	c/o Phyllis Serafini
Robert Sanders	Citizen
Jeremy Madsen, Executive Director	Greenbelt Alliance
Sandy Piotter	Friends in Sonoma Helping
Elizabeth Brown, President	Community Foundation Sonoma County
Chris Paige, CEO	California Human Development Corporation
Ralph Benson, Executive Director	Sonoma Land Trust