

- Legal Aid of Sonoma County
- Lodge at Sonoma
- MacArthur Place
- North Bay Regional Center
- Prestwood Elementary School
- Sassarini Elementary School
- Satellite Affordable Housing Associates
- Sonoma County Agricultural Preservation and Open Space District
- Sonoma County Department of Agriculture
- Sonoma County Human Services Department
- Sonoma Ecology Center
- Sonoma Land Trust
- Sonoma Overnight Support
- Sonoma Valley Chamber of Commerce
- Sonoma Valley Collaborative
- Sonoma Valley Community Health Center
- Sonoma Valley High School
- Sonoma Valley Hospital
- Sonoma Valley Vintners and Growers Alliance
- St. Francis Solano School
- Teen Services Sonoma
- Vintage House Sonoma

3 stakeholders responded to the service provider survey. Survey results are provided in Appendix D. In the future, the City will include Homeless Action Sonoma, Inc. as a stakeholder in addressing homeless issues.

## **B. ASSESSMENT OF FAIR HOUSING ISSUES**

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Sonoma. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Sonoma, and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

### **1. KEY DATA AND BACKGROUND INFORMATION**

Sonoma is a participating city with SCCDC in the Sonoma County Urban County and is served by the Sonoma County Housing Authority, which provides wide-ranging programs related to affordable housing and community and economic development. The Sonoma County Regional Analysis of Impediments to Fair Housing Choice (AI) was prepared in 2012. In 2019, the SCCDC began preparation of an Assessment of Fair Housing but the effort was suspended. The 2012 AI is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA). The 2012 AI is one source of information regarding fair housing issues in the region and is the most recent comprehensive regional analysis of fair housing issues. The 2012 AI identified the following impediments to fair housing choice:

1. Residents report high levels of discrimination in Sonoma County
2. Some areas in the county are ethnically segregated; this may be related to lack of affordable housing.
3. There is a shortage of transit opportunities and services for persons with disabilities.
4. Information about fair housing is not available on jurisdictions' websites.
5. In some jurisdictions, Hispanics/Latinos have much higher loan application denial rates than Non-Hispanics/Latinos.

Barriers to fair housing choice specific to the City of Sonoma that were identified in the AI, supplemental data analysis, including use of HCD’s Affirmatively Furthering Fair Housing (AFFH) mapping tool, and the commitments of the City to address identified barriers were incorporated into this AFFH analysis. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFFH topics, at the city-level. Figure 5 shows the Tract and Block Group boundaries. The City’s demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report.

## 2. FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The City’s fair housing services are provided by Fair Housing Associates of Northern California (FHANC). Through a contract with the SCCDC, FHANC provides fair housing education and empowerment services to all residents of Sonoma County, except the cities of Petaluma which funds these services separately. FHANC provides comprehensive fair housing enforcement, education, and outreach services, including:

- Intake, counseling and investigation of housing discrimination complaints
- Mediations with housing providers on fair housing matters
- Referral and support when filing a complaint or lawsuit
- Assistance with reasonable accommodation/modification requests for people with disabilities
- Education programs for tenants and housing providers
- Foreclosure prevention counseling

The City of Sonoma complies with fair housing laws and regulations as described in **Table 63**. [The City has not been issued or notified of any existing or pending findings, lawsuits, enforcement actions, settlements, or judgments related to fair housing or civil rights.](#)

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	<p>The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies and prohibits discrimination in housing and employment on the basis of protected characteristics.</p> <p>The FEHA prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners on the basis of protected characteristics.</p> <p>It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on those traits.</p>	<p>In its local practices, the City requires all development projects assisted with City funding to comply with the FEHA. The City achieves compliance with employment requirements through strict enforcement in hiring practices and regular training of and by Human Resources staff.</p> <p>Through the Urban County CDBG annual funding, the City obtains fair housing enforcement, education, and outreach services through FHANC. The City refers all parties with concerns related to housing discrimination to FHANC.</p>
Government Code Section 65008	<p>Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy.</p> <p>For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.</p>	<p>Compliance is achieved by uniform application of the City’s codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.</p>

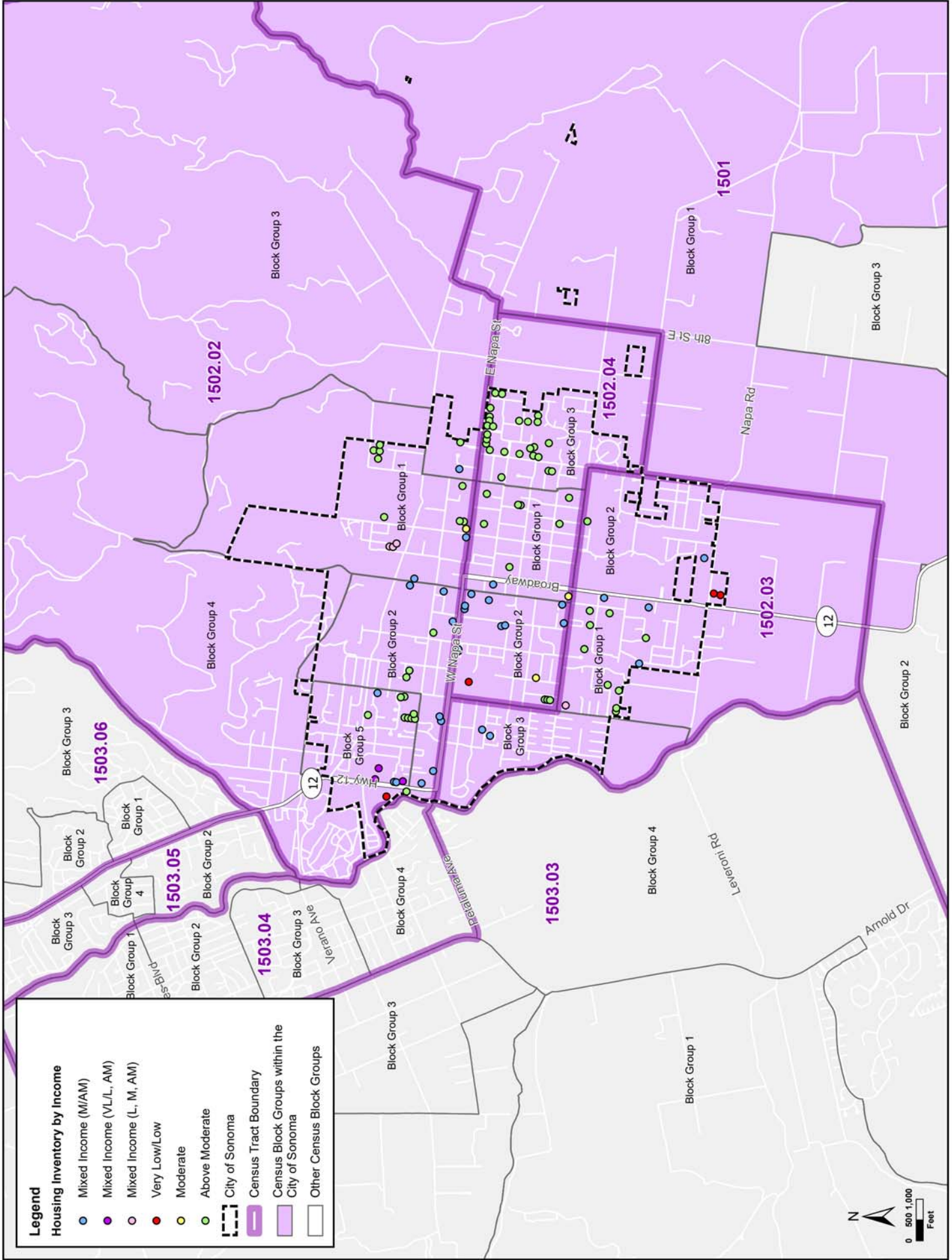
<b>Table 63: Compliance with Fair Housing Laws</b>		
<b>Law</b>	<b>Description</b>	<b>Compliance</b>
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.	Compliance is achieved by administration of Sonoma Municipal Code Chapter 19.44 – Affordable Housing and Density Bonuses, which provides for compliance with Government Code Section 65915 et seq.
Housing Accountability Act (Gov. Code, § 65589.5.)	Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.	Compliance is achieved through the development review process consistent with the Housing Accountability Act. Additionally, the City is in the process of preparing objective development standards to facilitate an objective and equitable review of applicable projects.
No-Net-Loss Law (Gov. Code, § 65863)	Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's RHNA allocation, especially for lower- and moderate- income households.	The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City reviews all General Plan and zoning amendment applications to ensure there is no net loss in density or adequate sites to accommodate its housing needs.
Least Cost Zoning Law (Gov. Code, § 65913.1)	Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.	Compliance is achieved through implementation of the City's General Plan and the implementation of Housing Element Housing Plan Programs which commit the City to ensuring adequate sites to accommodate the City's RHNA at densities and intensities consistent with those discussed in the Inventory of Residential Sites section.
Excessive Subdivision Standards (Gov. Code, § 65913.2.)	Provides that, in exercising its authority to regulate subdivisions a city, county, or city and county shall:  (a) Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing.  (b) Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.  (c) Refrain from imposing standards and criteria for public improvements including, but not limited to, streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria	Compliance is achieved through the implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.

<b>Table 63: Compliance with Fair Housing Laws</b>		
<b>Law</b>	<b>Description</b>	<b>Compliance</b>
	being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.	
Limits on Growth Controls (Gov. Code, § 65302.8.)	<p>Provides that, if a county or city, including a charter city, adopts or amends a mandatory general plan element which operates to limit the number of housing units which may be constructed on an annual basis, such adoption or amendment shall contain findings which justify reducing the housing opportunities of the region. The findings shall include all of the following:</p> <p>(a) A description of the city's or county's appropriate share of the regional need for housing.</p> <p>(b) A description of the specific housing programs and activities being undertaken by the local jurisdiction to fulfill the requirements of subdivision (c) of Section 65302.</p> <p>(c) A description of how the public health, safety, and welfare would be promoted by such adoption or amendment.</p> <p>(d) The fiscal and environmental resources available to the local jurisdiction</p>	The City's draft Housing Element and the elements in the City's adopted General Plan do not include any provisions which further limits (relative to the current Housing Element and prior General Plan) the development of housing, except such provisions as may be required by state or federal laws.
Housing Element Law (Gov. Code, § 65583, esp. subds. (c)(5), (c)(10).)	<p>Section 65583 stipulates that the housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobilehomes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.</p> <p>Subdivision (c)(5) provides that, in order to make adequate provision for the housing needs of all economic segments of the community, the program shall promote and affirmatively further fair housing opportunities and promote housing throughout the community or communities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability, and other characteristics protected by the California Fair Employment and Housing Act (Part 2.8 (commencing with Section 12900) of Division 3 of Title 2), Section 65008, and any other state and federal fair housing and planning law.</p>	Compliance is achieved through preparation and adoption of a Housing Element found to be in substantial compliance with State Housing Element law by the California Department of Housing and Community Development.

Of the five impediments identified by the 2012 AI, three impediments are related to fair housing enforcement and outreach: including #1 (Residents report high levels of discrimination in Sonoma County), #3 (Information about fair housing is not available on jurisdictions' websites), and #5 (In some jurisdictions, Hispanics/Latinos have much higher loan application denial rates than Non-Hispanics/Latinos). The 2012 AI indicated that approximately 25% of residents reported discrimination and respondents to the City's Housing Needs and Priority Survey identified concerns related to discrimination, including discrimination when trying to purchase housing (10%), rent housing (11%), understanding fair housing rights (22%), and concern about potential rent increases or eviction in response to requests for repair (30%). While the City provides information regarding fair housing services on its website and at City Hall, the information could be made more prominent and provide clear guidance to persons with fair housing concerns. Lack of readily accessible information can be an impediment to fair housing if information is not equally available to all protected classes or if the lack of information prevents individuals from understanding their rights and housing providers from understanding their responsibilities.

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**FIGURE 5: CENSUS TRACT BOUNDARIES**

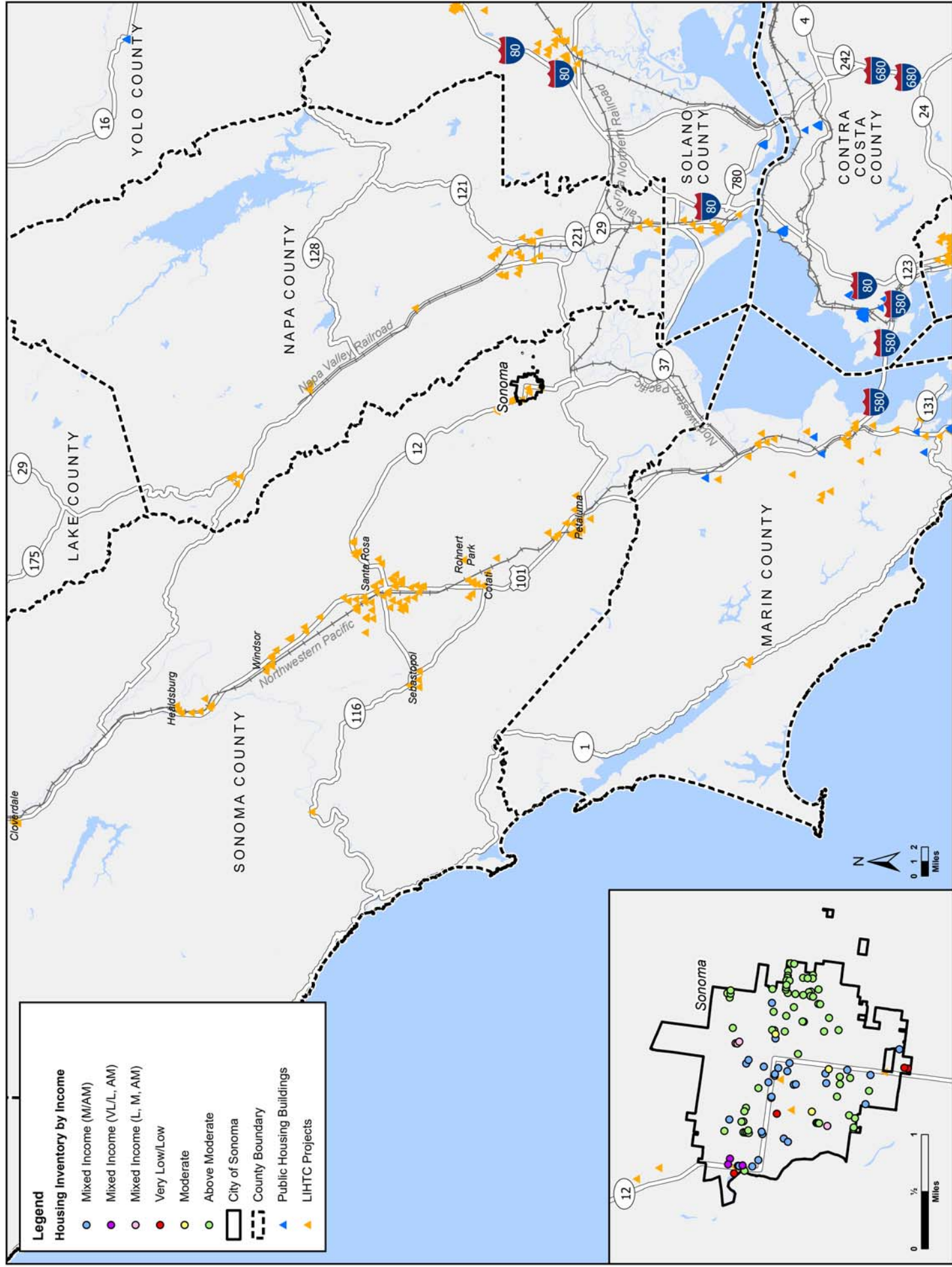


Legend	
<b>Housing Inventory by Income</b>	
● (Blue)	Mixed Income (M/AM)
● (Purple)	Mixed Income (VL/L, AM)
○ (White)	Mixed Income (L, M, AM)
● (Red)	Very Low/Low
● (Yellow)	Moderate
● (Green)	Above Moderate
- - - (Dashed line)	City of Sonoma
- - - (Thick purple line)	Census Tract Boundary
- - - (Thin purple line)	Census Block Groups within the City of Sonoma
- - - (Thin white line)	Other Census Block Groups

N

0 500 1,000 Feet

**FIGURE 6: HOUSING CHOICE VOUCHERS**



Sources: U.S. Department of Housing and Urban Development; California Tax Credit Allocation Committee.  
Map date: October 16, 2022.

### 3. ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Sonoma. These data sources are supplemented with local knowledge of existing conditions in the community to present a more realistic picture of fair housing concerns in Sonoma and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

#### OTHER RELEVANT FACTORS

The City of Sonoma works cooperatively with the Sonoma County Housing Authority, which administers the Housing Choice Voucher Program. The program assists very low-income, elderly and disabled households by paying the difference between 30% of an eligible household's income and the actual cost of renting a unit. Figure 6 shows housing choice vouchers and LIHTC-assisted housing by census tract. As shown in Figure 6, there are four LIHTC-assisted housing developments and no Public Housing buildings in census tracts located in Sonoma.

#### INTEGRATION AND SEGREGATION PATTERNS AND TRENDS

To inform priorities, policies, and actions, Sonoma has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analysis will analyze levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Sonoma that experience the highest levels of segregation.

#### Local Knowledge

The City recognizes that segregation and discriminatory practices have occurred in Sonoma and the region. Members of the public commented on patterns of segregation and racially restrictive covenants, as evidenced by the divide between the race and income demographics of Sonoma and The Springs community to the north.

Restrictive covenants were used to stabilize the property values of white families and caused segregation of neighborhoods. Beginning in 1934, the Federal Housing Authority recommended the inclusion of restrictive covenants in the deeds of homes it insured. Racially restrictive covenants made it illegal for African Americans, as well as other people of color, to purchase, lease rent, or use homes (unless as a servant).

In a landmark 1948 ruling, the Supreme Court deemed all racially restrictive covenants unenforceable. While Titles VIII and IX of the 1968 Civil Rights Act, also known as the Fair Housing Act, prohibited discrimination in the sale, rental, and financing in housing-related transactions based on race, color, national origin, religion, sex, disability, marital status, and familial status, many restrictive covenants continue to remain in property deeds throughout Sonoma County. Residents of Sonoma have indicated that the covenants, and restrictions (CC&Rs) for their homes or in the community include racially restrictive language.

Sonoma County's Restrictive Covenant Modification (RCM) program provides for a modification document to be recorded with the unlawful covenant language stricken, where a property owner submits their title documents for such a change and the existence of unlawfully restrictive language is confirmed by County Counsel. However, most people are not even aware that these covenants exist and very few, eligible, property owners in Sonoma County have completed this process.

In 2021, Assembly Bill 1466 made changes to the RCM processes and added Government Code Section 12956.3, which imposes a state-mandated local program and opens the ability to all, including the County Recorder, to submit a RCM document for recording and redact the illegal restrictive language. As part of the new processes, GC Section 12956.3(b)(1), requires the Sonoma County Clerk-Recorder's Office create a Restrictive Covenant Modification Program Implementation Plan to address the following requirements:



- Identify unlawfully restrictive covenants
- Redact unlawfully restrictive covenants
- Track identified illegal restrictive covenants
- Establish a timeline to identify, track, and redact unlawfully restrictive covenants
- Make index of recorded RCM documents available to the public
- Maintain original non-redacted recording
- Provide status reports to the County Recordors Association of California

Separate from racially restrictive covenants, the Home Owners Loan Corporation mapped regions and “redlined” areas, depicting “best” areas in green, “still desirable” in blue, “definitely declining” in yellow, and “hazardous” in red. This practice was known as “redlining”. The City is not aware of any known redlining maps that include Sonoma or Sonoma County.

**Diversity Index**

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. ESRI, a provider of geographic information system (GIS) software, locational intelligence, and mapping, has developed a Diversity Index, which captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity.

**Table 64** shows the demographic trends over time for the City and Sonoma County. Since 1990, the percentage of population that are Hispanic or Latinx residents has increased in the City from 5.1% to 20.8% compared to the County which has increased at a slightly higher rate from 10.6% to 26.7%. The percentage of population that are White residents has decreased in the City from 92.5% to 73.4% compared to the County which has decreased at a slightly higher rate from 84.3% to 63.2%. The percentage of population that are Other Races or Multiple Races residents has increased in the City from 0.0% to 3.0% compared to the County which has increased at a higher rate from 0.1% to 3.8%. The percentage of population that are Asian or Native Hawaiian and Other Pacific Islander residents has increased from 1.7% to 2.6% in the City compared to the County which has increased at a higher rate from 2.6% to 4.3%.

<b>Table 64: Demographic Trends</b>				
<b>Racial/Ethnic</b>	<b>1990</b>	<b>2000</b>	<b>2010</b>	<b>Current</b>
<b>Sonoma</b>				
American Indian or Alaska Native, Non-Hispanic	0.3%	0.3%	0.3%	0.1%
Asian / API, Non-Hispanic	1.7%	1.4%	3.0%	2.6%
Black or African American, Non-Hispanic	0.3%	0.4%	0.5%	0.1%
White, Non-Hispanic	92.5%	88.7%	79.2%	73.4%
Other Race or Multiple Races, Non-Hispanic	0.0%	2.5%	1.7%	3.0%
Hispanic or Latinx	5.1%	6.7%	15.3%	20.8%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>
<b>Sonoma County</b>				
American Indian or Alaska Native, Non-Hispanic	0.9%	0.8%	0.7%	0.5%
Asian / API, Non-Hispanic	2.6%	3.2%	4.0%	4.3%
Black or African American, Non-Hispanic	1.4%	1.3%	1.4%	1.5%
White, Non-Hispanic	84.3%	74.3%	66.1%	63.2%

Other Race or Multiple Races, Non-Hispanic	0.1%	3.0%	2.9%	3.8%
Hispanic or Latinx	10.6%	17.4%	24.9%	26.7%
<b>Total</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>	<b>100.0%</b>

Source: 1990 US Census; 2000 US Census; 2010 US Census, 2016-2020 ACS

As shown in Figure 9, there generally appears to be lower to moderate diversity index scores throughout the City of Sonoma (compared to its neighbors), with the highest diversity index scores (55-70) located west of the California State Route 12. From 2010 to 2018, there has been a slight increase to the diversity index in the City, as illustrated by Figures 9 and 10. As shown in Figure 9, communities in Sonoma County with higher diversity scores are somewhat more likely to be located in the central portions of the County generally along the Highway 101 corridor than they are in the eastern and western portions of the County.

**Racial Dissimilarity Index**

Another way to measure segregation is by using a dissimilarity index. This index measures how evenly any two groups are distributed across neighborhoods relative to their representation in a city overall. The dissimilarity index at the jurisdiction level can be interpreted as the share of one group that would have to move neighborhoods to create perfect integration for these two groups. The dissimilarity index ranges from 0 to 1. Higher values indicate that groups are more unevenly distributed (e.g., they tend to live in different neighborhoods).

Table 65 below provides the dissimilarity index values indicating the level of segregation in Sonoma between White residents and residents who are Black, Latinx, or Asian/Pacific Islander. The table also provides the dissimilarity index between White residents and all residents of color in the jurisdiction, and all dissimilarity index values are shown across three time periods (2000, 2010, and 2020).

	Sonoma			Bay Area Average
Race	2000	2010	2020	2020
Asian/Pacific Islander vs. White	0.031*	0.018*	0.056*	0.185
Black/African American vs. White	0.165*	0.109*	0.063*	0.244
Latinx vs. White	0.079	0.059	0.066	0.207
People of Color vs. White	0.068	0.048	0.046	0.168

Source: AFFH Segregation Report: Sonoma – IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

Note: If a number is marked with an asterisk (\*), it indicates that the index is based on a racial group making up less than 5 percent of the jurisdiction population, leading to unreliable numbers.

In Sonoma, the highest segregation is between Latinx and White residents (see Table 65). Sonoma’s Latinx /White dissimilarity index of 0.066 means that 6.6% of Latinx (or White) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

**Theil’s H Index**

The Theil’s H Index can be used to measure segregation between all groups within a jurisdiction:

- This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation.

- The index ranges from 0 to 1. A Theil’s H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.
- For jurisdictions with a high degree of diversity (multiple racial groups comprise more than 10% of the population), Theil’s H offers the clearest summary of overall segregation.

The Theil’s H Index values for neighborhood racial segregation in Sonoma for the years 2000, 2010, and 2020 can be found in Table 66 below. The “Bay Area Average” column in the table provides the average Theil’s H Index across Bay Area jurisdictions in 2020. Sonoma’s Theil’s H index is very low (at 0.006 is much closer to 0 than 1), indicating that demographics are similar throughout the City. It is noted that between 2010 and 2020, the Theil’s H Index for racial segregation in Sonoma increased, suggesting that there is now more neighborhood level racial segregation. In 2020, the Theil’s H Index for racial segregation in Sonoma was 85% lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Sonoma is much less than in the average Bay Area city.

	Sonoma			Bay Area Average
Index	2000	2010	2020	2020
Theil’s H Multi-racial	0.003	0.002	0.006	0.042

Source: AFFH Segregation Report: Sonoma – IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized to 2010 census tract geographies and is from U.S. Census Bureau, Census 2000, Table P004.

### **Mapped Patterns of Integration and Segregation**

Patterns of integration and segregation are considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

#### Predominant Racial/Ethnic Population

Figure 7 identifies the predominant racial/ethnic population by census tract for Sonoma and the surrounding area. As shown in Figure 7, the predominant population in Sonoma and most of Sonoma County is White majority. In the Springs community, just north of Sonoma, and in the Santa Rosa and Healdsburg areas along the Highway 101 corridor there are several tracts with a Hispanic majority. As shown in Figure 7, the Bay Area region located south and southwest of Sonoma shows more diversity, with a variety of racial and ethnic majorities, including areas of Asian, African American, and Hispanic majorities.

#### Concentrations of Race and Ethnicity

Figure 8 provides another lens to look at concentrations of race and ethnicity, evaluating areas with a single racial/ethnic majority, with two ethnic majorities, areas with a mix of 3 groups, areas with a mix of 4 groups, and diverse areas. The City of Sonoma’s census tracts are all Latinx-White, similar to areas immediately north, east, and south of Sonoma. To the west as well as in the broader region, there are large areas identified as mostly White. In Sonoma County, there is more diversity around Rohnert Park and eastern Santa Rosa than in Sonoma and its surrounding area. The Bay Area region located south and east of Sonoma, in Napa County, Solano County, and Contra Costa County is much more diverse than Sonoma and Sonoma County, with many areas of 3- and 4-group mixed races/ethnicities.

Figure 9 shows the diversity index for Sonoma and the surrounding area in 2018 and Figure 10 depicts the diversity index in 2010. Sonoma’s diversity index by block group remained relatively static in the majority of the City from 2010 to 2018, with an increase in diversity (from <40 to a 40-55 score) in the southeast area of the City (Block Group 2 of Census Tract 1502.03). Sonoma does not have any census block groups with the highest diversity index scores (above 85) in either 2010 or in 2018.

### [Population with a Disability](#)

As shown in Figure 11, the southern portion of the City has a higher percentage of persons with a disability. As discussed in the Housing Needs Assessment section of this Background Report, approximately 13.5% of Sonoma's population in 2019 had at least one disability and 63.1% of those individuals were seniors. For persons ages 0 to 64, the most common disabilities are Cognitive Difficulty (37.1%), Vision Difficulty (18.9%), and Hearing Difficulty (18.5%). For the population of ages 65 and over, the most common disabilities are Hearing Difficulty (25.2%), Ambulatory Difficulty (24.9%), and Independent Living Difficulty (24.1%).

Looking beyond Sonoma's boundaries, the census tracts in the City exhibit similar level of concentrations of persons with disabilities. As shown in Figure 11, one census tract in the City has a rate of disability that is at less than 10%, one census tract in the City has a rate of disability that is between 10-20%, and one census tracts in the City has a rate of disability that is between 20-30%, indicating that communities in the City of Sonoma with higher percentage of population with disabilities are more likely to be located in north and south portions of the City.

Based on this analysis, the City finds that, in Sonoma, census tracts with higher concentrations of disabilities are also some of the City's census tracts with higher cost burdens of owner households, indicating that households with disabilities may be particularly susceptible to these economic impacts. Moreover, the City recognizes that at a regional level, Sonoma is home to higher concentrations of persons with disabilities than other cities and communities in southern Sonoma County, which can be correlated with the community's older resident profile. [In other cities in the region, such as Rohnert Park, Cotati, and Petaluma, all census tracts have a rate of disability that is less than 10% or between 10-20% and there are no areas or concentrations of higher levels of persons with a disability. Therefore, Sonoma is the only city in southern Sonoma County and the region that has a census tract with a rate of disability that is between 20-30%.](#)

### [Percent of Population 18 Years and Over in Households Living with Spouse](#)

[Figure 12 identifies the percent of population over the age of 18 years and over in households living with spouse in Sonoma. As shown in Figure 12, all census tracts in Sonoma have 40 to 60% of their population over the age of 18 years and over in households living with spouse. This is similar to much of the area surrounding the City. Countywide, the areas with higher concentrations of population over the age of 18 years and over in households living with spouse are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of population over the age of 18 years and over in households living with spouse. Based on this analysis, it appears that there are no significant patterns of segregation impacting population over the age of 18 years and over in households living with a spouse in Sonoma. Other cities in Sonoma County have different percentages of population over the age of 18 years and over in households living with spouse. Santa Rosa, Sebastopol, Rohnert Park, and Cotati have census tracts that have 20% - 40% of their population over the age of 18 years and over in households living with spouse. Petaluma, Windsor, and Healdsburg have census tracts that have 60% - 80% of their population over the age of 18 years and over in households living with spouse.](#)

### [Percent of Children in Married Households](#)

[As shown in Figure 13, the percentage of children in married couple households varies across different census tracts in Sonoma. Citywide, the areas with higher concentrations of children in married couple households are located in the southern portion of the City. Census tract 1502.03 that covers the southern portions of the City have 40-60%of its children in married households. Census tract 1502.04 that covers the central portions of the City have 60-80% of its children in married households. Census tract 1502.02 that covers the northern portions of the City have over 80% of its children in married households. It is noted that some census tracts with higher percentages of children in married households extends out into areas of the unincorporated County. Based on this analysis, the County finds that there are no significant patterns of segregation impacting children in married households in Sonoma County, given that the concentration of married households has no correlation with the degree of diversity throughout the County. As shown in Figure 23 and Figure 24, census tracts that have higher percentage of children in married couple households area also some of the census tracts that with higher cost burdens for renter households, indicating that these households may be particularly susceptible to these economic impacts. Family makeup, including married couples \(with or without children\), persons over the age of 18 living alone and female headed households can provide insight into potential segregation issues in the community. As shown in Figure 12, all census tracts in Sonoma have 40 to 60 percent of the population in married households. Countywide, the areas with higher \[percentage of children in married couple households\]\(#\) ~~concentrations of married~~](#)

households are located in less densely developed areas of the County, as illustrated in Figure 12. Dense communities have a lower percentage of children in married couple households ~~married households~~ and this pattern is consistent throughout Sonoma County. Census tracts within other cities and communities in Sonoma County have similar percentage of children in married couple households as census tracts in Sonoma.

### Female-headed Households

Sonoma is also home to a number of female-headed households located throughout the community with approximately one third of the City's census tracts exhibiting higher proportions than the rest of the City. This pattern is present in the region as well; regional jurisdictions like Cotati, Rohnert Park, Santa Rosa, Windsor, and Healdsburg generally have some census tracts with higher proportions of female-headed households with no spouse or partner and with children present, as shown in Figure 14. In the City as well as Countywide, there are no census tracts with higher proportions of female-headed households with no partner/spouse and with children; there are some tracts with higher concentrations, in the Bay Area including in Marin, Napa, and Contra Costa County. In Sonoma, census tracts with higher concentrations of female-headed households are also some of the City's census tracts with vulnerable sensitive communities.

### Persons 65 Years of Age or Older

The community's older residents, persons 65 years of age or older, are dispersed throughout the community, as shown in Figure 15. All census tracts in the City are comprised of populations where over 25% of residents are 65 years of age or older. The highest concentrations of senior residents are located in the south portion of the City. As members of the community age-in-place (remain in their residence as they get older), it's possible that some areas of the City will continue to see higher proportions of their neighborhood occupied by senior residents. Safe and convenient access to goods and services is especially important for seniors, who may have mobility limitations or minimum household income. As shown in Figure 15, in Sonoma, census tracts with higher concentrations of senior households are also some of the City's census tracts with higher cost burdens for renter households, indicating that senior households may be particularly susceptible to these economic impacts. Compared with other cities and communities in Sonoma County, such as Santa Rosa, Sebastopol, Rohnert Park, Cotati, and Petaluma, and Windsor, Sonoma is the home of a higher percentage of senior residents. Only Healdsburg has similar proportion of its population as senior residents.

### Median Household Income

Patterns of moderately segregated economic wealth, as indicated by median household income, do exist in Sonoma, as illustrated on Figure 16. In general, those areas with higher median household incomes are located in the eastern and western portion of the City, and areas with lower median household incomes are more likely located in the central portion of the City. As shown in Figure 16, communities in Sonoma County with lower median incomes are somewhat more likely to be located in the more racially and ethnically diverse portion of the County. There are not strong patterns of household income in the region, with a range of range of household income levels are reflected throughout the County as shown on Figure 16. There are clusters of lower income areas located southwest of Sonoma, in the Cotati/Rohnert Park area, north of Rohnert Park, throughout Santa Rosa, between Windsor and Healdsburg, and between Healdsburg and Cloverdale. The cities of Healdsburg, Windsor, Sebastopol, and Rohnert Park have more of the highest income block groups than other areas in the County. Compared with census tracts within other cities and communities in Sonoma County, census tracts in Sonoma have similar distribution and range of median household income levels. In comparison, the median income in Sonoma County (\$103,300) is higher than the Statewide median of \$90,100.

Income segregation can be measured using similar indices as racial segregation. The isolation index values for all income groups in Sonoma for the years 2010 and 2015 can be found in Table 67 below. Above Moderate-income residents are the most isolated income group in Sonoma. Sonoma's isolation index of 0.483 for these residents means that the average Above Moderate-income resident in Sonoma lives in a neighborhood that is 48.3% Above Moderate-income. Among all income groups, the Above Moderate-income population's isolation index has changed the most over time, becoming more segregated from other income groups between 2010 and 2015. As shown in Table 67, Sonoma's very low, moderate, and above moderate income groups are less isolated than those in the Bay Area as a whole, while the low income groups are slightly more isolated than average in the Bay Area.

<b>Table 67: Income Group Isolation Index Values for Segregation within Sonoma</b>			
<b>Income Group</b>	<b>Sonoma</b>		<b>Bay Area Average</b>
	<b>2010</b>	<b>2015</b>	<b>2015</b>
Very Low-Income (<50% AMI)	0.191	0.196	0.269
Low-Income (50%-80% AMI)	0.177	0.185	0.145
Moderate-Income (80%-120% AMI)	0.173	0.166	0.183
Above Moderate-Income (>120% AMI)	0.469	0.483	0.507

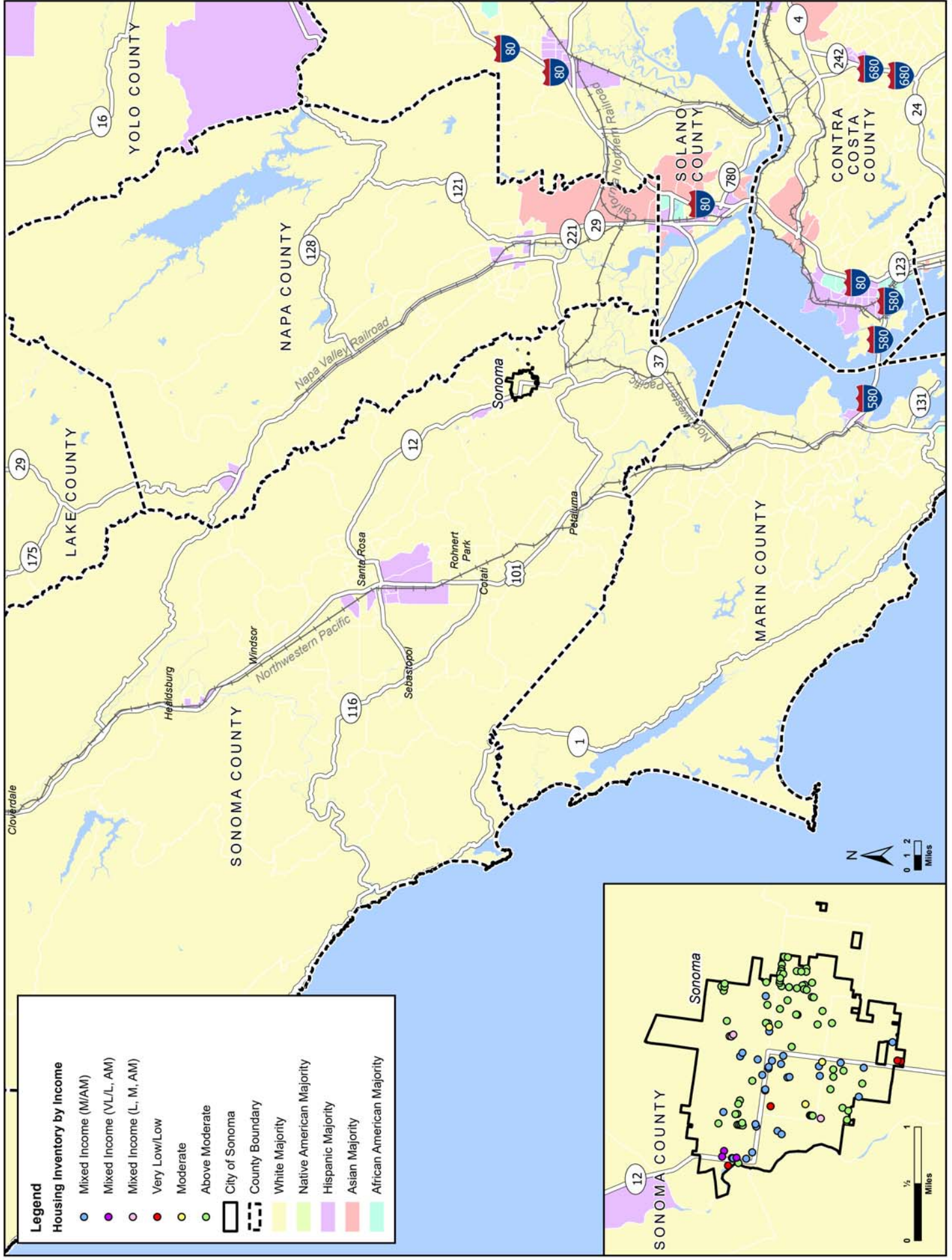
Source: AFFH Segregation Report: Sonoma – Data for 2015 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2011- 2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

As described throughout this Housing Element, the City is committed to supporting the development of housing affordable to lower income households in locations throughout the City and has identified sites for future growth and development which are designed to promote a more balanced and integrated pattern of household incomes.

**Findings**

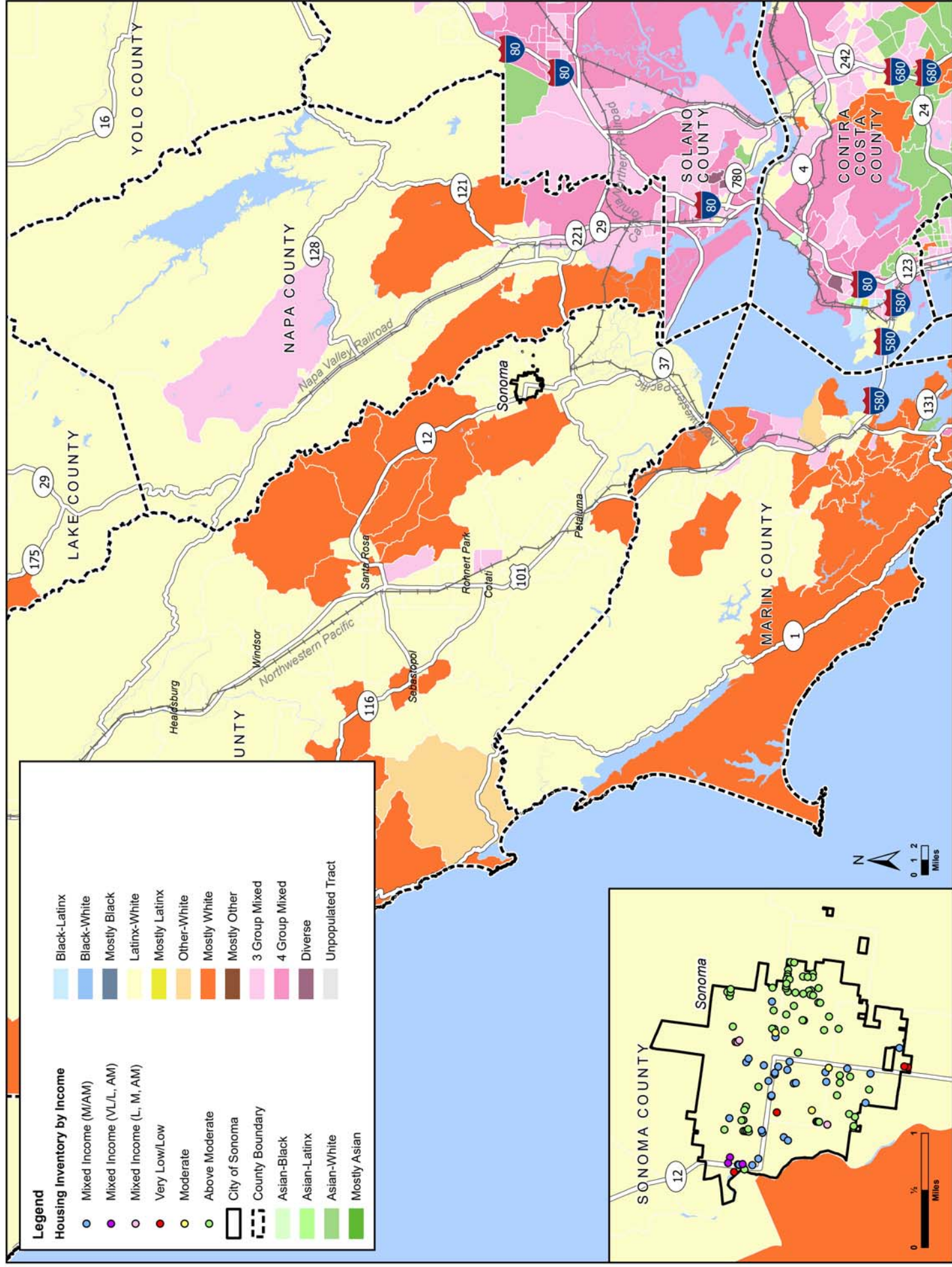
The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, family status, seniors, and median household income. There are some patterns of isolation or segregation apparent when considering certain characteristics, including population with disabilities, female-headed households, seniors, and households with lower median household incomes. As part of the City’s regular participation in the County AI and through implementation of programs in the Housing Plan as summarized in Table 1 of the Housing Plan, the City will continue to consider these patterns to program funding and resources to reduce patterns of isolation and segregation and increase access to housing-related and other resources in these areas in order to effect change from current conditions.

**FIGURE 7: PREDOMINANT POPULATION BY CENSUS TRACT**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "PredominantPop\_AfricanAmericanMajority", "PredominantPop\_AsianMajority", "PredominantPop\_HispanicMajority", "PredominantPop\_NativeAmericanMajority", "PredominantPop\_WhiteMajority", Map date: October 16, 2022.

**FIGURE 8: NEIGHBORHOOD CONCENTRATION BY CENSUS TRACT**



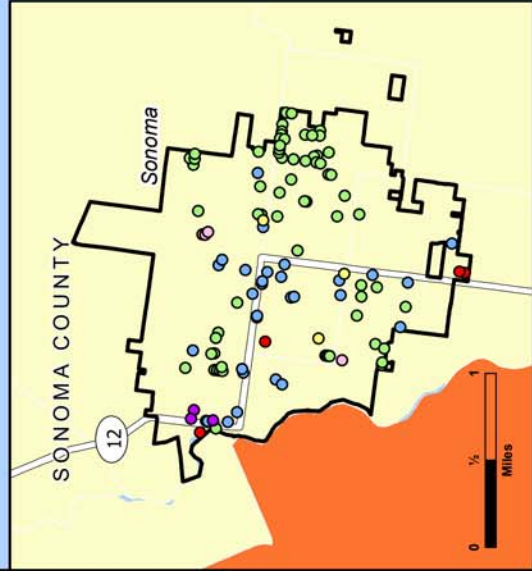
**Legend**

**Housing Inventory by Income**

- Mixed Income (M/AM)
- Mixed Income (VL/L, AM)
- Mixed Income (L, M, AM)
- Very Low/Low
- Moderate
- Above Moderate

Black-Latinx  
 Black-White  
 Mostly Black  
 Latinx-White  
 Mostly Latinx  
 Other-White  
 Mostly White  
 Mostly Other  
 3 Group Mixed  
 4 Group Mixed  
 Diverse  
 Unpopulated Tract

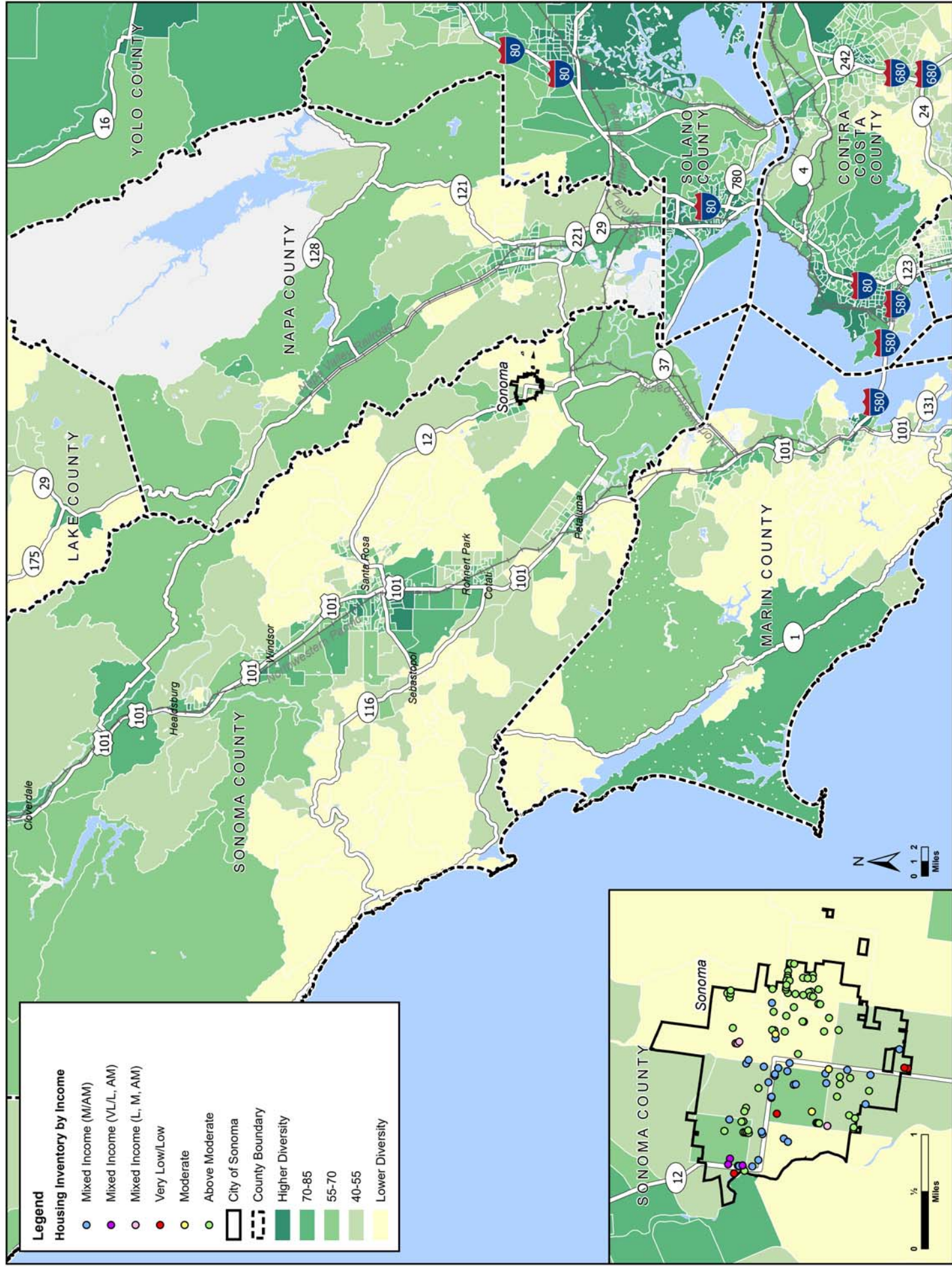
□ City of Sonoma  
 □ County Boundary  
 □ Asian-Black  
 □ Asian-Latinx  
 □ Asian-White  
 □ Mostly Asian



Sources: AFHH Data and Mapping Resources, California Department of Housing and Community Development, "Neighborhood Segregation\_Tract\_2019." Map date: October 16, 2022.



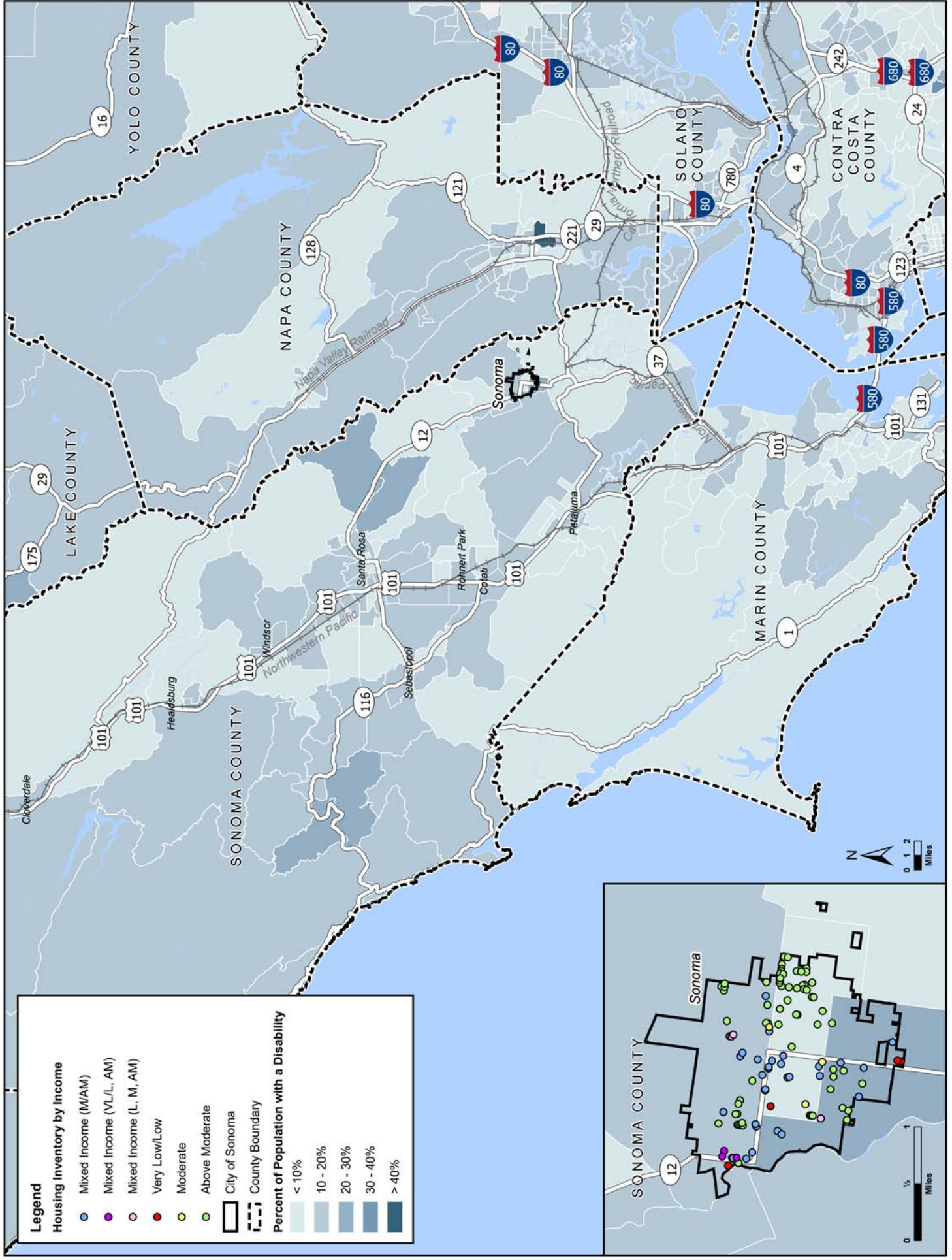
**FIGURE 9: DIVERSITY INDEX BY CENSUS BLOCK GROUP 2018**



Sources: AFHH Data and Mapping Resources, California Department of Housing and Community Development, "Race/Demographics\_BlockGrp\_2018." Map date: October 16, 2022.



**FIGURE 11: PROPORTION OF POPULATION WITH DISABILITIES BY CENSUS TRACT**



**Legend**

**Housing Inventory by Income**

- Mixed Income (M/AM)
- Mixed Income (VL/L, AM)
- Mixed Income (L, M, AM)
- Very Low/Low
- Moderate
- Above Moderate

▭ City of Sonoma

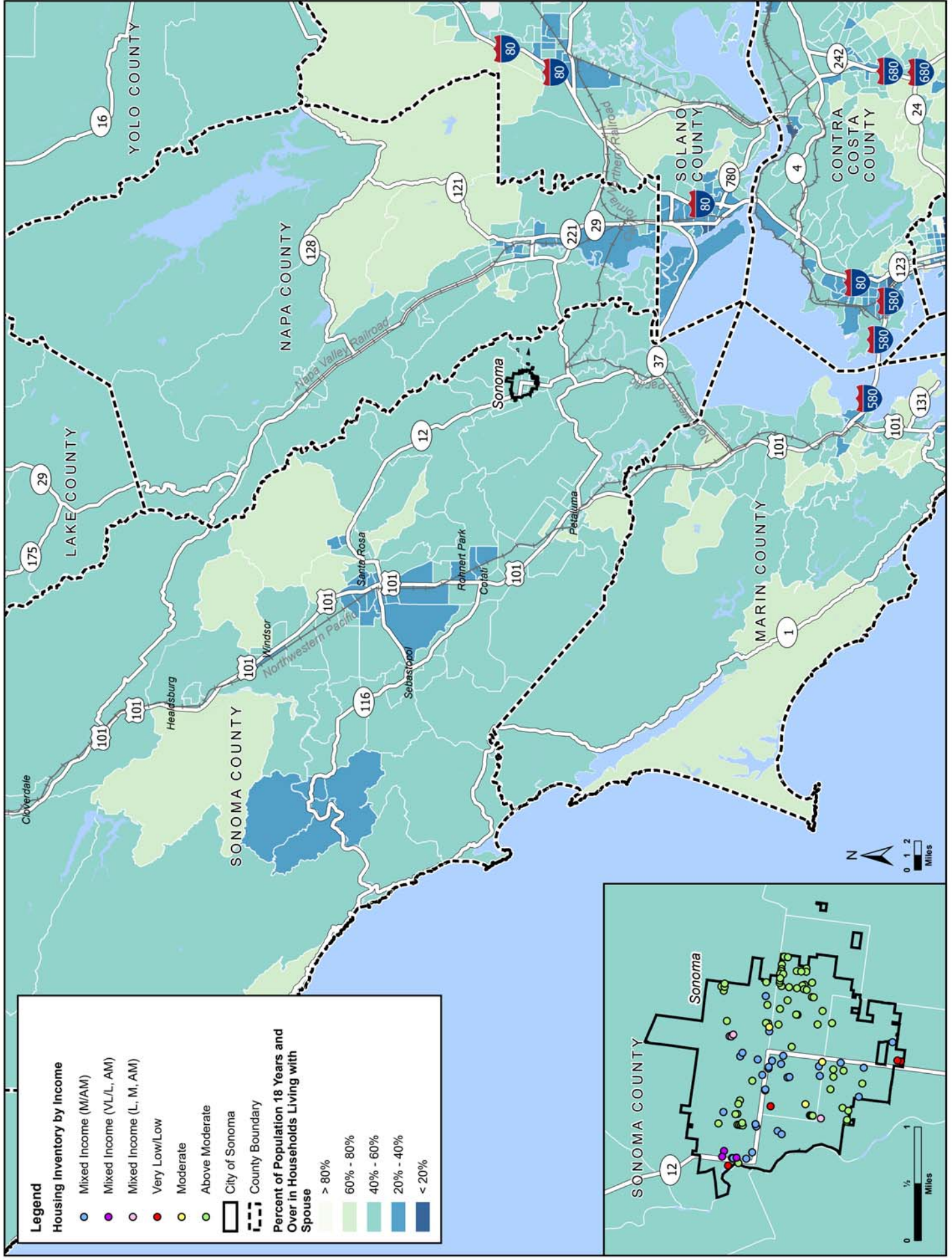
--- County Boundary

**Percent of Population with a Disability**

- < 10%
- 10 - 20%
- 20 - 30%
- 30 - 40%
- > 40%

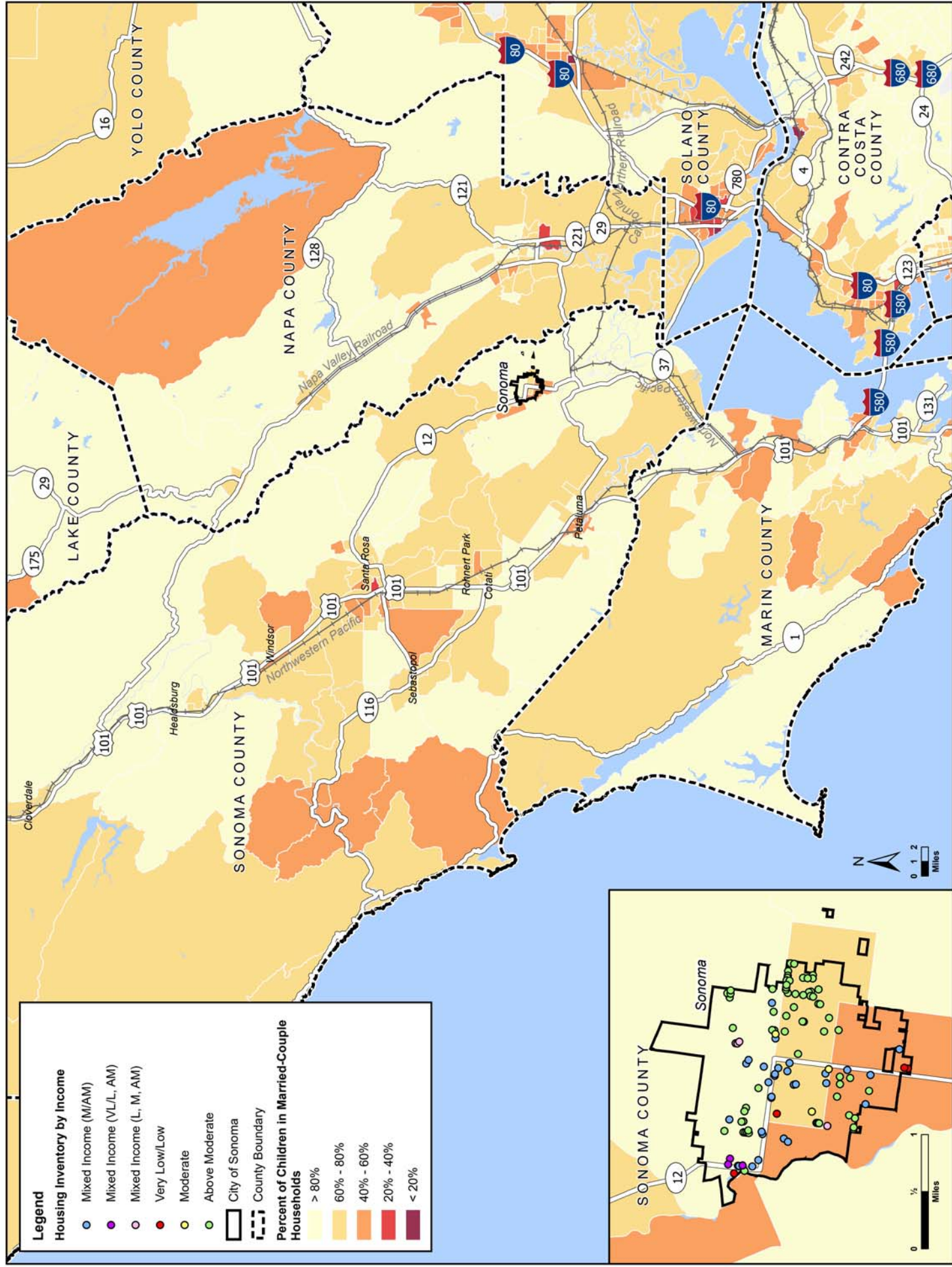
Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "Disability-Population\_Tract\_2015\_19". Map date: October 16, 2022.

**FIGURE 12: PERCENT OF POPULATION 18 YEARS AND OVER IN HOUSEHOLDS LIVING WITH SPOUSE**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Trect\_2015\_19"  
 Map date: October 16, 2022.

**FIGURE 13: PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS**



Sources: AFHH Data and Mapping Resources, California Department of Housing and Community Development, "FamilyStatus\_Trect\_2015\_19"  
 Map date: October 16, 2022.









**RACIALLY OR ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAP)**

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAPs if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to the HCD AFFH Dataset, there is no R/ECAP in Sonoma County. The nearest R/ECAPs are in Marin County and Yolo County and do not have any notable geographical or socioeconomic connection to Sonoma.

Comparing Figure 9 (Diversity Index) to Figure 16 (Median Household Income), it appears that areas of high diversity do not generally correlate with lower incomes and that areas of low diversity reflect a range of income levels. However, this pattern is not consistent and there are several areas ranking in the highest diversity index categories that also have lower median household incomes in the County, including areas along Highway 101 in the vicinity of Windsor and Santa Rosa and one census block group in Sonoma located west and south of Highway 12 (census tract 1502.04, block group 1).

As discussed in the Findings section of this Chapter, the Housing Plan includes programs to encourage increased diversity and housing opportunities throughout the City.

**RACIALLY/CONCENTRATED AREAS OF AFFLUENCE (RCAA)**

According to the Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices”. Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to RECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAAs) metric to more fully tell the story of segregation in the United States<sup>5</sup>. RCAAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). **Table 68** at the median household incomes of White, non-Hispanic residents in Sonoma, as well as the County as a whole. There is no census block in the City with a median household income of \$125,000 and a population that is 80 percent or more white. As such, there is no census tract in Sonoma that fit these criteria, and as such, the City has no RCAAs. Further, in comparing Figure 9 to Figure 16, the most affluent area of the City (census tract 1502.02, block group 5) is also one of the two most diverse block groups in the City.

Median Household Income	City of Sonoma	Sonoma County
White Households	\$84,277	\$ 84,212
All households	\$84,352	\$81,018
% of White population	73.4%	63.2%

Source: US Census, 2015-2019 ACS

5 Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. Cityscape: A Journal of Policy Development and Research, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscape/vol21num1/ch4.pdf>

**DISPARITIES IN ACCESS TO OPPORTUNITIES**

The Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task Force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. The Task Force analyzed three domains (Economic, Environmental, Education) to establish the resource category for each block group. The Economic Domain (Figure 17) analyzes poverty, level of adult education, employment rates, job proximity, and median home value in each block group, while the Education Domain (Figure 18) analyzes math/reading proficiency, high school graduation rates, and the student poverty rate. The Environmental Domain (Figure 19) looks at the CalEnviroScreen 3.0 Pollution indicators (Exposures and Environmental Effect indicators) and processed values. Each Figure includes the locations of proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA. Table 66 shows the full list of indicators.

Domain	Indicator
Economic	<ul style="list-style-type: none"> <li>• Poverty</li> <li>• Adult education</li> <li>• Employment</li> <li>• Job proximity</li> <li>• Median home value</li> </ul>
Education	<ul style="list-style-type: none"> <li>• Math proficiency</li> <li>• Reading proficiency</li> <li>• High school graduation rates</li> <li>• Student poverty rates</li> </ul>
Environmental	<ul style="list-style-type: none"> <li>• CalEnviroScreen 3.0 pollution indicators and values</li> </ul>

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020.

Based on the domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. According to the Task Force’s methodology, the tool allocates the 20% of the tracts in each region with the highest relative index scores to the “Highest Resource” designation and the next 20% to the “High Resource” designation. Each region then ends up with 40% of its total tracts as “Highest” or “High” resource. These 2 categories are intended to help State decision-makers identify tracts within each region that the research suggests low-income families are most likely to thrive, and where they typically do not have the option to live—but might, if given the choice. The remaining tracts are then evenly divided into “Low Resources” and “Moderate Resource”.

Figure 20 identifies the final resource categories of each census block group, as identified on the TCAC/HCD Opportunity Map, as well as the locations of the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA. As shown in Figure 20, no census block groups of the City have the highest levels of opportunity and the proposed sites to accommodate the 6<sup>th</sup> Cycle RHNA are located throughout the City in varying levels of opportunity to the extent feasible, given the City’s existing built-out development pattern. **Table 70** identifies the resources levels by census block group and the corresponding scores for economic, educational and environmental indicators.

Census Tract	Block Group	Resource Level	Economic Score	Environmental Score	Education Score
1502.02	1	Low Resource	0.76	0.24	0.02
1502.02	2	Low Resource	0.42	0.24	0.12
1502.02	3	High Resource	1.00	0.24	0.15
1502.02	5	Low Resource	0.78	0.24	0.12
1502.03	1	Low Resource	0.59	0.20	0.07
1502.03	2	Low Resource	0.38	0.20	0.03
1502.03	3	Low Resource	0.43	0.20	0.07
1502.04	1	Moderate Resource	0.98	0.33	0.02
1502.04	2	Low Resource	0.18	0.33	0.03
1502.04	3	Low Resource	0.74	0.33	0.00

Source: California Department of Housing and Development, *Affirmatively Furthering Fair Housing Data and Mapping Resources*, accessed May 13, 2022.

The City of Sonoma has one census block group designated as high resource areas on the TCAC/HCD Opportunity Map. However, only a small portion of the census block group is located within the City. The majority of the City is designated as low resource area, including census tracts 1503.03 and 1502.02. The block group 2 of the census tract 1502.04 located in the central portion of the City is moderate resources area.

Sites to accommodate the City's lower-income 6<sup>th</sup> Cycle RHNA are generally located in low resource opportunity tracts, with mixed income sites also located in the moderate and high resource tracts. By promoting new development opportunities in low opportunity areas, it is the City's intent to improve the conditions of these census tracts by providing a boarder range of goods and services, bring new residential development closer to transit and jobs, and support community revitalization. Given that the City does not have any significant high or highest resource areas, the City must look to areas with lower to moderate levels of resources in order to accommodate new development, and the City has distributed these units throughout the resource levels to promote more equal and equitable patterns of opportunity. Moreover, the City's promotion of ADUs and Junior ADUs throughout the community, in all resource levels, further supports the City's commitment to distribute housing available at all income levels in different geographic areas of the City.

### **Economic Opportunity**

The largest industry in Sonoma in 2019 was Educational, Health, and Social Services at 21.3%. This is followed by Arts, Entertainment, Recreation, Accommodation, and Food Services at 11.5% and Manufacturing at 10.6%. As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in **Table 70** above, the overall economic scores in Sonoma range from 0.18 to 1. The economic scores are inconstant in the City, just like many other Sonoma County jurisdictions. However, the City of Sonoma has more census tracts with higher economic scores. Within Sonoma, block group 2 of census tract 1502.04 has the lowest economic score, which is below 0.25. Block group 2 of census tract 1502.02, block group 3 of census tract 1502.03, and block group 2 of census tract 1502.03 also have relatively lower economic scores, which are between 0.25 and 0.5. Although the predominant racial and ethnic group concentration is similar throughout the City, as shown in Figures 9 and 16, census block groups with lower economic scores are also census block groups are also some of the census block groups with a higher diversity index and a lower median household income. The concentration of low economic opportunity census tracts does not show strong correlations with other protected and sensitive classes.

As shown in Table 70A, the City's older population (60+) has a higher rate of employment per total population than the Countywide cohort and experiences similar unemployment rates (unemployed persons as total of the workforce) as the Countywide, with a higher rate in the 60-64 year raga than in the 65+ ranges. Races in the City that experience significantly lower employment to population ratios than the Countywide average include American Indian and Alaska Native, Native Hawaiian and Other Pacific

Islander, while the Black or African American, some other race, and two or more races experience employment rates that are 17% or higher than the County averages. All race/ethnicities except Asian have a lower unemployment rate than the Countywide average. Females in Sonoma experience less unemployment than the Countywide average, while females with their own children under 18 years of age experience slightly higher employment than the Countywide average. Regarding income levels, the City's percentage of its total working age population that is below the poverty level is lower than the Countywide average and the City's population below the poverty level that is in the labor force and unemployed is also higher than the Countywide rate. Persons with a disability in the City have a higher rate of employment to total working age population than Countywide and the unemployment rate for persons with a disability is also lower than the Countywide rate. Overall, American Indian and Alaska Native, Native Hawaiian and Other Pacific Islanders, and persons below the poverty level have less access to employment in the City and Asians, persons aged 60-64 years, men, and persons below the poverty level experience higher rates of unemployment than the Countywide averages. It is noted that while the difference in employment to population ratio is assumed to result from less access for the purpose of the above discussion, there is also the potential in this category for persons who choose to not be in the labor force. This is different from the unemployment rate which measures persons that are in the labor force but are not employed.

As shown in Figure 21, the job proximity index is generally high in Sonoma. On a scale from zero to 100 where 100 is the closest proximity to jobs, the majority of the City scores above 80, which is higher than scores in other Sonoma County jurisdictions, including Santa Rosa, Sebastopol, Rohnert Park, Petaluma, and Cotati. The Within the City, only block group 5 of census tract 1502.02, areas east of California Route 12 freeway, have a lower job proximity index, which is between 61 and 80. While the concentration of lower job proximity score census tracts does not show clear pattern with any protected and sensitive classes (see Figures 8 through 16 for concentrations of protected classes by area) and does not appear to have a meaningful effect on the ability of protected groups to obtain a job, there are unemployment trends among protected classes as discussed above. The Association of Bay Area Governments (ABAG) local profile of Sonoma lists 8,062 total jobs in Sonoma in 2018, which was a decrease of 20.4% from 2008.

**Table 70A: Employment by Characteristics and Regional (County/City) Comparison**

Characteristic	Sonoma County, California			Sonoma city, California			Difference in Employment/Population Ratio	Difference in Unemployment Rate
	Total	Employment / Population Ratio	Unemployment rate	Total	Employment / Population Ratio	Unemployment rate		
Population 16 years and over	412,126	61.5%	5.1%	9,544	57.3%	4.1%	-4.2%	-1.0%
<b>AGE</b>								
60 to 64 years	37,573	58.5%	4.0%	1,074	71.2%	6.1%	12.7%	2.1%
65 to 74 years	55,520	31.2%	3.6%	1,787	32.5%	2.8%	1.3%	-0.8%
75 years and over	35,577	8.0%	2.5%	1,350	7.0%	0.0%	-1.0%	-2.5%
<b>RACE AND HISPANIC OR LATINO ORIGIN</b>								
White alone	319,992	59.8%	5.1%	8,406	54.2%	4.2%	-5.6%	-0.9%
Black or African American alone	6,697	56.0%	9.1%	37	73.0%	0.0%	17.0%	-9.1%
American Indian and Alaska Native alone	4,096	63.7%	6.8%	6	0.0%	0	-63.7%	-6.8%
Asian alone	17,474	63.4%	3.7%	308	60.4%	13.1%	-3.0%	9.4%
Native Hawaiian and Other Pacific Islander alone	1,507	69.6%	2.1%	0	0	0	-69.6%	-2.1%
Some other race alone	45,284	70.6%	5.0%	474	88.4%	0.0%	17.8%	-5.0%

<a href="#">Two or more races</a>	<a href="#">17,076</a>	<a href="#">67.9%</a>	<a href="#">5.3%</a>	<a href="#">313</a>	<a href="#">87.9%</a>	<a href="#">2.1%</a>	<a href="#">20.0%</a>	<a href="#">-3.2%</a>
<a href="#">Hispanic or Latino origin (of any race)</a>	<a href="#">93,946</a>	<a href="#">68.6%</a>	<a href="#">5.7%</a>	<a href="#">1,298</a>	<a href="#">62.9%</a>	<a href="#">0.0%</a>	<a href="#">-5.7%</a>	<a href="#">-5.7%</a>
<a href="#">White alone, not Hispanic or Latino</a>	<a href="#">279,375</a>	<a href="#">58.8%</a>	<a href="#">4.9%</a>	<a href="#">7,663</a>	<a href="#">55.2%</a>	<a href="#">4.5%</a>	<a href="#">-3.6%</a>	<a href="#">-0.4%</a>
<b>Population 20 to 64 years</b>	<b><a href="#">297,011</a></b>	<b><a href="#">75.5%</a></b>	<b><a href="#">4.8%</a></b>	<b><a href="#">6,023</a></b>	<b><a href="#">77.5%</a></b>	<b><a href="#">4.4%</a></b>	<b><a href="#">2.0%</a></b>	<b><a href="#">-0.4%</a></b>
<b>SEX</b>								
<a href="#">Male</a>	<a href="#">147,346</a>	<a href="#">79.3%</a>	<a href="#">5.1%</a>	<a href="#">2,919</a>	<a href="#">79.0%</a>	<a href="#">6.7%</a>	<a href="#">-0.3%</a>	<a href="#">1.6%</a>
<a href="#">Female</a>	<a href="#">149,665</a>	<a href="#">71.8%</a>	<a href="#">4.4%</a>	<a href="#">3,104</a>	<a href="#">76.1%</a>	<a href="#">2.1%</a>	<a href="#">4.3%</a>	<a href="#">-2.0%</a>
<a href="#">With own children under 18 years</a>	<a href="#">47,790</a>	<a href="#">70.9%</a>	<a href="#">3.6%</a>	<a href="#">832</a>	<a href="#">68.9%</a>	<a href="#">3.0%</a>	<a href="#">-2.0%</a>	<a href="#">-0.6%</a>
<b>POVERTY STATUS IN THE PAST 12 MONTHS</b>								
<a href="#">Below poverty level</a>	<a href="#">30,669</a>	<a href="#">42.8%</a>	<a href="#">17.3%</a>	<a href="#">629</a>	<a href="#">32.0%</a>	<a href="#">18.3%</a>	<a href="#">-10.8%</a>	<a href="#">1.0%</a>
<a href="#">At or above the poverty level</a>	<a href="#">264,298</a>	<a href="#">79.8%</a>	<a href="#">3.9%</a>	<a href="#">5,327</a>	<a href="#">83.9%</a>	<a href="#">3.7%</a>	<a href="#">4.1%</a>	<a href="#">-0.2%</a>
<b>DISABILITY STATUS</b>								
<a href="#">With any disability</a>	<a href="#">29,471</a>	<a href="#">42.2%</a>	<a href="#">11.1%</a>	<a href="#">526</a>	<a href="#">58.9%</a>	<a href="#">8.3%</a>	<a href="#">16.7%</a>	<a href="#">-2.8%</a>

### Educational Opportunity

[TCAC's education score is based on math proficiency, reading proficiency, high school graduation rates, and the student poverty rate.](#) As shown in **Table 70** above, the overall education opportunity scores in Sonoma range from 0 to 0.15. [All Generally, most census tracts in the City have an educational opportunity score below 0.15 and all census tracts are below 0.25 as shown in Figure 18.](#) As shown in the figure 18, while areas of Sonoma County, including Sebastopol, Healdsburg, Windsor, and Petaluma and portions of unincorporated areas near these cities have higher educational scores, Sonoma has similar scores to the surrounding Sonoma Valley region, portions of Rohnert Park, portions of Santa Rosa, Cloverdale, and is slightly lower than Cotati. Across all tracts in the County, Sonoma's educational opportunity index scores are generally lower compared to other densely populated areas, particularly Petaluma, Sebastopol, Windsor, and Healdsburg, as well as lower in comparison to areas in Napa County east of the Sonoma County/Napa County boundary.

[While educational opportunity scores are low across the City and the adjacent unincorporated area, there is varied opportunity based on the schools of the Sonoma Valley Unified School District \(SVUSD\).](#) According to the California Department of Education's California School Dashboard, in 2021 SVUSD had an enrollment of 3,503 students. The ethnic/racial make-up was: 63.1% Hispanic, 1.3% Asian, 31.2% White, 0.4% African American, 0.4% American Indian, and 1.5% two or more races. A total of 56.2% of the District's students come from socioeconomically disadvantaged backgrounds, 26.3% are English learners and 16.6% are students with disabilities. SVUSD has 9 schools, including 4 located in the City of Sonoma: Prestwood Elementary School (generally east of 1<sup>st</sup> St W north of E. Spain St, east of 2<sup>nd</sup> St W south of E. Spain St. and north of E. MacArthur St, and east of Manor St south of E. MacArthur), Sassarini Elementary School serves the western portion of the City (generally west of 1<sup>st</sup> St W north of E. Spain St, west of 2<sup>nd</sup> St W south of E. Spain St. and north of E. MacArthur St, and west of Manor St south of E. MacArthur), Adele Harrison Middle School, and Sonoma Valley High School. Altimira Middle School (located in the unincorporated area to the northwest) serves the Sassarini Elementary students while Prestwood students are assigned to Adele Harrison. Sonoma Valley High School serves the full SVUSD, including Sonoma and the surrounding unincorporated area. District-wide, SVUSD has low English language arts scores (35.1 points below standard) and low mathematics score (88.2 points below standard). Of the schools serving Sonoma, Sassarini's scores were below the District-wide average for English language arts (61.1 points below standard) and Altimira's scores were below the District-wide average (51.2 points below standard for English language arts and 130.3 points below for mathematics). While Prestwood and Adele Harrison also had low English language arts and mathematics scores, the scores were above District-wide averages (Prestwood scored 17.6 points below standard for English language arts

[and 33.1 points below for mathematics and Adele Harrison scored 21.7 points below standard for English language arts and 66.6 points below for mathematics\). Students in the western portion of the City generally have access to lower-scoring schools – this affects the households in two moderately diverse areas \(CT 1502.02 BG 5 and the portion of CT 1502.03 BG 1 west of 2<sup>nd</sup> St W\), affects two of the three block groups \(CT 1502.03 BGs 1 and 3\) with higher concentrations of persons with a disability. Conversely, female-headed households with children present are more concentrated in the higher-scoring school boundaries and concentrations of both the highest and lowest median income levels are located in the lower-scoring school boundaries. It is noted that while the SVUSD has a policy related to equity, the policy addresses nondiscrimination in district programs and activities and education for various protected classes, but does not address reviewing enrollment boundaries in the context of ensuring protected classes have equitable access to higher-scoring and proficient schools and does not address making investments in lower-scoring schools to increase educational opportunities for protected classes or to reduce disparities in access to opportunities.](#)

### **Environmental Opportunity**

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. As shown in **Table 70** above, the overall environmental scores in Sonoma range from 0.20 to 0.33. While the entire community has relatively low environmental scores, central and central/eastern areas of the City have slightly improved scores in comparison with the rest of Sonoma – [a review of predominant racial populations, neighborhood diversity, household types, median income, persons with a disability, and seniors does not indicate that these areas correspond with any concentration of these protected classes in areas with lower scores versus higher scores except that persons with a disability have higher concentrations in the areas with a lower environmental score. As shown in the fFigure 19, most Sonoma County jurisdictions, such as Santa Rosa, Rohnert Park, Petaluma, and Sebastopol, tend to have higher environmental scores or areas with higher environmental scores, compared to the City of Sonoma and much of the region to the south, east, and southwest of Sonoma. Healdsburg, and Windsor, and portions of Petaluma and Sebastopol in the northern portions of the County tend to have lower environmental scores. Comparing the City's environmental scores to the distribution of protected classes, there are no discernible patterns of concentration of protected classes in the City's areas with the less positive environmental outcomes. The City takes a multitude of actions to improve the environment and address sustainability. The City adopted a Climate Action and Environmental Sustainability and Accomplishments and 2020-21021 Work Plan \(Sustainability Accomplishments and Plan\) in 2020. The Sustainability Accomplishments and Plan focuses on environmental sustainability and addressing climate change. The City's investments to address the environment and sustainability that most affect environmental conditions in the City include:](#)

[Energy: In 2013, the City joined Sonoma Clean Power Consortium to reduce the environmental impact of energy production and provide CleanStart and EverGreen options for renewable and low carbon power. The City expedites solar permitting and partners with regional providers to encourage solar installations and reduce energy and water use. The City will continue to take actions to promote clean energy choices, offset local carbon emissions, and improve the community's access to programs that provide solar installation assistance.](#)

[Transportation: The City has enacted multiple programs to promote alternatives to single passenger vehicles and gasoline-fueled vehicles, including subsidizing Fare-Free rides on the Sonoma Shuttle \(Route 32\), increasing electrical vehicle charging stations and capability, and improving the pedestrian and bicycle networks. While the City has promoted safe routes to schools to promote bicycling to school, encouraging safe access to school, the two lower-performing schools serving the City \(Sassarini Elementary School and Altimira Middle School\) are not identified as enrolled in the Safe Routes to School program while the higher-performing Adele Harrison Middle and Prestwood Elementary Schools are enrolled. The City's Anti-Idling Ordinance limits idling of schools when parked within 100 feet of a residential zoning district; it is noted that this requirement does not address the Mixed Use zoning district which allows concentrations of residential uses, including lower income developments.](#)

The City also reviews its water quality on an annual basis, issuing annual reports to ensure the community is aware of any water quality issues and works to ensure its water meets state and federal drinking water standards.

The City's environmental sustainability and clean drinking water efforts have generally benefitted the whole community and do not benefit nonprotected classes more than protected classes as none of the programs are targeted to specific areas or neighborhoods of the City or have requirements that would exclude members of protected classes. However, there is the potential to focus improvements on areas with more environmental concerns and ensuring that improvements, such as pedestrian and bicycle improvements and anti-idling requirements, which promote community health are benefitting areas or neighborhoods with concentrations of protected classes.

A disadvantaged community or environmental justice community ("EJ Community") is identified by the California Environmental Protection Agency ("CalEPA") as "areas that is disproportionately affected by environmental pollution and other hazards that can lead to negative health effects, exposure, or environmental degradation," and may or may not have a concentration of low-income households, high unemployment rates, low homeownership rates, overpayment for housing, or other indicators of disproportionate housing need. In February 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the fourth version of CalEnviroScreen, a tool that uses environmental, health, and socioeconomic indicators to map and compare community's environmental scores. In the CalEnviroScreen tool, communities that have a cumulative score in the 75th percentile or above (25 percent highest score census tracts) are those that have been designated disadvantaged communities under SB 535. Communities that are identified as an EJ Community based on their cumulative pollution exposure score are targeted for investment through the State cap-and-trade program. However, the condition of these communities poses fair housing concerns due to disproportionate exposure to unhealthy living conditions. As shown in CalEPA's Disadvantaged Communities Map, there is no EJ Community in the City of Sonoma.

## **Transportation**

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Sonoma County Transit (SCT) is a division of the Sonoma County Department of Transportation and Public Works, serving numerous locations across Sonoma County. Sonoma County Transit (SCT) provides local and intercity public transportation throughout most of the major communities in Sonoma County, ~~as well as Novato and San Rafael, in Marin County.~~ Sonoma County Transit's fixed-route network provides intercity transit service traveling north/south between Cloverdale and Petaluma and east/west between Sonoma and Monte Rio. VINE Transit also operates a route between Napa and Sonoma. In addition, local transit services are provided in Rohnert Park, Cotati, Sebastopol, Windsor, Healdsburg, Cloverdale, Sonoma, Sonoma Valley and Guerneville/Monte Rio. ADA Paratransit Service is a shared ride transportation service that is not dependent on trip purpose. Paratransit Service primarily serves origins and destinations within ¾ of a mile from regular fixed-routes at the same hours and days as fixed-route service. Additionally, All Sonoma County Transit buses are wheelchair accessible and can transport two wheelchair passengers at a time. Most buses are low-floor design and use a ramp to provide access to passengers using wheelchairs. On standard-floor buses, a lift is employed to provide access.

All Transit is a data tool that measures access to transit, connectivity, and service availability. The tool analyzes the transit frequency, routes, and access to determine an overall transit score at the city, county, and regional levels. According to All Transit, transit access is greatest in the central portion of the County, especially Santa Rosa, Rohnert Park, and Petaluma. According to All Transit, the City of Sonoma has a transit performance score of 3.3 compared to 4.6 in the City of Santa Rosa, 4.1 in the City of Rohnert Park, and 4.6 in the City of Petaluma. Similarly, the City of Sonoma's transit performance score is slightly lower than the countywide transit performance score of 3.4. Other Sonoma County jurisdictions, and the county as a whole, tend to have lower scores as proximity to Santa Rosa decreases.

The City is served by five Sonoma County Transit routes, including routes 30, 32, 21, 34, and 40. Generally, the western portion of Sonoma, west of Broadway (State Route 12), is better served by Sonoma County Transit routes. In contrast, the eastern portion of the City, including block group 2 of census tract 1502.03, block groups 1 and 3 of census tract 1502.04, and block group 1 of census tract 1502.02 are not covered by any transit stops. The access to transit has no correspondence with the concentration with any protected classes, except that areas with highest diversity scores and the area with the lowest median income in the City

[are all on the west side of Broadway and better served by transit than areas with lower diversity scores. There is no discernible connection between access to transit and location and areas with any predominant population by race or ethnicity or with concentrations of seniors and female-headed households with children. The City participates in programs that promote access to free transit \(Free Fare on Route 32\) and Safe Routes to Schools, but does not participate in other programs that promote transportation access, including transit, to protected classes \(e.g., transit on-demand, micro-transit, car or bicycle share programs, etc.\). As previously discussed, the Safe Routes to Schools program does not address the elementary and middle schools serving the western side of the City, which disparately affects two protected classes with two moderately diverse areas \(CT 1502.02 BG 5 and the portion of CT 1502.03 BG 1 west of 2<sup>nd</sup> St W\) and two of the three block groups \(CT 1502.03 BGs 1 and 3\) with higher concentrations of persons with a disability.](#)

### **Findings**

Overall, it appears that residents of Sonoma have consistent levels of access to opportunities— Low Resource. As shown in Table 70, the educational and environmental opportunity scores are generally consistent across census tracts in the City, and it is only the economic opportunity score which varies somewhat across census tracts.

Sites to accommodate the City's 6<sup>th</sup> Cycle RHNA, including its lower-income units, are distributed primarily between low and moderate resource areas. New mixed-use development in the City is envisioned to provide new safe residential housing units, new employment opportunities, and new space for the development of commercial projects offering a variety of goods and services. Moreover, by continuing to improve the ratio of housing to local jobs, the City's contributes to reducing vehicle miles traveled, reducing GHG emissions, and improving regional air quality, thereby working to improve access to higher levels of environmental health.

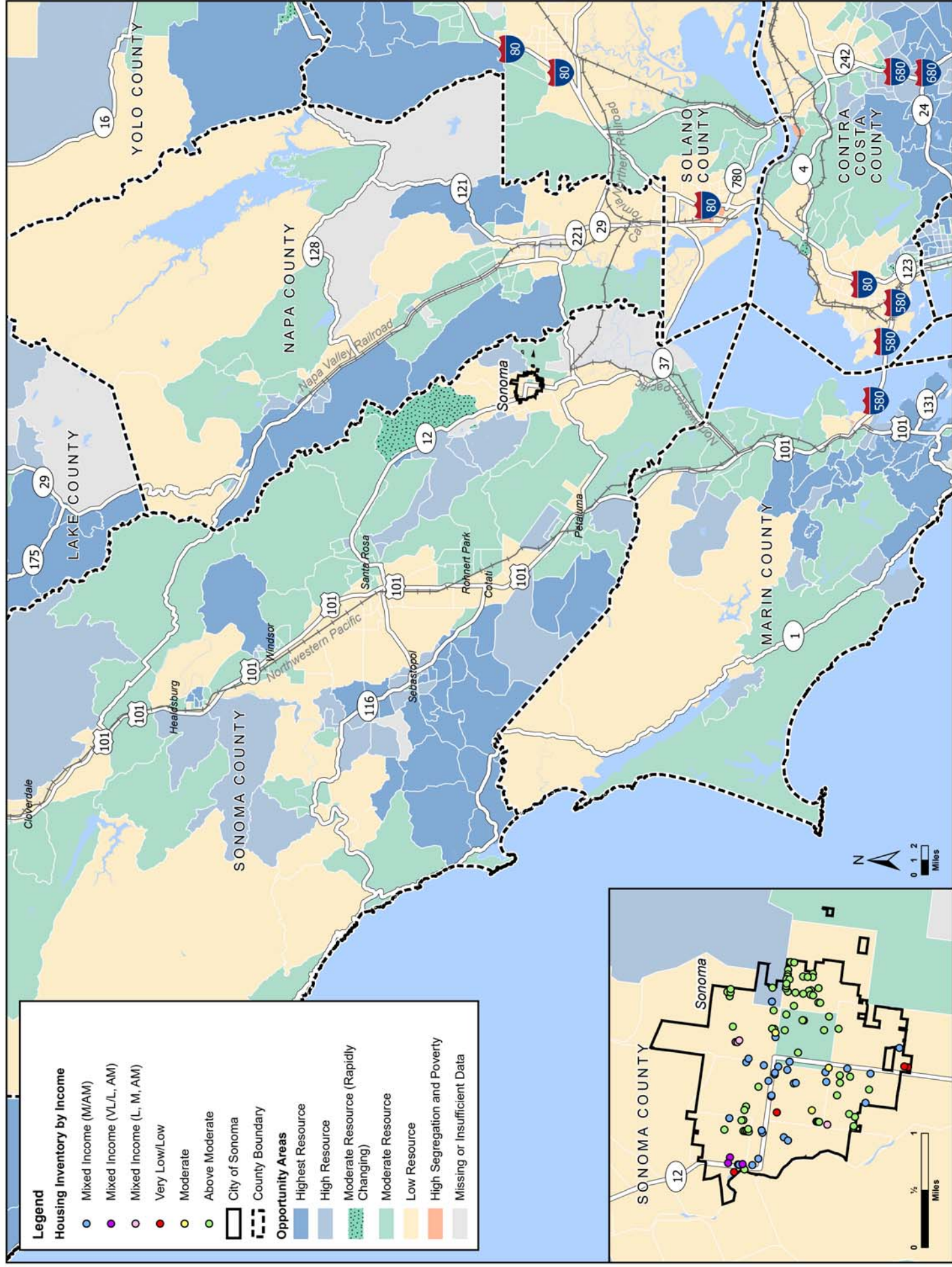






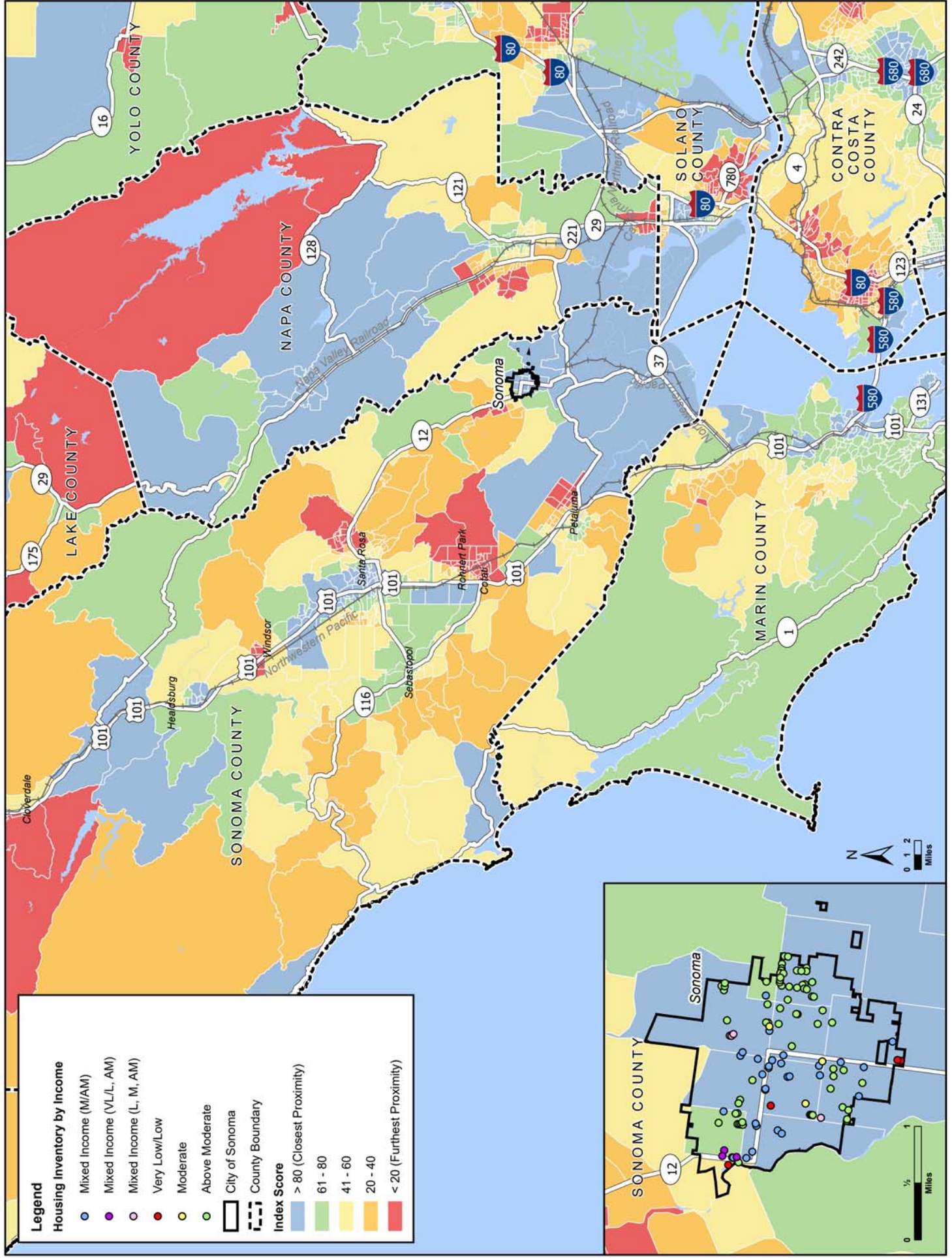


**FIGURE 20: TCAC OPPORTUNITY AREAS BY CENSUS TRACT**



Sources: AFHH Data and Mapping Resources, California Department of Housing and Community Development, "TCAC\_OpportunityAreas\_Tract\_2021." Map date: October 16, 2022.

**FIGURE 21: JOB PROXIMITY INDEX BY BLOCK GROUP**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "JobsProximityIndex\_BlockGrp\_2014\_17". Map date: October 16, 2022.



## DISCUSSION OF DISPROPORTIONATE HOUSING NEEDS AND DISPLACEMENT

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Needs Assessment of the Housing Element, overcrowded households in the City of Sonoma don't appear to be significant compared to Sonoma County with 1.9% of all owner households and 0.9% of renter households living in overcrowded conditions (i.e., more than one person per room). As shown in Table 8 in the Housing Needs Assessment, the average household size in Sonoma was 2.12 persons in 2019. The average household size was lower for renters (2.05 persons); owner households had an average size of 2.16 persons. As Figure 25 indicates, the degree of overcrowding is consistent across the City.

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. Figure 23 and Figure 24 indicates renter households and owner households demonstrate different patterns of overpayment. For renter households, Census Tract 1502.04 and 1503.03 have a percentage of the population overpaying in the 60–80% range. For owner households, Census Tract 1503.03 and 1502.02 have a percentage of the population overpaying in the 40–60% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower income residents with affordable homeownership and rental opportunities within the City (Program 26). Additionally, the City will continue implementing requirements for non-residential development, including hotels, motels, and resort uses, to pay affordable housing impact fees to ensure that the employee and affordable housing needs generated by new development are addressed. This program will benefit lower income employees, including extremely low income employees (Program 7).

### Future Growth Needs

The City's future growth need is based on the RHNA, which allocates production of 83 very-low and 48 low-income, 50 moderate, and 130 above moderate units to the City for the 2023–2031 planning period. Figure 8 shows that proposed affordable units are dispersed throughout the community, to the extent feasible based on the City's existing built-out land uses, and do not present a geographic barrier to obtaining affordable housing. In addition, the City actively promotes the opportunity for residents to develop ADUs and Junior ADUs as a way to accommodate additional development at all income levels throughout the community. Appendix A of this Housing Element shows the City's ability to meet its 2023–2031 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

### Existing Needs

As described earlier in this Background Report, the City has a history of working with affordable housing developers to help facilitate the development of housing for lower-income households. As shown in Table 39, Sonoma has 146 rent-restricted assisted multifamily units. The City has an additional 293 affordable units, including ownership units assisted by the former redevelopment agency and inclusionary units required through the Inclusionary Housing Program, representing approximately 8% of the City's housing stock. The City actively works with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower-income households throughout the City.

### Cost Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed in the Background, as with most communities, the location of the home is one of the biggest factors with regard to price.

Countywide, approximately 50.8% of renters and 30.2% of owners overpaid for housing as shown in Table 10. As discussed previously in the Background Report, 56.7% of renters in Sonoma overpay for housing. Regionally, Sonoma renters have a higher rate of overpayment than Countywide. The majority of renters that overpay are in the lower income groups, with 15.5% in the extremely low-income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure 23, these renters are concentrated in the census tracts located in southern Sonoma.

[Regionally, Sonoma owners have a higher rate of overpayment than Countywide.](#) As shown in Table 10 of the Housing Needs Assessment section of the Housing Element, 30.5% of homeowners overpay for housing with 7.1% in the extremely low-income group severely overpaying for housing (over 50% of their monthly income). Figure 24 shows the concentrations of cost burden for homeowners in the City. There is a concentration of homeowners who overpay located in the census tracts in northern and southern Sonoma.

The median sales price for a single-family home in Sonoma County in 2021 was \$850,000, in which requires an annual household income of over \$158,000 and an average down payment of over \$170,000. Figures 23 and 24 show the concentrations of cost burden by renter and homeowners, with Sonoma having the highest concentrations of cost-burdened renters in the central and southern portions of the City and the highest concentrations of cost-burdened homeowners in the northern, western, and southern portions of the City. As seen in the figures, there are concentrations of cost burdened renters and homeowners located throughout the County.

### Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Needs Assessment of the Housing Element, overcrowded households in the City of Sonoma don't appear to be significant compared to Sonoma County with 1.9% of all owner households and 0.9% of renter households living in overcrowded conditions (i.e., more than one person per room). As shown in Table 8 in the Housing Needs Assessment, the average household size in Sonoma was 2.12 persons in 2019. The average household size was lower for renters (2.05 persons); owner households had an average size of 2.16 persons. As Figure 25 indicates, the degree of overcrowding is consistent across the City.

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For homeowners, housing costs include mortgage payment, taxes, insurance, and utilities. Figure 23 and Figure 24 indicates renter households and owner households demonstrate different patterns of overpayment. For renter households, Census Tract 1502.04 and 1503.03 have a percentage of the population overpaying in the 60-80% range. For owner households, Census Tract 1503.03 and 1502.02 have a percentage of the population overpaying in the 40-60% range. Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, the City will provide incentives to encourage affordable development and will develop a targeted program to connect lower income residents with affordable homeownership and rental opportunities within the City (Program 26). Additionally, the City will continue implementing requirements for non-residential development, including hotels, motels, and resort uses, to pay affordable housing impact fees to ensure that the employee and affordable housing needs generated by new development are addressed. This program will benefit lower income employees, including extremely low-income employees (Program 7).

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As described in Table 29 in the Housing Needs Assessment section, 1.9% of owner-occupied homes and 0.9% of renter-occupied homes are overcrowded, and a total of 1.5% of all households in Sonoma are overcrowded. As shown in Table 8 of the Housing Needs Assessment section, the average household size in Sonoma was 2.12 persons in 2019.

### Substandard Housing

As discussed in the Housing Needs Assessment, the 2015-2019 ACS data indicates that 32.5% of the housing in the city is greater than 50 years old (i.e., built before 1970). Another 15.8% of units were built between 1970 and 1979. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. While it is likely that some homeowners have conducted ongoing maintenance to maintain the value of their homes, it is likely that many of these homes need some degree of repairs. In some cases, the cost of repairs can be prohibitive, resulting in the owner or renter living in substandard housing conditions or being displaced if the house is designated as uninhabitable or during rehabilitation. According to CHAS data compiled for the U.S. Department of Housing and Urban Development, approximately 42.6% of Sonoma households have at least one housing problem, which may



include overcrowding, lack of a complete kitchen, lack of complete plumbing, or cost burden. As identified above, many homeowners and renters in Sonoma are cost burdened, and may represent a large portion of the 42.6% of households with a housing problem. To prevent residents occupying or being displaced from substandard housing, the City will continue to participate in SCCDC programs to assist homeowners with rehabilitation costs and to make emergency repairs as described in Program 9 of the Housing Plan and will review the code enforcement process to take steps to prevent displacement or assist with relocation costs for lower income households. Program 9 has been added to the Housing Plan address this issue. [Countywide, housing is generally older and more likely to exhibit substandard conditions, with 54.6% of the housing stock built prior to 1980 compared to 48.2% of the housing stock in the City. Sonoma County has minor substandard housing issues \(units lacking a complete kitchen or complete plumbing\), with less than 1% of renter or owner households experiencing substandard conditions – conditions for owners are similar in the City, however, a higher rate of renter households \(2.6%\) experiences substandard conditions.](#)

### **Homelessness**

[The Sonoma County Community Development Commission \(SCCDC\) is the Countywide collaborative effort representing the homeless services system of care. The SCCDC conducted its 2020 Homeless Count in February 2020. In 2020, approximately 61 homeless persons, including 15 sheltered and 46 unsheltered homeless persons, were counted during a Point in Time \(PIT\) count in Sonoma, approximately 2.2 percent of the total 2,745 homeless individuals counted in Sonoma County. While data regarding the characteristics of the homeless population is not available at the City level, of the 2,745 individuals experiencing homelessness Countywide, 139 were veterans, 648 were over 55 years old, 235 had families with children, and 304 were unaccompanied children and transition-age youth; it is noted that these characteristics are not discrete and there is overlap between these groups. Racial and ethnic groups that experienced a significantly higher rate of homelessness, based on a comparison of percent homeless versus percent of the total population included Black or African American \(7% homeless versus 2% of total persons Countywide\) and American Indian or Alaskan Native \(15% of homeless population versus 2% of Countywide population\) while Hispanic/Latinx, and Native Hawaiian or Pacific Islanders had 2-3% higher homeless population than the Countywide population and Asians had a lower incidence of homelessness \(<1% homeless versus 5% of Countywide population\). Additionally, approximately 508 of the 2,745 individuals experiencing homelessness met the definition of being chronically homeless.](#)

[Access to Countywide services and support is more limited in Sonoma than in Santa Rosa \(County seat where the majority of County services are located\), Petaluma, and the cities along the Highway 101 corridor in the County. However, Sonoma, the County, and regional service providers have coordinated to ensure the homeless population in the Sonoma Valley has access to services and assistance. The Countywide collaborative CoC effort oversees funds for housing and services for the homeless population and develops and implements plans and policies to address homelessness. In particular, Homeless Action Sonoma operates a warming station and navigation center at 867 West Napa Street that provides the unhoused and at-risk population with assistance in locating housing, receiving financial benefits and services, gaining employment, coordinating medical help, and provides for recreation and entertainment. The City is served by multiple transportation routes, including Route 32, which offers free fares and connects the City to services in the broader region and Paratransit service, which provides transit services for persons with a disability and is available within 3/4- of a mile from the fixed transit routes during regular service hours. Additional information regarding resources for the homeless population is provided in Chapter 2.](#)

### **Findings**

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the County AI, the most disproportionate housing needs in Sonoma includes rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households. The City has included Program 9 in the Housing Plan which will identify multifamily projects with the most significant level of deterioration for the purpose of providing loans for rehabilitation of multifamily units and to address health and safety code deficiencies. The programs will include requirements such as having 51% of units receiving rehabilitation assistance be rented to eligible low and moderate income households upon completion of the project.

## DISPLACEMENT RISK

As previously discussed, there are no deed-restricted affordable units currently at-risk of converting to market-rate within the next 30 years. The City also has a number of units which are affordable to lower-income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate its 2023-2031 RHNA allocation on parcels designated for single family, multifamily, and mixed-use development, with vacant sites representing the majority of sites for new housing. Underdeveloped residential sites are also identified as helping to meet a small portion of the City's very low-income units and to provide additional opportunities for lower, moderate- and above-moderate income units; based on the net addition of units at these locations (which currently generally provide units affordable to moderate- and above-moderate income households), there is no a significant displacement risk associated with the City's current affordable housing stock as a result of new development.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This “knock-on” effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and has developed an Action under Program 21 to study and address potential issues related to displacement.

Regionally, there are areas vulnerable to displacement located throughout the County. Many vulnerable areas are within or adjacent to a city, including the area north of Sonoma, the area around Cloverdale, which extends extensively to the west and south, areas in the vicinity of Healdsburg, areas in and around Sebastopol, Rohnert Park, and Cotati. It does not appear that any vulnerable areas are identified in Windsor or Petaluma. The vulnerable area within Sonoma is less extensive than some of the areas in the region but does affect approximately 2/3s of the City. As shown in Figure 22, census tract 1502.04 in the City is identified as an area where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive in the HCD AFFH Dataset if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. “Vulnerable” indicates a tract with a share of very low-income residents above 20% in 2017 that meets one other criterion related to renters, diversity, and housing burden. There are potential housing sites located in census tracts designated “Vulnerable” that would potentially displace existing residents due to redevelopment.

The City has also considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and nonwhite residents (as discussed previously throughout this Background Report). Some future housing sites are located in areas with high levels of female-headed households, senior residents, and lower-income households, and these groups appear to be more vulnerable to potential future displacement. However, these sites continue to represent the most appropriate locations to accommodate future development given their proximity to transit corridors, underdeveloped property conditions, blighted conditions, and opportunity to develop mixed-use projects. As discussed above, Program 21 has been included in the Housing Plan to study and address issues related to future displacement, and the City remains committed to maintaining its existing affordable housing stock, which includes affordable units throughout the City, including in census tracts with high levels of senior residents.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted “just cause” eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. Environmental hazards affecting residential development in the City primarily include geologic and seismic hazards, flooding and inundation hazards, and hazardous materials release. Development within flood hazard areas is

subject to the Chapter 14.25, Flood Damage Prevention Regulations, of the Municipal Code and Federal Emergency Management Agency (FEMA) standards. Seismic-related issues are addressed by the Title 14, Buildings and Construction, of the Municipal Code, which implements the California Building Standards Code (CBCS). Various State and federal regulations control the use, storage and transportation of hazardous materials.

## Findings

“Disproportionate housing needs” generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on input from the community and the County AI, the most disproportionate housing needs in Sonoma includes rehabilitation of the existing housing stock and increased variety of housing types at affordable prices, including housing for lower income households. The City has included Program 9 in the Housing Plan which will identify multifamily projects with the most significant level of deterioration for the purpose of providing loans for rehabilitation of multifamily units and to address health and safety code deficiencies. The programs will include requirements such as having 51% of units receiving rehabilitation assistance be rented to eligible low- and moderate-income households upon completion of the project.

The City is committed to making diligent efforts to engage underrepresented and disadvantaged communities in studying displacement. Program 21 details efforts the City will take to engage these communities during the planning period. [Program 24 \(Homeless Support Program\) of the Housing Plan ensures the City will continue its agreement with Sonoma County SCCDC to provide ongoing homeless services and will continue to participate in the Sonoma County Homeless Plan Executive Commission.](#) Additionally, Programs 10, 11, and 25 enforce the provisions of the Municipal Code addressing Condominiums and Condominium Conversion (Chapter 16.06) and Mobilehome Park Conversions (Chapter 9.82), which will help mitigate displacement due to redevelopment. Program 28 ensures that replacement units are provided for any very low or low income rental housing removed through development of the City’s inventory of sites.

## C. SITES INVENTORY

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in this section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City’s lower-income RHNA to ensure that the City is carefully considering how the development of new affordable housing options can promote patterns of equality and inclusiveness.

### 1. SEGREGATION/INTEGRATION

The City finds that there are patterns of segregation in Sonoma. As described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community.

As shown in Figure 7, the predominant population (White) is consistent throughout the City and contrasts with a Census Tract located north of Sonoma which has a Hispanic majority. Figure 8 shows that Latinx-White racial/ethnic concentrations Sonoma are consistent throughout the City’s census tracts. However, Figure 9 shows the sites identified to meet Sonoma’s RHNA allocation in relation to racial/ethnic diversity (2018) and shows that there are areas with more, and less, diversity throughout the City. As shown, proposed sites, including those very low and low-income RHNA sites (i.e. sites allowing for densities of at least 20 du/ac), are located throughout the community and are not concentrated in areas of higher diversity. However, there are areas of lower diversity, particularly in the central east and northeast areas of the City that have less diversity and also have primarily above moderate income sites, which is primarily due to vacant lots located in existing single family subdivisions. The majority of these single family sites are already subdivided and do not meet the minimum size threshold to qualify as very low/low income sites.

Although Sonoma does not have any census block groups with the highest two levels of diversity index scores (above 85 or 70-85), and the City's areas of highest diversity, which evidence moderate diversity scores 55-70 include sites with a variety of incomes, including above moderate, mixed income (moderate/above moderate) and mixed income (above moderate/very low/low income in Block Group 5 of Census Tract 1502.02 and very low/low, moderate, above moderate, and mixed (moderate/above moderate) in Block Group 2 of Census Tract 1502.04.

Figure 11 shows the sites designated to meet Sonoma's RHNA allocation in relation to the concentration of persons with disabilities. As shown, proposed sites, including those very low and low-income sites (sites allowing for densities of at least 20 du/ac), are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. Sites are divided between census tracts with 10% or less of the population indicating a disability, sites in areas with 10-20% of residents indicating a disability, and sites in areas with 20-30% of residents indicating a disability. As noted earlier, Sonoma is home to higher concentrations of persons with disabilities than other cities and communities in southern Sonoma County, which can be correlated with the community's older resident profile. Although the locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities, the City should still target its AFFH actions to alleviate the concentration of persons with disabilities found in the census tracts with moderate levels of persons with disabilities (20-30%) and to increase access for persons with a disability to areas with low percentages of persons with a disability.

Figure 14 shows the sites designated to meet Sonoma's RHNA allocation in relation to female-headed households. As shown, proposed sites, including very low and low-income sites (sites allowing for densities of at least 20 du/ac), are located throughout the community and are not concentrated in areas with high levels of female-headed households. The locations of sites designated to meet the City's RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 15 shows the sites designated to meet Sonoma's RHNA allocation in relation to concentration of senior residents. As shown, proposed sites, including very low and low-income sites (sites allowing for densities of at least 20 du/ac), are distributed throughout the community; however, all census tracts in the City are comprised of populations with higher concentrations of seniors (25% and above). Nonetheless, the RHNA sites are expected to bring in a diversity of housing types, opportunities, and household make-ups, which should aid in reducing the proportion of seniors in census tracts with existing higher concentrations of persons 65 and older.

Figure 16 shows the sites designated to meet Sonoma's RHNA allocation in relation to median household income. As shown, proposed sites, including very low and low-income RHNA sites (sites allowing for densities of 30 du/ac), are distributed throughout the community with a number of mixed income sites located in areas with high and highest median household incomes. Although a number of lower income sites are in block groups with moderate and low median household incomes, these are also sites that will realistically develop/redevelop over the planning period and which could be transformative projects that assist in improving opportunities and median incomes within these census block groups. It is recognized that the eastern and northeastern areas of the city have the second highest income rankings and also have primarily above moderate income sites. This is due to many vacant lots in this area located in existing single family subdivisions. The majority of these single family sites are already subdivided and do not meet the minimum size threshold to qualify as very low/low income sites. However, these sites do have potential to accommodate ADUs, duplexes, and multi-unit projects under SB 9 which will assist in increasing diversity and income levels in these areas.

## 2. R/ECAPs

There are no racially/ethnically concentrated areas of poverty (R/ECAPs) in Sonoma nor are there any racially concentrated areas of affluence (RCAAs). In fact, in Sonoma it appears that areas of high diversity do not generally correlate with lower incomes and that areas of low diversity reflect a wide range of income levels. The distribution of RHNA sites throughout the City will therefore not exacerbate racially/ethnically concentrated areas of poverty on one side of the spectrum nor racially concentrated areas of affluence on the other side.

### 3. ACCESS TO OPPORTUNITY

Given that Sonoma does not have any high or highest resource areas, and in fact largely consists of census tracts that are considered low resource areas (see Figure 20), the City must look to areas with lower to moderate levels of resources in order to accommodate new development and the City has distributed its RHNA sites throughout these areas. However, new residential and mixed-use development in the identified areas will help to create more housing affordable to households at lower income levels, introduce new residents to the areas which can contribute to greater neighborhood stability, and expand opportunities for people to both live and work in Sonoma. Taken together, new residential and mixed-use development in the identified areas will help to diversify the land use pattern and improve the conditions of these census tracts by providing greater housing choice and a broader range of goods and services, bringing new residential development closer to transit and jobs, and otherwise supporting community revitalization.

As reflected in Figure 17, Sonoma's census tracts include the full range of economic scores, and the RHNA sites are mostly distributed in tracts with moderate to more positive economic outcomes. The City's education scores, however, are particularly low (see Figure 18), and the RHNA sites are all within areas with less positive education outcomes. This is likely due in part to Sonoma Valley Unified School District's students coming from socioeconomically disadvantaged backgrounds, but with the introduction of greater housing choice, a broader cross-section of households will have the opportunity to live in Sonoma, which may ultimately have a positive impact on education scores. [A closer look at educational scores indicates that although all elementary and middle schools serving the City have low standard scores, the scores are worse on the west side of the City than the east. High school-level opportunities are consistent throughout the community, as the City is served by a single high school. While the inventory of sites provides very low, low, and moderate income housing opportunities in both the east and west sides of the City, there are more very low and low opportunities in the west side and this results in a disproportionate amount of lower income housing with less access to educational opportunities. Recognizing that scores are low District-wide and City-wide, Program X in the Housing Plan promotes educational scores throughout the City and emphasizes working with SVUSD to modify school enrollment boundaries to ensure comparable rates of income, race/ethnicity, disability, and other protected classes between schools in order to ensure fair access to opportunities. Program X would expand opportunities for lower income housing in areas with higher access to opportunities, including economic opportunities and educational opportunities.](#)

### 4. DISPROPORTIONATE HOUSING NEEDS

Figures 23 and 24 show the sites designated to meet the RHNA allocation in relation to percent of renter and owner households burdened by housing costs, by census tract. The RHNA sites are split between sites located in census tracts with moderate and high levels of cost-burdened renter households. Likewise, sites are split between census tracts with low and moderate levels of cost-burdened homeowner households. The intent of introducing new residential development in these areas is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. With a broader range of housing options, housing will become more affordable across the community, which should lessen the housing cost burden, particularly for renters.

### 5. SITE ANALYSIS FINDINGS

The existing conditions in Sonoma across all fair housing factors are generally mixed, with more positive outcomes for some factors and less positive outcomes for others. Nonetheless, the distribution of RHNA sites across the community without a concentration in any particular census tract or block group will help to improve the opportunities and outcomes throughout the City. Furthermore, the RHNA sites will allow for development at densities needed to stimulate affordable housing development.

The sites identified to meet the City's RHNA at all income levels are generally accommodated throughout Sonoma and are not concentrated in areas with high racial or ethnic populations, persons with disabilities, female-headed households, senior households, or LMI households. For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional opportunities are desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this chapter. Further, an emphasis on increasing access in primarily single family neighborhoods through ADUs, SB 9

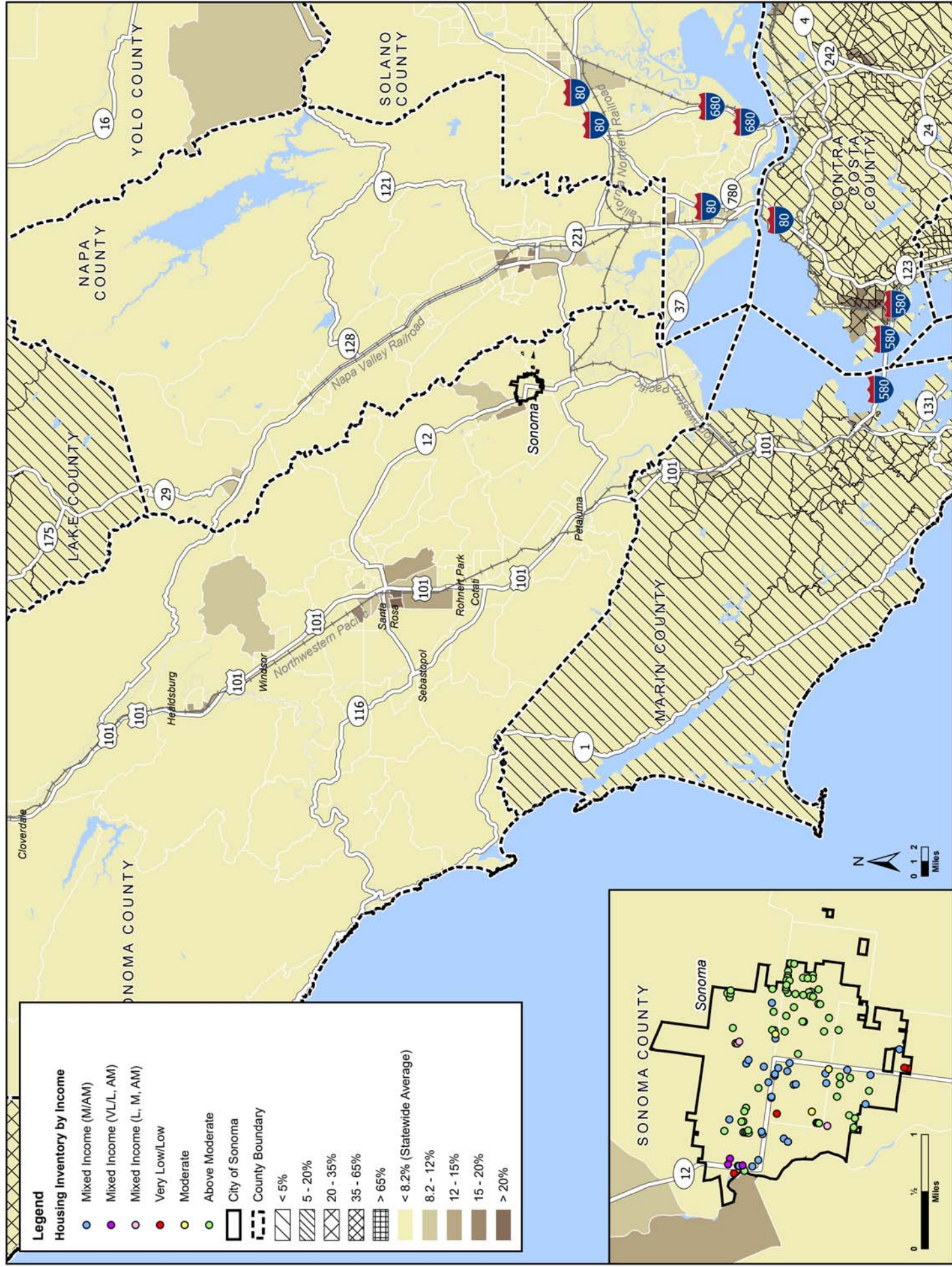
units, and alternative housing types as discussed in the Housing Plan will increase opportunities in areas where single family neighborhoods coincide with higher than average income levels, areas of opportunity, and lower diversity.







**FIGURE 25: OVERCROWDED HOUSEHOLDS**



Sources: AFFH Data and Mapping Resources, California Department of Housing and Community Development, "OvercrowdedHouseholds\_Tract," and "OvercrowdedHouseholds\_Severe\_Tract." Map date: October 16, 2022.

## D. ANALYSIS OF CONTRIBUTING FACTORS AND FAIR HOUSING PRIORITIES AND GOALS

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook published by HUD identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report and the County AI, the City has identified in **Table 71** potential contributing factors to fair housing issues in Sonoma and outlines the meaningful actions to be taken. The meaningful actions listed in the Table relate to the actions identified in the Housing Plan.

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Resources, including Enforcement and Outreach, and Reported Levels of Discrimination	<ul style="list-style-type: none"> <li>• Lack of readily available information regarding fair housing resources and assistance to persons in filing a complaint</li> <li>• Lack of education of public and housing providers regarding rights and responsibilities under the AFH and FEHA</li> </ul>	High	<ul style="list-style-type: none"> <li>• Program 20</li> <li>• Program 21</li> </ul>
Lack of Access to Opportunity. Including areas with Low Racial/Ethnic Diversity and Higher Incomes	<ul style="list-style-type: none"> <li>• Low educational opportunity scores</li> <li>• Low environmental opportunity scores</li> <li>• District-wide factors resulting in low educational scores</li> <li>• Regional factors resulting in low environmental scores</li> <li>• Historical racially restrictive covenants</li> <li>• Predominantly single family subdivisions</li> </ul>	High	<ul style="list-style-type: none"> <li>• Program 1</li> <li>• Program 4</li> <li>• Program 5</li> <li>• Program 6</li> <li>• Program 9Program 19</li> <li>• Program 21</li> </ul>
Disproportionate Housing Needs, including Overpayment and Substandard Housing	<ul style="list-style-type: none"> <li>• On-going need for affordable housing options</li> <li>• Need for assistance with monthly housing costs</li> <li>• Lack of local information regarding available housing rehabilitation, emergency repair, and weatherization programs</li> <li>• Need for targeted housing revitalization strategies</li> </ul>	Medium	<ul style="list-style-type: none"> <li>• Program 1</li> <li>• Program 8</li> <li>• Program 9</li> <li>• Program 10</li> <li>• Program 12</li> <li>• Program 25</li> <li>• Program 26</li> <li>•</li> </ul>
Displacement Risk	<ul style="list-style-type: none"> <li>• Land use and zoning laws</li> <li>• Displacement of residents due to economic pressures</li> <li>•</li> </ul>	Medium/Low	<ul style="list-style-type: none"> <li>• Program 10</li> <li>• Program 11</li> <li>• Program 21</li> <li>• Program 25</li> </ul>

Based on the issues identified in this Background Report, the following are the top three issues to be addressed through the programs in the Housing Plan:

1. Improving access to fair housing information, including education and enforcement assistance for residents and persons interested in renting or purchasing housing in Sonoma and education for property owners, managers, and other housing providers regarding fair housing laws and their responsibilities to ensure fair access to housing opportunities
2. Housing mobility enhancement to increase access to opportunities and improve access to affordable housing throughout the community
3. New housing choices and affordable housing in the City's higher opportunity areas and improving opportunity scores

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The vast majority of the City's Housing Programs designed to address fair housing will be implemented on an ongoing basis, with annual progress reports and programs evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing and implement the County AI's recommendations:

- Program 1, to ensure very low, low, and moderate income housing opportunities are made available as part of new development projects throughout the City
- Program 2 and 6, to facilitate affordable housing construction
- Program 5, to encourage the production of accessory dwelling units
- Program 7, to ensure new development not subject to the City's inclusionary requirements funds its fair share of affordable and workforce housing
- Program 15 and 24, to support emergency shelter and transitional housing programs
- Program 27, to replace affordable units
- Program 28, to ensure adequate sites are available throughout the 6<sup>th</sup> Cycle
- Program 19, to promote opportunities for density bonus provisions
- Programs 4 and 15, to accommodate specialized housing types and update the City's policies and procedures regarding low barrier navigation centers, supportive housing, employee housing, and farmworker housing
- Program 20, to continue utilizing FHANC or other qualified fair housing service provider to assist with addressing fair housing issues in Sonoma and to educate the community, especially Sonoma's underserved and underrepresented residents, and affirmatively further fair housing

To the extent that these programs represent ongoing work efforts, these programs are evaluated for effectiveness in Chapter 6 of this Background Report. The City has undertaken a series of proactive amendments to its Zoning Ordinance to address new requirements related to density bonus law and accessory dwelling units, and the City will continue to partner with local and regional stakeholders to affirmatively further fair housing.

## 6. EVALUATION OF THE 2015–2023 HOUSING ELEMENT

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### A. INTRODUCTION

California Government Code 65588(a) requires each jurisdiction to evaluate the effectiveness of the existing Housing Element, the appropriateness of the goals, objectives, and policies, and the progress in implementing the programs over the planning period of the Housing Element. This appendix contains a review of the programs of the previous Housing Element, and evaluates the degree to which these programs have been implemented during the previous planning period. This section also includes a detailed review of the City's progress toward facilitating the production of its share of the regional housing need. The findings from this evaluation have been instrumental in determining the City's 2023 – 2031 Housing Plan.

### B. APPROPRIATENESS AND EFFECTIVENESS OF THE 2015 – 2023 HOUSING ELEMENT

The 2015 – 2023 Housing Element program strategy focused on achieving an adequate supply of safe, decent housing for all residents of Sonoma through maintaining and preserving the existing housing stock, preserving the character of Sonoma's residential neighborhoods, meeting the City's regional housing needs allocations; and providing additional affordable housing. The 2015 – 2023 Housing Element identified 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.

Since the adoption of the last Housing Element update, the City of Sonoma implemented a number of actions to plan for, accommodate, and facilitate the construction and rehabilitation of housing, including affordable housing and housing for populations with special needs. This section reviews the effectiveness of the 5<sup>th</sup> Cycle Housing Element.

Table 72 identifies the City's 2015 – 2023 RHNA, all residential units that were constructed or permitted during the 2015 – 2023 planning period, and the capacity of the City's inventory of residential sites in accommodating the City's 2015 – 2023 allocation.

As shown in Table 72, 166 housing units were permitted during the planning period, exceeding the 5<sup>th</sup> Cycle RHNA and meeting or exceeding the allocation for each income category. Of these 166 units, 28 are affordable to very low-income households, 21 are affordable to low income households, 41 are affordable to moderate income households, and 76 units are affordable to above moderate-income households. In addition to accommodating a range of incomes, units permitted during the 5<sup>th</sup> Cycle included 37 ADUs, 26 duplex through fourplex units, 67 multifamily units in developments with 5 or more units, 2 attached single family units, and 34 detached single family units.

**Table 72. Regional Housing Needs Allocation (RHNA) 2015 – 2023 – City of Sonoma**

Allocation	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation – 2013-2021	24	23	27	63	137
<i>Units Constructed/Permitted: Non-Deed Restricted</i>	0	7	36	76	119
<i>Unit Constructed/Permitted: Deed Restricted</i>	28	14	5	0	47
<b>Remaining Need</b>	<b>0 (4 excess units)</b>	<b>0</b>	<b>0 (14 excess units)</b>	<b>0 (13 excess units)</b>	<b>166 (29 excess units)</b>

Source: City of Sonoma, 2015-2021 Reporting Year Annual Element Progress Reports

Overall, the City's housing programs have been effective in removing potential constraints to affordable housing, ensuring coordination between City and County departments, agencies, and providers to plan for affordable housing, including providing financial assistance, and to address programs and services necessary to meet the housing needs of the City's residents, property owners, and other affected parties. Since the adoption of the last Housing Element update, City of Sonoma effectively implemented its Housing Element programs, exceeding the 5<sup>th</sup> Cycle RHNA and supporting the production and rehabilitation of housing and an increase in the variety of housing types in the City. The City's implementation of its housing programs that have helped to achieve the goals and objectives of the 2015 – 2023 Housing Element is described in detail in Table 73. Table 73 also describes programs that will be modified, consolidated into new programs, or omitted because they were implemented or redundant to other programs, as part of the 6<sup>th</sup> Cycle Housing Element.

Of particular noteworthiness during the 2015 – 2023 planning period was the approval of the Altamira project, which consisted of 15 extremely low income units, 23 very low income units, 9 low income units, and 1 moderate income unit, and was developed on a property identified in the 5<sup>th</sup> Cycle Housing Element as an opportunity site.

The City provided ongoing assistance to the unhoused community through assisting Sonoma Overnight Support operation of The Haven, a 10-bed overnight shelter located in a City-owned building and implementing and operating a safe parking program at the police station parking lot.

During the 5<sup>th</sup> Cycle, the City actively promoted accessory dwelling units, including extending fee waivers during 2019 and 2020.

The City's staff regularly coordinated with the Sonoma County Community Development Commission to support funding efforts for projects, including review and completion of Local Agency Review Forms.

In 2019, the City completed two key housing initiatives – a series of three community workshops focused on supporting and encouraging housing production and addressing local housing needs and the creation of a housing trust fund. The City Council adopted the Housing Trust Fund on May 20, 2019 by Resolution 18-2019. Each of the three housing workshop sessions (April 25, May 16, June 20, 2019) was very well attended (about 60 members of the public) and attracted the communities most active members.

The City continues to require new development to address housing needs of all income levels through the Affordable Housing Program, which was updated in 2021 to extend affordability requirements to increase the requirement from 20% to 25% and to address moderate ("missing middle" incomes), to differentiate requirements for rental and ownership developments, to extend the requirement to include developments of 4 units or less, and to allow in lieu fees for additions, remodels, and projects of 4 units or fewer.

During the 5<sup>th</sup> Cycle, the City's efforts assisted a variety of household types and cumulatively contributed to populations with special housing needs as follows:

- 47 very low and low income units in the Altamira project that can benefit all special needs households with lower incomes, including 15 extremely low income housing units, which can assist special needs populations on a fixed or limited income, including seniors and persons with a disability, and 12 3-bedroom units for large families;
- 20 or more homeless persons per night, including 10 beds at The Haven shelter and 10 vehicles at the safe parking site; and
- Preservation of the 34-unit senior affordable Village Green II Apartments, which was transferred from the City to the Sonoma County Community Development Commission following dissolution of its Redevelopment Agency, with the property acquisition completed in 2017. The project has received a preliminary reservation through the LIHTC program for rehabilitation, which will ensure the long-term affordability of the units and the provision of safe and decent housing opportunities for seniors.
- The 2015-2023 Housing Element did not result in any farmworker units or units specifically for persons with a disability, including developmental disability.

While the majority of goals, policies, and programs included in the 2015-2023 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, to provide more specific direction to encourage affordable and special needs housing, and to address new requirements of State law. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The 6<sup>th</sup> Cycle Housing Element Housing Plan includes the complete set of the new and/or revised programs for to address the City's housing needs for the 2023 – 2031 period.

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
<p><b>1. Inclusionary Housing Ordinance</b>  <i>Re-evaluate City's inclusionary program, and amend the Zoning Ordinance by 2017 to strengthen and improve effectiveness in providing affordable housing.</i></p>	<p><b>Accomplishments:</b> The City has implemented this program, reviewing and updating the Inclusionary Housing Ordinance (Affordable Housing Program) to ensure that the program is effective in addressing the City's housing needs and addressing the recommendations of Program 1 to require units at the low income level, to consider establishing an in lieu fee, and to consider an impact fee for single family homes and 2-4 unit projects. Chapter 19.44 was amended in May 2021 and the inclusionary requirement was increased to 25 percent, revised to address mixed use developments, revised to include requirements for extremely low and low income units in addition to low and moderate, address the impact of developments with 4 or fewer units, to address "missing middle" needs, to allow in lieu fees for additions and small projects, and to increase the affordability term from 55 years to in perpetuity. Consistent with this program, the City commissioned a residential nexus study in 2017 to provide a legal basis for establishing fees to mitigate the impacts of new development on the need for affordable housing and is in the process of establishing an affordable housing in-lieu fee.</p> <p><b>Status:</b>    <input type="checkbox"/> Keep    <input checked="" type="checkbox"/> Modify    <input type="checkbox"/> Remove</p> <p>This program has been mostly implemented and will be updated to ensure that the City establishes in lieu fees to provide an option for smaller projects to address the affordable housing requirement and to ensure that the City regularly evaluates the Affordable Housing Program's inclusionary provisions remain appropriate to ensure that the program is not impeding the development of housing and is effective in ensuring that new development includes an affordable component.</p>
<p><b>2. Land Assembly and Write-Down</b>  <i>Coordinate with County Housing Authority in issuance of RFP for the Broadway site by 2015 with a goal of completing development by 2018; develop with minimum 39 low income rental units.</i></p>	<p><b>Accomplishments:</b> The City successfully implemented this program, with the final development exceeding the objective. The project site at 20269 Broadway was identified in the 5<sup>th</sup> Cycle Housing Element as an important opportunity site. With prior redevelopment funding, the City acquired the property for the affordable housing project that became Altamira. The property was transferred to the Sonoma County Community Development Commission as part of the transition of shifting the Housing Successor Agency role to the County after the dissolution of redevelopment. The City secured \$1.45 million from 2011 redevelopment bond sales to invest in the project and support affordable housing and provided a \$100,000 loan for seed money to assist with up-front costs for the entitlement process. A Use Permit was issued for the project in January 2018 for 48 units of housing (including 47 affordable units and one manager's unit) and building permits were issued in 2019. In 2021, the building permits were finalized and the complex is fully operating. The Altamira development provides 15 extremely low income, 23 very low income, 9 low income, and 1 moderate income units. The project includes 12 3 bedroom units for large families.</p> <p><b>Status:</b>    <input type="checkbox"/> Keep    <input type="checkbox"/> Modify    <input checked="" type="checkbox"/> Remove</p> <p>This program has been completed and will be removed from the Housing Element.</p>

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
<p><b>3. Partnerships with Affordable Housing Developers</b>  <i>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.</i></p>	<p><b>Accomplishments:</b> The City coordinated with the SCCDC on the Altamira and Village Green II senior housing projects and provided financial assistance for the Altamira project. In 2021 the City collaborated with the Housing Land Trust of Sonoma County, a local non-profit dedicated to providing local affordable housing opportunities, engaged Rise Housing to help manage the City's affordable housing program, and provided assistance to Sonoma Overnight Support for operation of The Haven emergency shelter. The City continues to coordinate with SCCDC as part of the Urban County regarding housing needs of lower income households and special needs populations, including seniors, farmworkers, disabled, homeless, and large households. While the City has coordinated with the Sonoma County Housing Coalition, non-profits and affordable housing developers did not identify interest in partnering with the City to develop farmworker housing during the 5<sup>th</sup> Cycle and this continues to be a local and regional housing need.</p> <p><b>Status:</b>      <input type="checkbox"/> Keep      <input checked="" type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program has been implemented and is effective. This program will be continued in the 6<sup>th</sup> Cycle Housing Plan with modifications to identify specific actions for the City to take to engage non-profits and affordable housing developers to encourage affordable housing and farmworker housing, as well as housing for other special needs groups.</p>
<p><b>4 Adaptive Reuse</b>  <i>Consider elimination of vacation rentals as an adaptive reuse option.</i></p>	<p><b>Accomplishments:</b> In 2017, the City adopted Ordinance 11-2017 to prohibit short-term vacation rentals in the city limits. This action encourages the adaptive reuse of vacation rentals as permanent housing by prohibiting transient occupancy for profit. In 2021, the City worked on developing an Urgency Ordinance prohibiting time-shares and fractional ownership uses to further support permanent housing opportunities. A regular ordinance was adopted on June 2, 2022.</p> <p><b>Status:</b>      <input type="checkbox"/> Keep      <input checked="" type="checkbox"/> Modify      <input type="checkbox"/> Remove</p> <p>This program has been implemented. This program will be modified to identify additional opportunities for adaptive reuse, such as conversion of upper story office and other uses in non-residential buildings to housing units.</p>
<p><b>5. Alternative Housing Models</b>  <i>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.</i></p>	<p><b>Accomplishments:</b> In 2016, the City adopted an ordinance adopted providing for ADUS and Junior ADUS in compliance with state law (Ordinance 01-2017). An Urgency Ordinance adopting new standards to address changes in State law was adopted in 2019. In January 2021, the City adopted a new ADU ordinance to align and implement provisions of State law for accommodating ADUs and Junior ADUs and to streamline approvals of ADUs. The City's Zoning Ordinance accommodates cottage housing, including small lot single family units, attached single family units, and clustered housing, as well as duplex through fourplex units. This program has been effective in encouraging a greater variety of housing types and promoting ADU development.</p> <p><b>Status:</b>      <input type="checkbox"/> Keep      <input checked="" type="checkbox"/> Modify      <input type="checkbox"/> Remove</p>



**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
<p><b>6. Second Dwelling Units</b>  <i>Make information available to the public via the City website and at City Hall. Evaluate prohibiting use of second units as vacation rentals.</i></p>	<p>This program has been implemented and has been effective. This program will be modified to further encourage ADU development and to identify revisions to the Zoning Code to promote additional alternatives to standard single family housing and to ensure adoption of objective standards for multifamily housing.</p> <p><b>Accomplishments:</b> As discussed for Program 4, the City has prohibited vacation rentals, which includes short-term or vacation rentals of ADUs. The City provides information regarding ADUs on its website and at City Hall, including a discussion of regulations for the different types of ADUs, information related to free ADU feasibility consultations for Sonoma County homeowners, and answers to frequently asked questions about ADUs.</p> <p><b>Status:</b>    <input type="checkbox"/> Keep    <input type="checkbox"/> Modify    <input checked="" type="checkbox"/> Remove</p> <p>This program has been implemented and will be removed from the Housing Plan. Program 5 will be modified as previously described to encourage ADU development and promote alternatives to standard single family housing.</p>
<p><b>7. Affordable Housing Funding Sources</b>  <i>Actively pursue variety of funding sources for affordable housing. Support developers in securing outside funding.</i></p>	<p><b>Accomplishments:</b> This program has been effective in identifying and developing affordable housing funding sources. The City's Planning staff regularly coordinates with the SCCDC to participate in the Urban County, which accesses CDBG and HOME funding, and to support funding efforts for development, rehabilitation, and preservation projects, including review and completion of Local Agency Review Forms and coordinating with developers to ensure developers have adequate information to complete applications for funding, such as LIHTC funding, in a timely manner.</p> <p>To develop a local source of funding for affordable housing, the City Council adopted the Housing Trust Fund on May 20, 2019 by Resolution 18-2019 and added 1% of the transient occupancy tax to the Housing Trust Fund. The City adopted affordable housing impact fees for non-residential development in 2020; these fees will assist in funding the Housing Trust Fund. The City is in the process of adopting an in-lieu fee for the Affordable Housing Program and has contracted for a Residential Nexus Study (completed in 2018). Staff anticipates completing this effort in 2022.</p> <p><b>Status:</b>    <input type="checkbox"/> Keep    <input checked="" type="checkbox"/> Modify    <input type="checkbox"/> Remove</p> <p>This program has been implemented. While this program has been effective, it will be split into two separate programs: a program that identifies how the City will support developers in obtaining funding for affordable housing and a separate program that evaluates and pursues funding sources to augment the Housing Trust Fund or provide separate funding sources that the City can use directly for affordable housing.</p>

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
<p><b>8. Affordable Housing Impact Fees</b>  <i>Conduct a nexus study to evaluate the establishment of an affordable housing impact fee on residential and non-residential development.</i></p>	<p><b>Accomplishments:</b> In March 2017, the City hired the consultant team of Keyser-Marston and Karen Warner Associates to prepare the 2018 Draft Residential Nexus Study and the 2018 Draft Non-Residential Nexus Study, providing a legal basis and options for establishing fees to mitigate the impacts of new development on the need for affordable housing. The draft reports were presented to the City Council for review, discussion, and direction in 2018. In 2019, City staff presented recommendations and additional data to the City Council regarding establishment of affordable housing impact fees. In 2020, City Council adopted impact fees for commercial development. City staff has continued to work on the impact fee program for residential development and the City anticipates completing this effort in the 6<sup>th</sup> Cycle.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been partially implemented. This program will be modified in the Housing Plan to address adoption residential impact fees, which would serve as in lieu fees for the Affordable Housing Program.</p>
<p><b>9. Section 8 Rental Assistance</b>  <i>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.</i></p>	<p><b>Accomplishments:</b> Sonoma County Housing Authority is responsible for implementing the Section 8 Housing Choice Voucher Program, along with several other programs to assist members of the community with special needs. The Housing Authority's program encourages landlords to participate in the program by providing information on available subsidies. The City currently does not provide a handout or information related to this program; as discussed under the Status below, the City will work to provide information related to HCV/Section 8 housing.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be revised to identify specific actions to be taken by the City to coordinate with the Housing Authority regarding use of HCV/Section 8 vouchers within the City and opportunities for the City to work with the Housing Authority to promote landlord participation in the HCV program and to educate tenants regarding the program.</p>
<p><b>10. Housing Rehabilitation Program</b>  <i>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.</i></p>	<p><b>Accomplishments:</b> This program was halted in 2017 with loss of redevelopment funding for housing. Housing rehabilitation assistance is available to Sonoma's property owners through the City's participation in the Urban County CDBG and HOME program administered by SCCDC.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program will be revised to promote the SCCDC-administered housing rehabilitation program and to work with the Urban County to ensure that funding remains available for housing rehabilitation activities.</p>

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
<p><b>11. Mobile Home Park Rent Stabilization and Conversion Ordinance</b>  <i>Enforce mobile home park rent stabilization and conversion ordinances. Evaluate strengthening the City's existing ordinance.</i></p>	<p><b>Accomplishments:</b> In 2016 the City Council adopted Ordinance No. 02-2016, amending Chapter 9.80 of the City of Sonoma Municipal Code regarding the protection of rents for spaces in mobilehome parks. The ordinance updated some of the 1992 regulations, added additional clarification and eliminated the Mobilehome Park Rent Review Board. Applications for rent increases are now submitted to the City Manager. Appeals of City Manager decisions are heard by a hearing officer selected through the California Office of Administrative Hearings.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and will be kept in the Housing Plan to ensure that the mobile home park stabilization and conversion requirements continue to be enforced. The program will be modified to remove the evaluation of the existing ordinance as that has been completed.</p> <p><b>Accomplishments:</b> The City Attorney is the primary point of contact for this initiative and is in the process of researching options for this program.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is in the process of being implemented. It will be kept in the Housing Plan to ensure that senior-only mobilehome parks can be maintained as a source of housing dedicated to the senior population.</p>
<p><b>12 Mobile Home Park Senior-Only Occupancy Restrictions</b>  <i>Evaluate regulatory mechanisms, such as a senior-only zoning overlay, for mobile home parks to maintain to senior-only occupancy restrictions. Conduct community outreach and adopt an ordinance if deemed appropriate.</i></p>	<p><b>Accomplishments:</b> The City has maintained and enforced the condominium and mobilehome park conversion regulations in the Municipal Code. The City Attorney is the primary point of contact for preparing changes to these regulations and is in the process of researching options for this program.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program is in the process of being implemented. It will be kept in the Housing Plan to ensure that the City's condominium and mobilehome park conversion regulations are maintained, enforced, and updated as necessary to ensure that</p>
<p><b>13. Condominium Conversion Ordinance</b>  <i>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.</i></p>	<p><b>Accomplishments:</b> This City monitors its assisted multifamily development projects as well as affordable inclusionary housing provided through the City's Affordable Housing Program for the potential to convert to market rate. In 2021, the City updated its Affordable Housing Program to require affordable units to be affordable in perpetuity, eliminating the potential for new inclusionary units to convert to market rate. While the City's local financial resources to preserve affordable housing are limited with loss of redevelopment funding, the City ensures that owners of units that may convert to market rate are aware of funding sources, such as the LIHTC, CDBG, and HOME programs and project-based Housing Choice Vouchers that can be used to maintain affordability and rehabilitate units. The City modified its affordable housing requirement (Chapter 19.44) to require that lower income units receiving financial or other specified concessions and/or incentives maintain the lower income density</p>
<p><b>14. Preservation of Assisted Rental Housing</b>  <i>Initiate discussions with property owners; explore outside funding and preservation options; offer preservation incentives to owners; provide technical assistance and education to affected tenants.</i></p>	<p><b>Accomplishments:</b> This City monitors its assisted multifamily development projects as well as affordable inclusionary housing provided through the City's Affordable Housing Program for the potential to convert to market rate. In 2021, the City updated its Affordable Housing Program to require affordable units to be affordable in perpetuity, eliminating the potential for new inclusionary units to convert to market rate. While the City's local financial resources to preserve affordable housing are limited with loss of redevelopment funding, the City ensures that owners of units that may convert to market rate are aware of funding sources, such as the LIHTC, CDBG, and HOME programs and project-based Housing Choice Vouchers that can be used to maintain affordability and rehabilitate units. The City modified its affordable housing requirement (Chapter 19.44) to require that lower income units receiving financial or other specified concessions and/or incentives maintain the lower income density</p>

Table 73: Achievements and Implementation of 2015-2023 Housing Element	
Program Title and Objective	Accomplishments and Status
	<p>bonus units in perpetuity, which will ensure that assisted lower income units are preserved in perpetuity going forward.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and will be kept in the Housing Plan to ensure that the City continues to monitor units for the potential to convert to market rate and to work to maintain potentially affected properties as affordable housing.</p> <p><b>Accomplishments:</b> The City has prepared annual progress reports for 2015 through 2021 and provided opportunities for the public to comment on housing programs and plans, including annual hearings to review the annual progress reports, a series of housing workshops conducted in 2019, and housing workshops conducted for this Housing Element Update, in compliance with this program. Additionally, the City engaged Rise Housing to manage and implement the City's affordable housing program and initiate a full audit of the City's units.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and will be kept in the Housing Plan to ensure that the City continues to monitor its affordable housing programs, progress toward the RHNA, and the preservation of affordable housing units.</p>
<p><b>15. Affordable Housing Monitoring/ Annual Report</b>  <i>Review the Housing Element on an annual basis, provide opportunities for public participation, and submit annual report to the State.</i></p>	<p><b>Accomplishments:</b> In 2021, the City Council initiated a process of evaluating the Design Review process with the intent of streamlining the housing development process. The City Council held a joint meeting with the Design Review and Historic Preservation Commission to discuss roles and responsibilities and opportunities for streamlining. The City anticipates amending the Municipal Code to streamline the design guidelines and design review process and to establish objective standards for multifamily development in the 6<sup>th</sup> Cycle.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented. This program is not necessary to ensure that the Design Guidelines are implemented, but will be modified to ensure that the Design Guidelines, including amendments to the Design Guidelines, and the Design Review process do not constrain housing development.</p> <p><b>Accomplishments:</b> The Planning Department and City manager prepare an annual Growth Management Ordinance report in August of each year, when the allocations are dispersed by City Council. The City's Growth Management Ordinance has not presented an obstacle to market rate or affordable housing development, as evidenced by the City's achievement of more than the full 5<sup>th</sup> Cycle RHNA prior to the end of the 5<sup>th</sup> Cycle. Based on the Housing Accountability Act, City staff has determined that the ordinance is not currently enforceable and has not been limiting units based on the Growth Management Ordinance.</p>
<p><b>16. Design Guidelines and Design Review</b>  <i>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.</i></p>	
<p><b>17. Growth Management Ordinance- Exception for Affordable Housing</b>  <i>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.</i></p>	

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Accomplishments and Status	
Program Title and Objective	
	<p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and continues to be appropriate to ensure that the Growth Management Ordinance, if reactivated, does not constrain housing development, including affordable and special needs housing.</p>
<p><b>18. Parking Incentives and Modified Standards</b>  <i>Provide parking reductions on affordable projects, and other projects which meet community goals. Re-evaluate multi-family parking standards and modify as appropriate.</i></p>	<p><b>Accomplishments:</b> In conjunction with the update of the Housing and Circulation Elements of the General Plan, which occurred over 2015/2016, the City commissioned a downtown parking study. In 2021, the City initiated Zoning Code changes to the parking and loading standards, which are anticipated to occur in 2022. The City continues to provide parking reductions to affordable projects in compliance with State Density Bonus law. The City's parking standards are addressed in the Constraints chapter of this Background Report.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and continues to be appropriate to ensure that the City's parking standards, including the planned revisions to parking requirements, do not constrain housing development.</p>
<p><b>19. Affordable Housing Density Bonus</b>  <i>Implement City's density bonus provisions, advertise on website, and promote in discussions with developers.</i></p>	<p><b>Accomplishments:</b> A density bonus provision added to Sonoma Municipal Code on April 2, 2003 and is implemented through Chapter 19.44 - Affordable Housing and Density Bonuses. Density bonuses are implemented on a project by project basis. The City promotes the density bonus program on its website and ensures developers are aware of the program.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and continues to be appropriate to ensure that density bonuses and incentives are provided consistent with State law and that the City promotes use of the program to encourage very low, low, and moderate income and senior housing.</p>
<p><b>20. Fair Housing Program</b>  <i>Refer fair housing complaints to Fair Housing of Sonoma County. Disseminate fair housing information.</i></p>	<p><b>Accomplishments:</b> Housing complaints are received by the City's Code Enforcement Division and are referred to the FHANC (formerly Fair Housing of Sonoma County) as they are received. The City maintains information regarding fair housing resources at City Hall and provides a link to FHANC on its website.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and continues to be appropriate, but will be modified to include additional steps to ensure the City is affirmatively furthering fair housing through fair housing education, outreach, and additional steps as discussed in the Affirmatively Furthering Fair Housing section of this Background Report.</p>

Table 73: Achievements and Implementation of 2015-2023 Housing Element	
Program Title and Objective	Accomplishments and Status
<p><b>21. Universal Design</b>  <i>Disseminate Universal Design Principles brochure, and inform residential development applicants.</i></p>	<p><b>Accomplishments:</b> This program was not implemented during the 5<sup>th</sup> Cycle.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove                      This program will be kept, with identification of specific resources available to assist development applicants in understanding and applying universal design principles.</p>
<p><b>22. Reasonable Accommodation Procedures</b>  <i>Facilitate equal access to housing for persons with disabilities, including developmental disabilities, through implementation of the City's reasonable accommodation procedures</i></p>	<p><b>Accomplishments:</b> <b>Section 19.54.100</b>, Request for reasonable accommodation, of the Sonoma Municipal Code provides for reasonable modifications to the City requirements to ensure persons with disabilities, including developmental disabilities, are afforded equal opportunity for the use and enjoyment of their dwelling and 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 and applications are reviewed as they are submitted. The City has made reasonable accommodations available as described by this program.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove                      This program has been implemented and will be modified to include proactive steps for the City to take, including developing a reasonable accommodation application and informational handout, to assist interested parties with making a request for reasonable accommodation.</p>
<p><b>23. Homeless Services and Shelter</b>  <i>Continue to operate the Sonoma Homeless shelter, support area homeless service providers, and participate in regional efforts to address homelessness.</i></p>	<p><b>Accomplishments:</b> The City assists a local non-profit, Sonoma Overnight Support to operate The Haven, a 10-bed overnight shelter that is located in a City-owned building at 151 1st St. West. Funding for shelter operations is supported under a contractual agreement that was put in place by the Sonoma Community Development Agency prior to its elimination under State law. The City also supports the shelter by paying for utilities and maintenance of the City-owned facility using the General Fund in the amount of \$30,000 a year through 2030 to operate an emergency shelter for the homeless. In FY 21/22, the City provided an additional \$75,000 for capital improvements to the shelter building. In 2021, through Resolution 85-2021, the City established a MOU with Sonoma Overnight Support to continue operating a safe parking program (10 spaces) at the police station parking lot through June 2022. The City also participates in the Sonoma County Task Force for the Homeless and in the Countywide Continuum of Care to promote regional solutions to assist the unhoused population and to ensure that the community of Sonoma is able to access resources for emergency shelter and supportive services. This program has been successful in continuing The Haven as a local emergency shelter and expanding local resources for the unhoused population through the safe parking program.</p> <p><b>Status:</b> <input type="checkbox"/> Keep <input checked="" type="checkbox"/> Modify <input type="checkbox"/> Remove</p>

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
	<p>This program will be kept in the Housing Plan, with modifications to address potential regional resources that may be available to assist the City in addressing the needs of homeless persons and families.</p>
<p><b>24. Green Building Program</b>  <i>Promote sustainable and green building design in development.</i></p>	<p><b>Accomplishments:</b> Beginning January 1, 2020, the 2019 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). The City of Sonoma requires that project applicants hire a third-party green building special inspector to verify compliance with CALGreen requirements as amended by the City of Sonoma. The City provides a checklist to assist developers with complying with the City's requirements. This program has been effective in promoting sustainable and green design, as well as in encouraging efficient development with reduced energy and water use, which results in lower utility costs to homeowners and renters.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented. On-going evaluation of the Affordable Housing Program's inclusionary provisions remain appropriate to ensure that the program is not impeding the development of housing and is effective in ensuring that new development includes an affordable component.</p>
<p><b>25. Energy Conservation Initiatives</b>  <i>Promote the installation of solar systems and water efficient technologies.</i></p>	<p><b>Accomplishments:</b> In addition to implementing CALGreen, the City supports expedited Solar Permitting for One &amp; Two-Family Dwellings. The City's Expedited Solar Permitting Process for One- &amp; Two-Family Dwellings provides an expedited and streamlined permitting process for qualifying small rooftop solar systems for one-and two-family dwellings that are no larger than 10 kilowatts AC nameplate rating or 30 kilowatts thermal. The City also offers expedited permitting for electric vehicle charging stations.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented. On-going evaluation of the Affordable Housing Program's inclusionary provisions remain appropriate to ensure that the program is not impeding the development of housing and is effective in ensuring that new development includes an affordable component.</p>

**Table 73: Achievements and Implementation of 2015-2023 Housing Element**

Program Title and Objective	Accomplishments and Status
<p><b>26. Sonoma Water Action Plan and Conservation Incentives</b>  <i>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.</i></p>	<p><b>Accomplishments:</b> The City of Sonoma adopted the 2020 Urban Water Management Plan and is implementing Stage II of the Water Shortage Plan in response to the drought. The City continues to implement water conservation measures and ensures that the Urban Water Management Plan addresses the City's share of regional housing needs. The Sonoma County Water Agency supplies most of the City's potable water via connection to their aqueduct and storage system. An agreement between the City and Sonoma County Water Agency establishes a fixed allocation of 3,000 acre feet per year through 2035. Additional potable water supply is available to the City from its municipal wells. Available water supply is adequate to serve current and future demand. The City advertises water conservation tools and actions on its website and at City Hall. This program continues to be effective in ensuring that the City's water planning efforts address the RHNA and encourage efficient water use.</p> <p><b>Status:</b> <input checked="" type="checkbox"/> Keep <input type="checkbox"/> Modify <input type="checkbox"/> Remove</p> <p>This program has been implemented and will be kept in the Housing Plan to ensure that updates to the Urban Water Management Plan address current and anticipated RHINAs.</p>



## 7. OTHER REQUIREMENTS

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### 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.

### GREEN BUILDING PROGRAM

The City has adopted and amended the 2019 California Green Building Standards Code (CALGreen) to require CALGreen+Tier 1 level of compliance for all new buildings (except Tier 1 Energy Efficiency measures need not be met). The City requires project applicants to hire a third-party green building special inspector to verify compliance with the City's CALGreen requirements and provides customized checklists to assist project applicants with documenting compliance.

### SONOMA CLEAN POWER

Sonoma Clean Power (SCP) is a community-owned electricity provider for Sonoma County. SCP sources renewable and local low-carbon electricity at competitive rates and PG&E delivers the electricity through its existing utility lines. PG&E continues to do billing, maintain the power lines, and handle new service requests and emergencies.

### LOCAL ENERGY CONSERVATION PROGRAMS

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

The City provides information regarding energy conservation resources on its website. Resources include information on various cost-saving programs, PG&E energy savings tips, including clean energy programs, energy efficient lighting upgrades, home energy audits, heat pump water heater installation, energy-efficient appliance upgrades, solar energy assessment, smart thermostats, and calculators to determine carbon footprints and cost savings with conversion to LED lighting. The City also provides links to programs that provide energy conservation assistance, including free home energy audits, free solar consultations, and rebates for smart thermostats and other energy-efficient appliances.

The Sonoma County Energy Independence Program (SCEIP) offers PACE financing for permanent energy, water, wildfire safety, and seismic strengthening improvements through the property tax system. Financing is available for residential, commercial, industrial, agricultural, multifamily and certain non-profit projects. No downpayment or income/credit qualification is required.

SCP offers programs to assist households with energy-related costs, including:

- California Alternate Rates for Energy Program (CARE) provides a monthly discount of 20% or more on gas and electricity charges. Income eligibility is based on current earnings.
- Family Electric Rate Assistance Program (FERA). A monthly discount of 18% on electricity charges. Separate from CARE, income-qualified households of 3 or more persons can apply. Income eligibility is based on current earnings.
- Medical Baseline Program. Provides allowances to customers who personally are, or who live with, someone who is dependent on life-support equipment or have other serious medical conditions which create an added need for electricity. This program allows customers to receive discounted rates for electricity by increasing their allocation of "baseline usage," which is available at lower rates. Income is not a factor in qualifying for this program.

Additional programs administered by governments and non-profits include:

- Relief for Energy Assistance through Community Help Program (REACH). Provides income qualified customers with financial assistance during times of hardship.
- Low Income Home Energy Assistance Program (LIHEAP). LIHEAP is a federally funded assistance program overseen by the California Department of Community Services and Development (CSD) and administered by 42 Action Agencies throughout California. LIHEAP offers the following types of assistance:
  - Help with residential utility bill payment
  - Emergency assistance with residential energy-related crisis (utility shut-off notices and energy-related life-threatening emergency)
  - Home weatherization

## **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.

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.

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.

## **WATER AND SEWER PRIORITY**

The City distributed the 5<sup>th</sup> Cycle Housing Element to water and sewer providers, emphasizing requirements to prioritize allocations to lower income housing. Upon adoption of this 6<sup>th</sup> Cycle Element, the City will distribute it to Sonoma County Water Agency, the City's Water Division, and to Sonoma Valley County Sanitation District and will identify the requirements of Government Code Section 65589.7 for water and sewer providers to prioritize water and sewer service for lower income housing.

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# **APPENDIX A**

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## Inventory of Residential Sites





Appendix A: Inventory of Vacant and Underutilized Sites, Pending Projects, and Approved Projects

Map Label	AFPH	AFN	Address	Zoning	General Plan	Minimum Density	Maximum Density	Acres	Public Ownership	Previous Cycle	Site Type	Units by Affordability Level			Potential Units	Existing Site Conditions								
												Very Low	Low	Moderate		Above Moderate	Project Details	Existing Use	Existing Units	Built Square Feet	SF (Built) to Land Ratio	Land Value	Improvement Value	Other Value
E	Mixed Income	127-471-038	515 JASVIEN ST	R-LL	Low Density Res.	2	5.0	0.412			Approved	2	0	0	1	1	0.00	0.00	0.00	229,664	\$ -	\$ -	0.00	Northwest Area
F	Above Moderate Mixed Income	127-204-021 018-165-012	315 5TH ST W 341 First Street West	R-LL	Low Density Res. Medium Density Res.	2	5.0	0.646			Pending-Under Approved	1	0	0	1	1	0.09	0.09	0.09	643,320	\$ 1,210,916	\$ -	1.88	Northwest Area
G	Mixed Income	018-131-012	216 First Street East	MX	Housing Opportunity	15	25.0	0.285		4th, 5th	Pending-Under	0	0	0	0	0	0.14	0.14	0.14	666,192	\$ 299,783	\$ -	0.45	Northwest Area
H	Mixed Income	018-131-013	126 First Street East	MX	Housing Opportunity	15	25.0	0.289		4th, 5th	Pending-Under	0	0	0	0	0	0.13	0.13	0.13	666,192	\$ 299,783	\$ -	0.45	Northwest Area
I	Mixed Income Moderate	018-131-018 018-222-008	254 First Street East 214 E NAPA ST	MX	Housing Opportunity Low Density Res.	15	25.0	2.028		4th, 5th	Pending-Under Pending-Under	50	0	5	40	0	0.06	0.06	0.06	1,554,451	\$ 699,544	\$ -	0.41	Northwest Area
J	Above Moderate	018-273-013	420 PATTON ST	R-LL	Low Density Res.	2	5.0	0.235			Pending-Under	1	0	0	1	0	0.11	0.11	0.11	545,928	\$ 376,687	\$ -	0.69	Central-East Area
K	Moderate	018-393-001	302 ARAGUAY	R-LL	Low Density Res.	2	5.0	0.310			Approved	1	0	0	1	1	0.16	0.16	0.16	385,991	\$ 384,133	\$ -	0.97	Central-East Area
L	Moderate	018-411-012	899 BROADWAY	MX	Mixed Use			0.550			Pending-Under	2	0	0	2	0	0.04	0.04	0.04	1,125,811	\$ 160,830	\$ 10	0.14	Broadway Corridor
M	Moderate	018-382-034	481 York Court	R-LL	Low Density Res.	2	5.0	0.278			Approved	1	0	0	1	0	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00	Central-East Area
N	Mixed Income	018-382-035	482 York Court	R-LL	Low Density Res.	2	5.0	0.224			Approved	0	0	0	0	0	0.00	0.00	0.00	\$ -	\$ -	\$ -	0.00	Central-East Area
O	Above Moderate	128-061-001	19910 Fifth Street West	W-R-O	Housing Opportunity	15	25.0	1.504		5th	Pending-Under	15	0	1	2	12	0.01	0.01	0.01	29,883	\$ 11,072	\$ -	0.37	Central-West Area
P	Above Moderate	128-162-042	470 HARRINGTON DR	R-LL	Low Density Res.	2	5.0	0.277			Pending-Under	1	0	0	1	0	0.24	0.24	0.24	546,612	\$ 419,299	\$ -	0.77	Southwest Area
Q	Above Moderate	128-071-014	234 MALET ST	R-R	Rural Residential			1.358			Pending-Under	1	0	0	1	1	0.02	0.02	0.02	900,000	\$ 500,000	\$ -	0.56	Southwest Area
R	Above Moderate	128-071-023	114 MALET ST	R-R	Rural Residential	0	2.0	0.498			Pending-Under	1	0	0	1	1	0.06	0.06	0.06	368,943	\$ 553,414	\$ -	1.50	Southwest Area
S	Mixed Income	128-181-004	1211 Broadway	MX	Mixed Use	0	20.0	0.340			Pending-Under	5	0	0	2	3	0.12	0.12	0.12	618,340	\$ 412,226	\$ -	0.67	Southwest Area
T	Mixed Income	128-781-013	20955 Fifth Street East	MX	Mixed Use	0	0.0	2.899			Pending-Under	2	0	0	1	1	0.04	0.04	0.04	488,798	\$ 210,235	\$ -	0.43	Broadway Corridor
	Mixed Income	128-781-013	20955 Fifth Street East	MX	Mixed Use	0	0.0	2.899			Pending-Under	59	0	0	12	47	0.02	0.02	0.02	44,834	\$ 38,430	\$ -	1.30	Southwest Area

# **APPENDIX B**

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## Balancing Act Submissions



Appendix D - Balancing Act Submissions

Submission ID	Submitted At	Are you happy with the availability of housing in the City of Sonoma?	Are you a resident?	Age Range	Gender	Total RHNA Allocation	50% Buffer - Amount	1 - Downtown District - Amount	2 - West Napa/Sonoma Corridor - Amount	3 - Northwest Area - Amount	4 - Broadway Corridor - Amount	4 - Broadway Corridor - Comment	5 - Vallejo District - Amount	6 - Central-West Area - Amount	7 - Southwest Area - Amount	7 - Southwest Area - Comment	8 - Gateway District - Amount	9 - Southeast Area - Amount	10 - Central East Area - Amount	11 - Northeast Area - Amount	Submitter Postal Code
42764	11/5/2021 21:37	Sonoma	Yes	19 - 39	Male	311	0	75	0	80	0		0	165	0	0	0	0	0	0	95476
51187	2/26/2022 16:18	No	Yes	60 - 69	Male	311	20	40	80	0	40		80	0	0	0	80	80	0	0	95476
51214	2/27/2022 2:28	No	No	60 - 69	Male	311	20	5	25	20	45		10	20	10		20	20	80	80	95476
51223	2/27/2022 5:54	Yes	Yes	80 - 89	Male	311	0	0	0	0	0		0	50	80		80	80	50	0	95476
51418	3/1/2022 4:42	No	Yes	40 - 59	Male	311	0	50	50	55	80		0	0	0	0	0	0	0	0	95476
51422	3/1/2022 5:50	No	Yes	60 - 69	Other	311	0	25	50	45	20	Density in th	40	20	80	0	80	80	35	50	95476
51434	3/1/2022 15:30	No	Yes	60 - 69	Other	311	0	40	0	0	80		20	80	80		80	80	80	80	95476
51550	3/2/2022 21:48	Yes	Yes	60 - 69	Male	311	0	0	30	30	30		0	45	40		30	40	30	40	95476
51733	3/3/2022 22:57	No	Yes	70 - 79	Male	311	0	50	30	30	30		50	50	20	20	0	20	20	15	95476
52039	3/5/2022 22:22	No	Yes	40 - 59	Female	311	0	10	10	10	45		10	0	65	0	25	35	60	50	95476
54361	3/15/2022 5:05	No	Yes	40 - 59	Male	311	0	15	50	15	25		10	50	20		20	50	30	30	95476
54675	3/16/2022 22:02	No	Yes	40 - 59	Male	311	0	20	20	20	30		5	30	30		60	60	30	20	95476
55022	3/21/2022 11:16	No	No	60 - 69	Male	311	0	0	0	0	0		0	0	0		80	80	80	80	95476
55027	3/21/2022 14:40	No	No	19 - 39	Male	311	0	0	80	0	0		0	0	0		0	0	80	80	95404

# **APPENDIX C**

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## Housing Needs and Priorities Survey

## Q1 Do you live in Sonoma?

Answered: 381 Skipped: 0

ANSWER CHOICES	RESPONSES	
Yes	90.03%	343
No	9.97%	38
TOTAL		381

## Q2 How long have you lived in the City?

Answered: 363 Skipped: 18

ANSWER CHOICES	RESPONSES	
0-2 years	7.99%	29
2-5 years	21.76%	79
5-10 years	19.56%	71
10+ years	36.09%	131
Other (please specify)	14.60%	53
<b>TOTAL</b>		<b>363</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	17	4/15/2022 7:49 PM
2	22	4/15/2022 7:47 PM
3	20 years, 2-3 blocks outside city limit....interested party per your description.	4/15/2022 7:21 PM
4	20 años	4/15/2022 7:17 PM
5	I work here but can't afford to live here.	4/15/2022 2:43 PM
6	22 years	4/15/2022 8:41 AM
7	In Valley	4/15/2022 6:03 AM
8	I live in El Verano, 95476	4/14/2022 8:26 PM
9	i leave in agua caliente	4/14/2022 7:27 PM
10	Do not live in Sonoma	4/14/2022 5:57 PM
11	I live in the valley - so, county land	4/14/2022 5:39 PM
12	35 years	4/14/2022 2:44 PM
13	41 years	4/14/2022 10:04 AM
14	After 50+ years in Sonoma I now live in BHS	4/14/2022 9:04 AM
15	35 years	4/14/2022 8:46 AM
16	I live 4 blocks from the city boundary for 10 years	4/14/2022 8:25 AM
17	32 years	4/13/2022 9:59 PM
18	37 years	4/13/2022 9:27 PM
19	20 years	4/13/2022 8:57 PM
20	46 yrs.	4/13/2022 6:09 PM
21	51 years	4/13/2022 5:40 PM
22	73+ years	4/13/2022 5:38 PM
23	45 years	4/13/2022 5:21 PM
24	All my life	4/13/2022 5:12 PM
25	Santa Rosa 9 years after Sonoma 1 year	4/13/2022 5:00 PM

## Sonoma Housing Needs and Priorities Survey

26	41 years	4/13/2022 4:06 PM
27	43 years	4/13/2022 4:02 PM
28	40 years	4/13/2022 3:37 PM
29	42 years	4/13/2022 3:23 PM
30	40	4/13/2022 3:18 PM
31	70+ years	4/13/2022 3:17 PM
32	Since birth. 1970	4/13/2022 3:16 PM
33	22 years	4/13/2022 3:07 PM
34	27 years	4/13/2022 3:03 PM
35	47 years	4/13/2022 2:46 PM
36	Havelived in Sonoma Valley for 60~ years	4/12/2022 7:51 PM
37	I don't live in the City	4/12/2022 1:28 PM
38	9 years resident in City limits, +_ 12 years 100 yards in Napa Co	4/12/2022 12:05 PM
39	32	4/9/2022 6:28 AM
40	30+	4/9/2022 4:09 AM
41	41 years	4/8/2022 5:59 PM
42	30+	4/8/2022 10:55 AM
43	46 years	4/8/2022 10:36 AM
44	I live in the unincorporated east side, 16 years	4/7/2022 7:10 PM
45	31 years	4/6/2022 4:56 PM
46	Lifelong	4/6/2022 3:21 PM
47	30 years	4/2/2022 6:18 PM
48	Lived in the City for many years, now live in unincorporated for the past 11	3/31/2022 10:51 AM
49	29 years	3/28/2022 3:47 PM
50	I'm living now in BHS	3/26/2022 9:58 AM
51	21 years	3/26/2022 7:38 AM
52	18 years	3/25/2022 5:05 AM
53	Not a resident	2/25/2022 4:24 PM

### Q3 What made you decide to live here? (Select all that apply)

Answered: 363 Skipped: 18

ANSWER CHOICES	RESPONSES	
Proximity to family and/or friends	35.81%	130
Other (please specify)	34.99%	127
Proximity to job/work	34.71%	126
Safety of neighborhood	33.61%	122
Quality of housing stock	19.28%	70
Proximity to shopping and services	14.33%	52
Affordability	13.77%	50
Quality of local school system	9.64%	35
City services and programs	9.64%	35
Total Respondents: 363		

#	OTHER (PLEASE SPECIFY)	DATE
1	able to work from home now and wanted to live in wine country	5/8/2022 8:46 AM
2	Beauty. Of tree lined streets, care of neighborhood	4/23/2022 6:12 PM
3	My family moved here in 1977.	4/21/2022 4:55 PM
4	Found an available house for rent	4/21/2022 12:03 PM
5	Amenities including biking, hiking, urban growth boundary, natural beauty, wildlife, restaurants, and culture. Historic buildings.	4/18/2022 4:05 PM
6	Wanted a small town close to SFO.	4/18/2022 12:09 PM
7	Beauty of City, walkability, variety of outdoor activities and parks. Also the ebb and flow of visitors, which keeps it interesting.	4/18/2022 11:22 AM
8	Accessible to San Francisco, but still removed.	4/16/2022 8:49 AM
9	Lovely area, history, wine country vibe, proximity to major airports, affordable (at that time)	4/15/2022 8:56 PM
10	Marriage	4/15/2022 7:33 PM
11	The area WAS very nice and NOT OVERCROWDED.	4/15/2022 7:21 PM
12	NA	4/15/2022 2:43 PM
13	Lifestyle choice	4/15/2022 9:04 AM
14	22 years ago the rental cost was somewhat reasonable - not now	4/15/2022 8:41 AM
15	Family owned home	4/15/2022 6:03 AM
16	Sense of Community	4/14/2022 8:26 PM
17	The beauty of the area.	4/14/2022 5:48 PM
18	the natural beauty of the biome	4/14/2022 5:39 PM
19	Spectacular small town with great people!!	4/14/2022 5:34 PM

## Sonoma Housing Needs and Priorities Survey

20	Retirement	4/14/2022 5:14 PM
21	Wine country	4/14/2022 3:46 PM
22	Weather, proximity to SF	4/14/2022 3:16 PM
23	Attending college at Sonoma State University	4/14/2022 1:12 PM
24	big city to small town	4/14/2022 11:09 AM
25	Born and Raised	4/14/2022 10:04 AM
26	Beauty of the city	4/14/2022 9:39 AM
27	moved here with my parents after my father retired	4/14/2022 8:46 AM
28	Quality of life	4/14/2022 7:57 AM
29	Beauty, quiet comfortable friendly community	4/14/2022 6:44 AM
30	Loved visiting the town and wanted to leave SF	4/14/2022 6:38 AM
31	It's in the wine country and living close to the plaza	4/13/2022 10:46 PM
32	Just a nice size pleasant neighborhood	4/13/2022 10:41 PM
33	A more rural feeling vs. SF	4/13/2022 9:59 PM
34	Small town, country feel, the Plaza	4/13/2022 9:27 PM
35	Got married to a man with medical practice here 32 years ago	4/13/2022 9:15 PM
36	Beautiful country similar to Tuscany Italy	4/13/2022 8:57 PM
37	Born here. 4th generation in the Sonoma Valley.	4/13/2022 8:23 PM
38	Es un pueblo pequeño y a ese tiempo yo estaba sola en este país	4/13/2022 8:14 PM
39	Home town feeling	4/13/2022 7:50 PM
40	have grown up here, husband born here	4/13/2022 7:21 PM
41	We like a Sonoma life style.. small town.. decent restaurants.. wine country.. good friends and neighbors.. weather b4 many fires	4/13/2022 7:17 PM
42	Kindness and community connection	4/13/2022 7:12 PM
43	It is where I found housing.	4/13/2022 6:57 PM
44	beauty	4/13/2022 6:27 PM
45	open space	4/13/2022 6:09 PM
46	Availability of pretty girls.	4/13/2022 6:04 PM
47	Retirement	4/13/2022 5:40 PM
48	I was accepted at Sonoma State University and had friends in Sonoma.	4/13/2022 5:40 PM
49	proximity to nature, hiking trails, climate (moved before the drought and fires!), low population levels	4/13/2022 5:38 PM
50	born and raised 3rd generation	4/13/2022 5:38 PM
51	loved the beauty of the area	4/13/2022 5:21 PM
52	I was born here and never moved away. My family, children, grand children live here as well	4/13/2022 5:12 PM
53	Couldn't afford to buy in Sonoma, so bought in Santa Rosa	4/13/2022 5:00 PM
54	Beautiful rural feeling	4/13/2022 4:53 PM
55	Proximity to hiking trails and bike path	4/13/2022 4:48 PM
56	Inherited a home	4/13/2022 4:46 PM

## Sonoma Housing Needs and Priorities Survey

57	Affordable mobilehomes available so I could retire in my favorite small town!	4/13/2022 4:38 PM
58	menos congestion, menos gente	4/13/2022 4:35 PM
59	Walkability and beauty of Sonoma	4/13/2022 4:23 PM
60	singe stor	4/13/2022 4:23 PM
61	Affordable housing subsidybecame available.	4/13/2022 4:19 PM
62	Small town setting	4/13/2022 4:06 PM
63	future spouse lived here.	4/13/2022 4:06 PM
64	Nice place to live	4/13/2022 4:04 PM
65	When I relocated to Sonoma I was living in Marin County. A separation and the cost of rent was beyond my means.	4/13/2022 4:02 PM
66	historic charm	4/13/2022 3:51 PM
67	Sonoma is my hometown and i love it here because of the people, the farmer's markets, festivals, parades, and nostalgic reasons. If it weren't for those facts there is no way I'd live here. It doesn't feel safe like it once was, our school system is a joke, it is outrageously expensive and an absurdly competitive job market. There aren't many viable shopping opportunities for locals and most of my services (dry cleaning, hair salon, gym) I get from out of our town. Sonoma is beautiful, sonoma is nostalgic, but sonoma is none of those reasons that you have listed in this question.	4/13/2022 3:44 PM
68	community size and friendliness	4/13/2022 3:41 PM
69	Small Ag town with quality living; climate, cooler than Napa (both ways:); access to city.	4/13/2022 3:32 PM
70	Retiring from City - quality new home in nice neighborhood	4/13/2022 3:31 PM
71	Moved from SF for better weather and at that time, a good place to raise kids	4/13/2022 3:23 PM
72	Entertainment	4/13/2022 3:22 PM
73	I moved here 43 years ago....it was wonderful back then!	4/13/2022 3:20 PM
74	Quality of life and community	4/13/2022 3:19 PM
75	Retired	4/13/2022 3:18 PM
76	The beauty, the feeling of community, being rural with all the ag, the Slonoma vibe	4/13/2022 3:18 PM
77	The semi-rural wine country lifestyle	4/13/2022 3:17 PM
78	Family moved here	4/13/2022 3:17 PM
79	Roots	4/13/2022 3:16 PM
80	Nice city	4/13/2022 3:15 PM
81	Natural beauty and slow pace	4/13/2022 3:07 PM
82	because it's beautiful. semi rural area. small town living	4/13/2022 3:04 PM
83	wanted to get out of SF	4/13/2022 3:02 PM
84	It is my summer and winter home away from Philadelphia snow, ice, humidity.	4/13/2022 2:57 PM
85	Previous visit as tourist	4/13/2022 2:54 PM
86	Grew up here	4/13/2022 2:54 PM
87	1 hr from SF	4/13/2022 2:53 PM
88	All of the factors	4/13/2022 2:50 PM
89	The Beauty, the Wineries, the Social Climate	4/13/2022 2:46 PM
90	Born in Sonoma	4/13/2022 2:40 PM



## Sonoma Housing Needs and Priorities Survey

91	Climate, proximity to SF, friendliness of people, usable family parks	4/13/2022 2:40 PM
92	Grew up here.	4/13/2022 2:39 PM
93	Live in Petaluma	4/13/2022 12:25 PM
94	I was born and raised here	4/13/2022 11:27 AM
95	Came as child in young family, following work opportunity for WWII veteran father	4/12/2022 7:51 PM
96	I don't live here.	4/12/2022 1:28 PM
97	Location, size & quality	4/12/2022 12:05 PM
98	proximity to wineries, small-town feel, outdoor space	4/9/2022 9:00 PM
99	Quality of life and space	4/9/2022 8:38 PM
100	Native of Sonoma	4/9/2022 9:45 AM
101	Born and raised	4/9/2022 4:09 AM
102	Weather and safety	4/8/2022 9:41 PM
103	Small town atmosphere	4/8/2022 8:16 PM
104	The city is not overcrowded and a lot of activities that can do in the cities.	4/8/2022 8:07 PM
105	Raised here	4/8/2022 5:59 PM
106	got a good deal	4/8/2022 5:07 PM
107	Retired here after visiting here my whole life.	4/8/2022 3:21 PM
108	Family	4/8/2022 1:40 PM
109	It's Sonoma... enough said!	4/8/2022 11:39 AM
110	grew up here	4/8/2022 10:55 AM
111	Wanting to leave the big city to raise children in a small community.	4/8/2022 10:36 AM
112	I liked the NorCal climate and geography, we rented a place at a good price and never left	4/7/2022 7:10 PM
113	nature, proximity to SF, mountains, beaches	4/7/2022 11:31 AM
114	I am a 3rd generation Sonoman.	4/6/2022 1:02 PM
115	Quality of life: weather, natural beauty, interesting people, proximity to urban centers, arts	4/3/2022 9:00 AM
116	Small town feel. Not overbuilt like some areas	4/1/2022 10:29 AM
117	family	3/31/2022 10:51 AM
118	Keep in mind I moved here back in 1970, things were a lot different then	3/29/2022 12:46 PM
119	LOVE community feeling and being able to walk to the Square for all events and patronage	3/28/2022 3:47 PM
120	A good place to retire	3/26/2022 8:52 PM
121	Safe small town mentality, friendliness	3/25/2022 4:24 PM
122	Quaint, quality small wine country town close to big city resources & entertainment.	3/25/2022 5:05 AM
123	Husband and I have grown up here, returned after college.	3/24/2022 11:39 PM
124	I liked the Bay Area geography and climate, we found a decently priced apartment and stayed.	3/24/2022 7:15 PM
125	Slower pace community, but proximity to San Francisco	3/24/2022 4:55 PM
126	Living in wine country and the Plaza in general	3/24/2022 2:40 PM
127	Quality of life	3/23/2022 5:22 PM

## Q4 Do you currently own or rent your home?

Answered: 349 Skipped: 32

ANSWER CHOICES	RESPONSES	
I own my home	61.03%	213
I rent my home	31.23%	109
I rent a room in a home	3.72%	13
I live with extended family or with another household	2.87%	10
I am currently without permanent shelter	1.15%	4
TOTAL	349	

## Q5 Select the type of housing that best describes your current home.

Answered: 349 Skipped: 32

ANSWER CHOICES	RESPONSES	
Single-family home (detached)	59.31%	207
Multi-family home (apartment/condominium)	18.05%	63
Duplex/attached home	11.46%	40
Mobile home	5.73%	20
Accessory Dwelling Unit, granny flat, guest house	3.44%	12
Other (please specify)	1.15%	4
Currently without permanent shelter	0.86%	3
<b>TOTAL</b>		<b>349</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Studio	4/15/2022 7:36 PM
2	Pueblo Serena MHC	4/13/2022 9:31 PM
3	Home plus ADU	4/8/2022 10:37 AM
4	Single family home with guesthouse	3/25/2022 5:09 AM

## Q6 How would you rate the physical condition of the residence you live in?

Answered: 349 Skipped: 32

ANSWER CHOICES	RESPONSES	
Sound: Very good to excellent condition and needs minimal repairs	57.02%	199
Minor : Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, missing shingles, etc.)	22.64%	79
Moderate: Needs one modest rehabilitation improvements (e.g., new roof, new wood siding, replacement of stucco, etc.)	11.17%	39
Substantial: Needs two or more major upgrades (e.g., new foundation, roof replacement, new plumbing, new electrical, etc.)	8.31%	29
Dilapidated: Building appears structurally unsound, unfit for human habitation in its current condition, and demolition or major rehabilitation is required	0.86%	3
<b>TOTAL</b>	<b>349</b>	

## Q7 How satisfied are you with your current housing situation?

Answered: 349 Skipped: 32

ANSWER CHOICES	RESPONSES	
I am very satisfied	51.58%	180
I am somewhat satisfied	27.51%	96
I am somewhat dissatisfied	11.75%	41
I am dissatisfied	4.87%	17
If you answered dissatisfied or somewhat dissatisfied please provide a reason below.	4.30%	15
<b>TOTAL</b>		<b>349</b>

#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	I want to have a home of my own	4/15/2022 7:36 PM
2	interior needs full updated remodeling - appliances, flooring, windows, bathroom vanities - nothing has been upgraded since it was built in 1980's	4/15/2022 8:44 AM
3	It's in need of a ton of work but I can afford it how it is, so not inclined to question it. Also, wish I could buy it but my property manager also wants to buy it and turn it into an airbnb. Not sure if I'll save enough \$ to purchase it before her.	4/14/2022 5:43 PM
4	I never know when I will be evicted.	4/14/2022 8:27 AM
5	Our HOA board violates Davis Stirling law on many issues and retaliates against a senior for citing their violations.	4/13/2022 5:51 PM
6	I would like to own my own place	4/13/2022 5:22 PM
7	The management company is AWFUL!!! And they pay no attention to upkeep or problems.	4/13/2022 4:34 PM
8	We bought our home in 2011 and thought it would be our "starter home," however, once we went to purchase a larger home for our growing family, we couldn't find any affordable houses in the city of Sonoma. We instead had to do an addition which is an expensive endeavor in itself. We have not been pleased with the City building department. We understand why so many families are choosing to leave Sonoma. It's unfortunate	4/13/2022 4:23 PM
9	Housing management maintenance poor	4/13/2022 4:21 PM
10	Our house is smaller than we need as a family of 3 (husband, wife, 10 y/o child) but we cannot afford bigger even though bring in \$6,000/mo after taxes. The house has lots of little things wrong with it but we live in fear of notifying our landlord as we can't afford a rent hike or for him to decide we're too much to deal with.	4/13/2022 3:47 PM
11	I am not supported by the on site mgt	4/13/2022 3:23 PM
12	Crime fastly rising, slumlord, dangerous speeds on st, quality bare minimum for rental	4/12/2022 11:50 PM
13	Unsure how to best modify/expand to accomodate extended family needing home base (in lieu of camping/couch surfing)	4/12/2022 7:55 PM
14	Many neighbors did not follow the noise ordinance.	4/8/2022 8:12 PM
15	We are being made to move because their 94 year old mother is moving in.	4/8/2022 2:48 PM

## Q8 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 349 Skipped: 32

ANSWER CHOICES	RESPONSES	
Roofing, painting, and general home repairs	35.53%	124
Landscaping	27.22%	95
Does not apply	27.22%	95
HVAC, solar, and electrical	25.50%	89
Room addition	18.05%	63
Accessory dwelling unit	14.90%	52
Other (please specify)	10.03%	35
Total Respondents: 349		

#	OTHER (PLEASE SPECIFY)	DATE
1	Have done all of the above	4/17/2022 6:14 PM
2	Laundry room	4/15/2022 7:36 PM
3	I rent - the owner needs to do the upgrades	4/15/2022 8:44 AM
4	Garage	4/15/2022 6:04 AM
5	energy efficiency/insulating better, and adding a bathtub as we have a young child	4/14/2022 5:43 PM
6	we added a bedroom in 2017-2018 for our son, we remodeled our back yard in 2020 due to rotting decks and fences, remodeled our kitchen in 2021 due to failing appliances and limited space, replaced outdoor siding on 3 of 4 exterior walls and repainted the entire house in 2021-2022, other repairs still pending	4/14/2022 9:24 AM
7	I've already made all the listed improvements over the past 6 years	4/14/2022 6:40 AM
8	None	4/13/2022 7:51 PM
9	Perhaps add a battery	4/13/2022 7:19 PM
10	Everything	4/13/2022 7:13 PM
11	heat pump to replace gas furnace and AC	4/13/2022 5:40 PM
12	Drywall the garage	4/13/2022 5:01 PM
13	We are working to update our home which was built in the 1970's	4/13/2022 4:55 PM
14	After moving to Sonoma and residing here...I cannot own a house or mobile home. My rent has reached it's ceiling for affordability.	4/13/2022 4:05 PM
15	Bath and kitchen updated	4/13/2022 3:53 PM
16	Water Filtering System	4/13/2022 3:46 PM
17	internal cosmetic improvements	4/13/2022 3:43 PM
18	Cannot expand; upgrades as we can	4/13/2022 3:34 PM
19	We already remodeled and don't plan any more changes	4/13/2022 3:25 PM

## Sonoma Housing Needs and Priorities Survey

20	flooring	4/13/2022 3:23 PM
21	We rent	4/13/2022 3:17 PM
22	new windows	4/13/2022 3:16 PM
23	Garage	4/13/2022 3:03 PM
24	Installed solar last year	4/13/2022 2:55 PM
25	New patio cover	4/13/2022 2:55 PM
26	Adding a half bath	4/13/2022 2:51 PM
27	remodel, landscaping	4/13/2022 2:51 PM
28	Chimney repair, new sliding glass doors (more energy efficient)	4/13/2022 2:51 PM
29	Have done siding, painting and electrical updates	4/13/2022 2:51 PM
30	we have 375 sf, if we had one more room that would be great	4/7/2022 7:12 PM
31	None.	4/6/2022 5:30 PM
32	About 10 years ago remodeled the inside, new roof, painting, complete new landscape. Thankfully nothing more is needed now	3/29/2022 12:47 PM
33	Kitchen upgrade	3/26/2022 8:53 PM
34	Get a Cat from Pets Lifeline	3/26/2022 10:00 AM
35	Remodel guesthouse	3/25/2022 5:09 AM

## Q9 Which of the following best describes your household type?

Answered: 349 Skipped: 32

ANSWER CHOICES	RESPONSES
Couple	31.52% 110
Single person household	20.34% 71
Couple with children under 18	16.33% 57
Couple living with roommates	6.30% 22
Multi-generational or extended family household (parents, grandparents, aunts/uncles, children, grandchildren, etc. all under the same roof)	6.02% 21
Single person living with roommates	5.44% 19
Single parent with children under 18	4.01% 14
Single person living with family	3.72% 13
Other (please specify)	3.72% 13
Adult head of household (non-parent) with children under 18	2.58% 9
<b>TOTAL</b>	<b>349</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Couple with adult kids at home temporarily	4/14/2022 8:28 PM
2	Couple living with adult child	4/14/2022 8:28 AM
3	owner + roommate	4/13/2022 8:06 PM
4	Senior couple, kids long gone	4/13/2022 7:19 PM
5	senior housing	4/13/2022 4:21 PM
6	My daughter has been living here for two years as the result of covid..will be moving in the next few months.	4/13/2022 3:23 PM
7	Couple with children between 17-21	4/13/2022 2:51 PM
8	Single, with area for guests and associates	4/13/2022 2:51 PM
9	Single adult with related adult "camping" in back yard	4/12/2022 7:55 PM
10	Couple, her adult child	4/8/2022 10:28 AM
11	Was a single parent, now single household. However, if my landlord raises the rent, I will need to leave Sonoma.	3/28/2022 4:30 PM
12	with Dogs	3/25/2022 5:09 AM
13	Couple with 1 child under 18, 1 child over 18	3/24/2022 11:40 PM



**Q10 If you wish to own a home in Sonoma but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)**

Answered: 319 Skipped: 62

ANSWER CHOICES	RESPONSES	
I cannot find a home within my target price range in Sonoma	31.66%	101
I do not currently have the financial resources for an appropriate down payment	23.82%	76
I do not currently have the financial resources for an adequate monthly mortgage payment	15.99%	51
I cannot find a home that suits my living needs in Sonoma (housing size, disability accommodations)	3.45%	11
I cannot currently find a home that suits my quality standards in Sonoma	5.96%	19
I do not currently wish to own a home in Sonoma	6.27%	20
I already own a home in Sonoma	51.10%	163
Total Respondents: 319		

**Q11 If you wish to rent a home in Sonoma but do not currently rent one, what issues are preventing you from renting a home at this time? (Select all that apply)**

Answered: 292 Skipped: 89

ANSWER CHOICES	RESPONSES	
I do not currently wish to rent a home in Sonoma	42.12%	123
I already rent a home in Sonoma	38.36%	112
I cannot find a home within my target rental cost in Sonoma	13.70%	40
I cannot find a home that suits my living needs in Sonoma (housing size, disability accommodations)	11.64%	34
I cannot currently find a home that suits my quality standards in Sonoma	5.48%	16
Total Respondents: 292		

## Q12 Do you think that the range of housing options currently available in the City of Sonoma meets your needs?

Answered: 324 Skipped: 57

ANSWER CHOICES	RESPONSES	
Yes	56.79%	184
No	43.21%	140
TOTAL		324

### Q13 Do you think that the range of housing options currently available in the City meet the needs of the community?

Answered: 323 Skipped: 58

ANSWER CHOICES	RESPONSES	
Yes	35.29%	114
No	64.71%	209
TOTAL		323

## Q14 What types of housing are most needed in the City of Sonoma? (Select all that apply)

Answered: 322 Skipped: 59

ANSWER CHOICES	RESPONSES
Single family, small (less than 1,600 square foot home)	47.83% 154
Single family, medium to large (1,600 square foot home or larger)	30.43% 98
Duplex, Triplex, and Fourplex	42.24% 136
Townhomes or Condominiums (multi-family ownership homes)	37.89% 122
Apartments (multi-family rental homes)	36.96% 119
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	31.06% 100
Accessory Dwelling Unit	19.25% 62
Other (please specify)	14.91% 48
Total Respondents: 322	

#	OTHER (PLEASE SPECIFY)	DATE
1	ADU's can create great problems : noise, density,parking.	4/23/2022 6:23 PM
2	we desperately need affordable housing - not market price - affordable for those making 80% and under of the going market rate	4/19/2022 3:55 PM
3	No new housing or population needed as any population increase will harm our community, environment, and quality of life	4/18/2022 4:12 PM
4	I would only be speculating. I suggest we let the free market decide what housing is needed.	4/18/2022 12:17 PM
5	With the crazy real estate market, possibly it's more lack of affordability rather than lack of availability?	4/18/2022 11:51 AM
6	Tiny house communities for young adults, elderly and low-income folks (similar to cohousing but smaller units with shared gardens, green spaces and common spaces available)	4/15/2022 1:23 PM
7	community developments with small homes surrounding a shared common space for gardening	4/15/2022 8:57 AM
8	low income homes	4/14/2022 11:16 AM
9	Need to update the infrastructure and have clear fire exits before adding housing stock	4/14/2022 7:47 AM
10	Precios más razonables	4/13/2022 9:38 PM
11	Affordable housing	4/13/2022 9:05 PM
12	lower income housing that for instance, teachers could afford	4/13/2022 8:58 PM
13	Low-low income housing (perhaps subsidized) for the under-housed and homeless.	4/13/2022 8:01 PM
14	Not a question for us, it is a City Planning issue. Hopefully plans are to remain relatively small and not Napa-ize Sonoma. If it doesn't come later, would like to note minimize water hook ups until a better water solution is achieved and moratorium on swimming pools.	4/13/2022 7:26 PM
15	Everything for people who are NOT wealthy	4/13/2022 7:21 PM
16	Necesitamos más tipos de vivienda que la gente obrera pueda poder pagar.	4/13/2022 7:06 PM

## Sonoma Housing Needs and Priorities Survey

17	look at East Side of Sonoma to build new cohouses..ENOUGH BUILDING TILL WE BURST ON WEST SIDE ..THE RICH SETTLERS CANT KERP BUYING LAND ON EAST SIDE TO HOLD SO NOT OPEN FOR NEW LOWER INCOME BUILSS.WEST SIDE HAS TAKEN ALL THE NEW AFFPRDABLE SPACE WITH NO STUDY OF INPACT TO ONLY WEST SIDE ..ENOUGH	4/13/2022 6:36 PM
18	low income housing	4/13/2022 5:56 PM
19	Affordable	4/13/2022 5:35 PM
20	More mobile-home parks	4/13/2022 5:08 PM
21	Can we go higher with some condo or apartment complexes to create more housing vertically?	4/13/2022 4:52 PM
22	Supportive housing for individuals with special physical and mental needs	4/13/2022 4:49 PM
23	Affordable single family homes	4/13/2022 4:32 PM
24	affordable Housing desperately needed as well as very low income housing	4/13/2022 4:26 PM
25	Less vacation rentals.	4/13/2022 4:10 PM
26	I'm satisfied with my house	4/13/2022 4:10 PM
27	Affordable homes, like those at mobile/manufactured homes except owning the property under them, too; communal compounds with like-minded people for environmentally sustainable living	4/13/2022 3:49 PM
28	Maybe a definition of accessory dwelling unit could help here	4/13/2022 3:21 PM
29	Anything that's more affordable then what is currently available	4/13/2022 3:20 PM
30	None, It's fine the way it is	4/13/2022 3:12 PM
31	Affordable homes of Quality	4/13/2022 3:02 PM
32	All of the above. As a longtime local Realtor, I can say that there are not enough options for existing members of our community.	4/13/2022 3:00 PM
33	low income housing less then 40K/yr.	4/13/2022 2:54 PM
34	The missing middle. Mixture of business/commercial and residential like many areas in Europe.	4/13/2022 2:51 PM
35	affordable housing	4/13/2022 12:29 PM
36	for homeless and worker housing	4/12/2022 12:13 PM
37	I believe less construction is needed. The city is too crowded as it is.	4/11/2022 8:38 AM
38	Decent homes for those making 100k and under	4/8/2022 6:06 PM
39	modular homes	4/8/2022 5:18 PM
40	Until more water is available we shouldn't be building more.	4/8/2022 3:33 PM
41	None	4/8/2022 11:42 AM
42	50+ unit deed-restricted projects	4/7/2022 7:18 PM
43	I have a house	4/7/2022 8:00 AM
44	tricky question, the number of second homes and inflation of pricing	3/31/2022 10:59 AM
45	Infill, taller than 2 stories, Affordable and missing middle. Build density on empty lots include on the East Side, replace empty single family homes with denser housing.	3/29/2022 2:25 PM
46	It is incredible sad, that renters are expected to live below standards, shoved in small multi unit family dwelling. Repulsive	3/28/2022 4:30 PM
47	People who live in Sonoma don't need homes; they already live here. Additional housing will only swell the population of people from elsewhere who don't live here now. More people means less water for those who live here now. More people only taxes public services and	3/25/2022 5:26 AM

## Sonoma Housing Needs and Priorities Survey

drives mire climate change. Thise who want to live here simply need to buy or rent an existing dwelling from someone who is moving away. "Constant growth" will destroy the Valley as we know it, and the planet as well.

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48	Just want to clarify that I think we could use more medium (approx. 1600-2000 sf) homes but don't think we need to add more inventory of large (2500+ sf) homes.
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3/24/2022 2:50 PM

## Q15 How important are the following housing priorities to you and your family?

Answered: 324 Skipped: 57

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Housing affordable to working families	66.04% 212	26.79% 86	6.23% 20	0.93% 3	321
Provide housing to meet Sonoma's social and economic needs, including both existing and future residents, as well as employers	63.44% 203	28.13% 90	7.81% 25	0.63% 2	320
Ensure all persons and households have fair and equitable access to housing and housing opportunities	54.35% 175	30.75% 99	11.80% 38	3.11% 10	322
Promote sustainable, efficient, and fire-safe housing to address safety, energy, and climate change impacts	53.87% 174	38.39% 124	7.12% 23	0.62% 2	323
Ensure that children who grow up in Sonoma can afford to live here	52.96% 170	32.40% 104	12.15% 39	2.49% 8	321
Sustainable, walkable development (housing within walking distance to services, schools, and/or the downtown)	51.40% 165	38.63% 124	9.35% 30	0.62% 2	321
Rehabilitate existing housing	44.27% 139	41.72% 131	9.55% 30	4.46% 14	314
Integrate affordable housing throughout the community to create mixed-income neighborhoods	42.32% 135	35.42% 113	18.81% 60	3.45% 11	319
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	41.46% 131	40.19% 127	14.56% 46	3.80% 12	316
Support fair/equitable housing opportunities and programs to help maintain and secure neighborhoods that have suffered foreclosures	39.31% 125	39.31% 125	17.92% 57	3.46% 11	318
Lease-to-own housing (condominiums, apartments)	35.44% 112	41.14% 130	18.67% 59	4.75% 15	316
Provide ADA-accessible housing	30.91% 98	47.95% 152	14.51% 46	6.62% 21	317
Create more mixed-use (commercial/office and residential) projects to bring different land uses closer together	28.66% 92	40.81% 131	27.73% 89	2.80% 9	321



## Q16 Are there any populations or persons that need additional housing types or dedicated policies and programs to ensure they can access housing in Sonoma?

Answered: 317    Skipped: 64

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Farmworkers	45.78% 141	36.36% 112	11.04% 34	6.82% 21	308	1.79
Homeless persons or at risk of homelessness	42.04% 132	32.80% 103	15.29% 48	9.87% 31	314	1.93
Seniors	42.48% 130	36.93% 113	11.44% 35	9.15% 28	306	1.87
Persons with a disability, including developmental	42.62% 130	35.74% 109	11.15% 34	10.49% 32	305	1.90
Single Parent Head of Households	41.94% 130	39.03% 121	11.29% 35	7.74% 24	310	1.85
Large families (5 or more persons)	29.84% 91	43.61% 133	15.74% 48	10.82% 33	305	2.08

#	OTHER (PLEASE SPECIFY)	DATE
1	low income wage earners	4/19/2022 3:55 PM
2	Make it easier for homeowners to share their guest rooms and home on Airbnb and other platforms that help all homeowners avoid foreclosure.	4/18/2022 4:12 PM
3	I don't think the government should dictate housing, let the free market dictate the needs.	4/18/2022 12:17 PM
4	I'm not familiar enough with services already provided to those populations to know if they need additional.	4/18/2022 11:51 AM
5	All essential workers: safety, education, retail, hospitality, agricultural	4/15/2022 6:11 AM
6	Teachers, medical personnel first responders	4/14/2022 5:54 PM
7	Qualify Seniors - on limited income - including those that would like to retire and can't afford to	4/13/2022 9:24 PM
8	Young adults. 20 - 40 years of age.	4/13/2022 8:28 PM
9	This and last question seem like "loaded" questions. They are not black and white answers	4/13/2022 7:26 PM
10	No more rich people owning several vacant homes	4/13/2022 7:21 PM
11	All working-class families and individuals, especially Latinx.	4/13/2022 5:08 PM
12	Teachers, City workers including Law Enforcement and Fire Dept.	4/13/2022 4:49 PM
13	I don't think farmworkers actually need to live in the town proper.	4/13/2022 4:31 PM
14	Single elderly retired educators are in need along with veterans! I am a retired educator and Vietnam veteran...where do I belong?	4/13/2022 4:20 PM
15	Be inclusive of all types of people and ensure we have the health/mental health services to care for all before building more.	4/13/2022 3:49 PM
16	Lower middle to Middle class workers in the services industries (restaurants, bars, wineries, retail). Generally younger (20s-40s)	4/13/2022 2:57 PM

## Sonoma Housing Needs and Priorities Survey

17	Workforce	4/13/2022 12:29 PM
18	The gap between current low income eligibility and the market rates. If you make 100,000 you are arguably in a worse position as you aren't eligible for assistance but are still so far from being able to afford a home.	4/8/2022 8:23 PM
19	More people means more water use. Getting infrastructure in place should be priority one!	4/8/2022 3:33 PM
20	Latinos, OPOC abnd seniors in fixed incomes	4/7/2022 7:18 PM
21	Families of public servants, teachers, police, firefighters, etc	3/31/2022 10:59 AM
22	Focus on those historically excluded from Sonoma--Black and Indigenous people. Need to reverse history of exclusion. Think about policies that help bring diversity into Sonoma, not just about maintaining existing mostly, white and aging residences.	3/29/2022 2:25 PM
23	Seniors - are priced out and shoved out away from services	3/28/2022 4:30 PM
24	Agricultural sponsored on site housing	3/25/2022 5:11 PM
25	Working families	3/25/2022 6:45 AM
26	LatinX, 60% AMI and below	3/24/2022 7:22 PM

## Q17 What is your race/ethnicity?

Answered: 322 Skipped: 59

ANSWER CHOICES	RESPONSES	
African American	6.52%	21
Asian	3.73%	12
Hispanic	8.07%	26
Native American	1.55%	5
White/Non-Hispanic	73.29%	236
Other (please specify)	6.83%	22
<b>TOTAL</b>		<b>322</b>

#	OTHER (PLEASE SPECIFY)	DATE
1	Mixed race/Asian	4/21/2022 12:15 PM
2	N/A	4/16/2022 8:59 AM
3	Mixed	4/15/2022 7:14 PM
4	White with hispanic origin	4/15/2022 1:23 PM
5	Hebrew	4/14/2022 9:12 AM
6	Mixed	4/14/2022 8:06 AM
7	Jewish	4/13/2022 9:23 PM
8	doesn't matter	4/13/2022 6:36 PM
9	Middle Eastern	4/13/2022 5:29 PM
10	I will not be defined by my race or ethnicity!	4/13/2022 4:20 PM
11	Should not matter	4/13/2022 3:49 PM
12	na	4/13/2022 3:44 PM
13	bi-racial	4/13/2022 3:26 PM
14	Not a relevant question	4/13/2022 3:12 PM
15	Multiple race	4/13/2022 2:57 PM
16	Ukranian	4/13/2022 2:54 PM
17	don't wish to answer/doesn't play a roll	4/8/2022 2:11 PM
18	Human	4/8/2022 11:15 AM
19	Hispanic/native	4/8/2022 10:35 AM
20	white	4/7/2022 8:00 AM
21	Hebrew	3/26/2022 10:06 AM
22	American	3/25/2022 5:26 AM

**Q18 Do any of the following apply to you or someone in your household  
(check all that apply):**

Answered: 292 Skipped: 89

ANSWER CHOICES	RESPONSES	
Ages 65 or over	43.15%	126
Ages 55 to 64	28.08%	82
Children under 18	25.68%	75
Large family (5 or more people)	16.10%	47
Have a disability (non-developmental)	7.19%	21
A single female head of household with children	5.82%	17
A single male head of household with children	4.11%	12
Farmworker	2.40%	7
Have a developmental disability	2.40%	7
Total Respondents: 292		

## Q19 What housing challenges have you experienced?

Answered: 312 Skipped: 69

	YES	NO	TOTAL
I am concerned about my rent going up to an amount I can't afford.	43.18% 133	56.82% 175	308
I struggle to pay my rent or mortgage payment.	28.90% 89	71.10% 219	308
I am concerned that if I ask my property manager or landlord to repair my home that my rent will go up or I will be evicted.	29.28% 89	70.72% 215	304
My home is in poor condition and needs repair.	26.32% 80	73.68% 224	304
My home is not big enough for my family or household.	25.58% 77	74.42% 224	301
I need assistance with understanding my rights related to fair housing.	21.78% 66	78.22% 237	303
I need assistance finding rental housing.	18.21% 55	81.79% 247	302
I am concerned that I may be evicted.	15.84% 48	84.16% 255	303
I cannot find a place to rent due to bad credit, previous evictions, or foreclosure.	12.58% 38	87.42% 264	302
I have been discriminated against when trying to rent housing.	11.30% 34	88.70% 267	301
There is a lot of crime in my neighborhood.	10.96% 33	89.04% 268	301
I have been discriminated against when trying to purchase housing.	9.90% 30	90.10% 273	303

## Q20 Do you or someone in your family have any of the following specific housing needs? Please check all that apply.

Answered: 172 Skipped: 209

ANSWER CHOICES	RESPONSES	
Senior independent living (senior single family community or senior apartments)	49.42%	85
Assisted living for senior (55 and over) that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	31.98%	55
Supportive services to find and obtain housing.	27.91%	48
Daily living assistance and services to be able to live independently.	22.09%	38
Independent living for someone with a disability	13.95%	24
Supportive or transitional housing that provides services and support to avoid homelessness	13.37%	23
Emergency shelter	8.72%	15
Assisted living for disabled persons that provides assistance with daily tasks and has increasing levels of care (from assisted living to skilled nursing)	8.14%	14
Total Respondents: 172		

**Q21 Have encountered discrimination or other issues that have affected your ability to live in safe, decent housing of your choice? If so, please explain any discrimination or fair housing issues you have encountered.**

Answered: 314 Skipped: 67

ANSWER CHOICES	RESPONSES	
No	94.90%	298
Yes (please specify)	5.10%	16
<b>TOTAL</b>		<b>314</b>

#	YES (PLEASE SPECIFY)	DATE
1	Have encountered racism as regards housing in another city ( not Sonoma)	4/23/2022 6:23 PM
2	Pushed out by all cash buyers and corporations.	4/22/2022 7:56 PM
3	I have experienced housing discrimination multiple times when inquiring about housing for a family with young children. I know the occupancy standards and have had multiple different landlords/homeowners renting their house tell me the number of people was "too much for the aging septic" or the structure of the house "wasn't appropriate/was dangerous for children."	4/15/2022 1:23 PM
4	purchasing mobile home in senior park with one adult being over 55 and other 34 and disabled	4/14/2022 9:49 AM
5	low income	4/13/2022 4:26 PM
6	Neighbor thief & vandalism of my real property ignored by system (law enforcement, court)	4/13/2022 3:07 PM
7	my neighbors do not like my friends, simply because they are poor.	4/13/2022 2:54 PM
8	na	4/13/2022 2:01 PM
9	Age discrimination, emotional support animal discrimination & emotional support animal breed discrimination	4/8/2022 10:37 PM
10	Landlord sold home to new investor looking to flip	4/8/2022 8:23 PM
11	Victim of crime because we don't have the infrastructure (enough police funding) to handle increased populations!!!	4/8/2022 3:33 PM
12	everything is easier when you're white, sonoma is pretty racist	4/8/2022 11:15 AM
13	Agent refused to accept a bid/offer from me but accepted from white woman with similar circumstances (single parent)	4/8/2022 10:35 AM
14	Lack of money	4/7/2022 8:49 PM
15	No policy subsidy	4/7/2022 8:48 AM
16	When I rent and buy a house, I encounter discrimination. The owner deliberately raises the price to embarrass me.	4/7/2022 7:21 AM

**Q22 Multifamily. Looking at the map above, please identify your preference for new multifamily housing development in each area.**

Answered: 276 Skipped: 105

	<b>STRONGLY PREFER</b>	<b>PREFER</b>	<b>NEUTRAL</b>	<b>DO NOT PREFER</b>	<b>STRONGLY DO NOT PREFER</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
Maxwell District	28.46% 74	26.54% 69	28.46% 74	9.62% 25	6.92% 18	260	1.20
Broadway Corridor	23.74% 61	30.35% 78	30.35% 78	8.56% 22	7.00% 18	257	1.11
Southeast Area	23.37% 61	21.84% 57	35.63% 93	11.88% 31	7.28% 19	261	0.84
Gateway District	23.35% 60	27.24% 70	36.58% 94	7.00% 18	5.84% 15	257	1.11
Southwest Area	23.05% 59	26.95% 69	37.89% 97	8.98% 23	3.13% 8	256	1.16
West Napa/Sonoma Corridor	21.37% 56	31.68% 83	31.68% 83	8.40% 22	6.87% 18	262	1.05
Northeast Area	21.01% 54	22.57% 58	35.80% 92	14.01% 36	6.61% 17	257	0.75
Central-East Area	19.69% 50	23.62% 60	35.04% 89	13.78% 35	7.87% 20	254	0.67
Downtown District	19.14% 49	21.48% 55	32.03% 82	15.23% 39	12.11% 31	256	0.41
Central-West Area	19.44% 49	20.24% 51	42.86% 108	10.71% 27	6.75% 17	252	0.70
Vallejo District	17.76% 46	22.01% 57	37.84% 98	11.97% 31	10.42% 27	259	0.49
Cemetery District	15.33% 40	16.86% 44	37.16% 97	16.48% 43	14.18% 37	261	0.05
Northwest Area	12.99% 33	24.41% 62	44.88% 114	11.02% 28	6.69% 17	254	0.52



**Q23 Mixed Use. Looking at the map above, please identify your preference for new mixed use development in each area.**

Answered: 263 Skipped: 118

	<b>STRONGLY PREFER</b>	<b>PREFER</b>	<b>NEUTRAL</b>	<b>DO NOT PREFER</b>	<b>STRONGLY DO NOT PREFER</b>	<b>TOTAL</b>	<b>WEIGHTED AVERAGE</b>
Broadway Corridor	25.91% 64	25.10% 62	34.82% 86	5.26% 13	8.91% 22	247	1.08
Maxwell District	22.09% 55	27.31% 68	34.14% 85	7.63% 19	8.84% 22	249	0.92
Downtown District	22.45% 55	27.35% 67	31.02% 76	9.39% 23	9.80% 24	245	0.87
Gateway District	22.54% 55	27.46% 67	38.52% 94	4.51% 11	6.97% 17	244	1.08
Southeast Area	20.25% 49	21.07% 51	41.74% 101	8.68% 21	8.26% 20	242	0.73
West Napa/Sonoma Corridor	17.93% 45	31.87% 80	36.25% 91	7.57% 19	6.37% 16	251	0.95
Southwest Area	17.07% 42	20.33% 50	45.93% 113	10.57% 26	6.10% 15	246	0.63
Central-East Area	16.39% 40	19.26% 47	43.85% 107	10.25% 25	10.25% 25	244	0.43
Vallejo District	14.69% 36	20.00% 49	39.18% 96	14.29% 35	11.84% 29	245	0.23
Northeast Area	15.06% 36	24.69% 59	36.40% 87	12.55% 30	11.30% 27	239	0.39
Central-West Area	13.81% 33	23.85% 57	44.77% 107	10.04% 24	7.53% 18	239	0.53
Northwest Area	11.98% 29	23.55% 57	45.04% 109	10.74% 26	8.68% 21	242	0.39
Cemetery District	10.25% 25	18.03% 44	37.70% 92	15.98% 39	18.03% 44	244	-0.27

## Q24 Single Family. Looking at the map above, please identify your preference for new single family housing in each area.

Answered: 260 Skipped: 121

	STRONGLY PREFER	PREFER	NEUTRAL	DO NOT PREFER	STRONGLY DO NOT PREFER	TOTAL	WEIGHTED AVERAGE
Maxwell District	22.22% 54	26.75% 65	34.57% 84	8.64% 21	7.82% 19	243	0.94
Southeast Area	21.90% 53	31.40% 76	32.64% 79	6.61% 16	7.44% 18	242	1.07
Central-East Area	20.90% 51	25.82% 63	36.89% 90	8.20% 20	8.20% 20	244	0.86
West Napa/Sonoma Corridor	18.03% 44	27.46% 67	35.25% 86	10.25% 25	9.02% 22	244	0.70
Northwest Area	17.50% 42	27.08% 65	37.50% 90	10.83% 26	7.08% 17	240	0.74
Downtown District	17.95% 42	18.38% 43	32.48% 76	16.67% 39	14.53% 34	234	0.17
Northeast Area	16.94% 41	29.34% 71	36.78% 89	9.92% 24	7.02% 17	242	0.79
Broadway Corridor	17.45% 41	21.70% 51	36.17% 85	14.04% 33	10.64% 25	235	0.43
Gateway District	17.15% 41	25.52% 61	38.49% 92	9.21% 22	9.62% 23	239	0.63
Cemetery District	16.60% 40	22.41% 54	33.20% 80	13.69% 33	14.11% 34	241	0.27
Central-West Area	16.25% 39	28.75% 69	37.08% 89	10.83% 26	7.08% 17	240	0.72
Southwest Area	16.05% 39	34.98% 85	34.16% 83	8.64% 21	6.17% 15	243	0.92
Vallejo District	14.88% 36	24.79% 60	38.02% 92	12.40% 30	9.92% 24	242	0.45

## Q25 Are there other housing types needed in specific areas of the City? Please describe.

Answered: 132 Skipped: 249

#	RESPONSES	DATE
1	Do not feel am familiar enough to make such decisions	4/23/2022 6:28 PM
2	Sonoma already has enough housing, but we need to do everything we can to preserve neighborhood character and encourage increasing property values. We need fewer renters and multi-family and more prosperous and high quality single-family homes.	4/18/2022 4:19 PM
3	Let the free market determine where what type of housing is needed.	4/18/2022 12:21 PM
4	Viviendas para jóvenes.	4/16/2022 11:45 AM
5	Temporary housing WITH SERVICES for those not housed now	4/15/2022 9:07 PM
6	No	4/15/2022 8:09 PM
7	N/A	4/15/2022 8:05 PM
8	Agua Caliente	4/15/2022 7:32 PM
9	No	4/15/2022 7:19 PM
10	Attractive tiny & very small home single family home communities structured as Community Land Trusts, with stand-alone units sized between 400-1200 sf and with green spaces, community gardens & shared common amenities between them (like larger meeting hall, outdoor play equipment, etc.) We need to get away from the idea of multi-family = apartments & condos, this is why these developments are so resisted as they urbanize the city. Tiny home and small home villages do not, they add charm and everyone loves the look of them and they are affordable and desirable to first time homebuyers, renters, single folks, elderly, etc.	4/15/2022 1:33 PM
11	Emergency and transitional housing in the west napa/sonoma corridor.	4/14/2022 6:05 PM
12	Teacher, Medically Personnel and First Responder housing or programs for low down payments and low interest rates.	4/14/2022 3:07 PM
13	Focus on equality through out the City- The east side should not be favored more then the west	4/14/2022 10:22 AM
14	No	4/14/2022 8:56 AM
15	No	4/14/2022 8:36 AM
16	I am not an expert on land use, nor am I am an engineer. If growth is thoughtful, structure is supported, pot holes filled, water available, fire exits accessible and public schools prioritized, then, YES to smart, thoughtful mixed use development throughout town.	4/14/2022 7:56 AM
17	Not at this time	4/13/2022 10:56 PM
18	N/a	4/13/2022 10:15 PM
19	Senior housing that's affordable for people that don't qualify as low income	4/13/2022 9:32 PM
20	My main priorities are water and access out of the city in the case of fires.	4/13/2022 9:30 PM
21	None come to mind.	4/13/2022 9:25 PM
22	No	4/13/2022 8:19 PM
23	We need low-income housing --it doesn't matter where--we just need it.	4/13/2022 8:05 PM
24	AFFORDABLE..... this town is ONLY viable for wealth	4/13/2022 7:25 PM

## Sonoma Housing Needs and Priorities Survey

25	Appropriate Homeless housing	4/13/2022 7:12 PM
26	small community area with common services .day care,stores,a center	4/13/2022 6:46 PM
27	Accommodations for the homeless, so they don't set up encampments on public or private land.	4/13/2022 6:02 PM
28	Don't know	4/13/2022 6:00 PM
29	I just dont know all these areas that well	4/13/2022 5:52 PM
30	Affordable senior housing within walking distance of grocery shopping as well as senior programs and services.	4/13/2022 5:02 PM
31	More duplex type homes	4/13/2022 4:40 PM
32	Studio type apts. for singles.	4/13/2022 4:39 PM
33	Loft spaces for retried artist/creatives...musicians, writers!	4/13/2022 4:27 PM
34	55+ communities	4/13/2022 4:17 PM
35	Landlords that keep their rents low should be given tax incentives.	4/13/2022 4:16 PM
36	No	4/13/2022 3:46 PM
37	?	4/13/2022 3:45 PM
38	Where can a number of houses that would actually make a difference go?...Mobile home are a good way to provide housing	4/13/2022 3:35 PM
39	Affordable housing for working families	4/13/2022 3:29 PM
40	None that I am aware of	4/13/2022 3:27 PM
41	Affordable without the strict constrains on income	4/13/2022 3:25 PM
42	Affordable for all who work in our City in the Hospitality Industry, our Hospital Workers. Our Teachers, and all services workers for the City.	4/13/2022 3:18 PM
43	No	4/13/2022 3:09 PM
44	very low income housing. section 8 housing.	4/13/2022 2:58 PM
45	No	4/13/2022 2:55 PM
46	don't know just know if two working people that make a good income can't afford a home then something is wrong	4/13/2022 2:45 PM
47	for Homeless - URGENT!	4/12/2022 12:19 PM
48	Affordable apartment	4/9/2022 7:42 AM
49	Even renovating old houses	4/9/2022 6:37 AM
50	To ensure the housing needs of special groups	4/9/2022 5:03 AM
51	Increase the housing demand of specific groups	4/9/2022 2:19 AM
52	Unsure	4/8/2022 9:48 PM
53	Encourage higher income housing on the west side to even out the school district disparities	4/8/2022 8:27 PM
54	Add some specific housing needs	4/8/2022 8:10 PM
55	Housing needs to be built in specific areas	4/8/2022 6:30 PM
56	Small homes with decent yard for families. Teachers and other professionals who grew up here can't afford to buy here.	4/8/2022 6:11 PM
57	Infrastructure should be step number one. We can't handle the population now.	4/8/2022 3:35 PM
58	Yes, but Just start somewhere!	4/8/2022 1:50 PM
59	Our downtown areas need more small mixed use housing (room rentals, kitchen, bath, yard	4/8/2022 1:44 PM

## Sonoma Housing Needs and Priorities Survey

privileges.etc) & studios atop or behind our businesses, while maintaining a aesthetic, historical feel to the buildings.

60	Some special housing needs need to be added	4/8/2022 7:21 AM
61	Apartment lei	4/8/2022 5:46 AM
62	When the government arranges relatively perfect	4/8/2022 5:28 AM
63	Urban housing construction is relatively perfect	4/8/2022 2:28 AM
64	No	4/8/2022 2:06 AM
65	I don't know	4/7/2022 10:44 PM
66	unwanted	4/7/2022 10:44 PM
67	I don't know much about other types of housing	4/7/2022 10:29 PM
68	no	4/7/2022 8:00 PM
69	50+ unit deed-restricted projects on the east side in Opportunity Areas	4/7/2022 7:22 PM
70	I don't feel like it	4/7/2022 6:24 PM
71	There may be a need for small multistory homes	4/7/2022 5:53 PM
72	Don't need	4/7/2022 5:27 PM
73	apartment	4/7/2022 12:40 PM
74	apartment	4/7/2022 12:09 PM
75	apartment	4/7/2022 11:02 AM
76	Yeah, like the elevator for the old people's area	4/7/2022 10:26 AM
77	Yeah, like the elevator for the old people's area	4/7/2022 9:57 AM
78	There is no	4/7/2022 9:53 AM
79	Yeah, like the elevator for the old people's area	4/7/2022 9:37 AM
80	There is no	4/7/2022 9:31 AM
81	It's pretty good.	4/7/2022 9:22 AM
82	no	4/7/2022 9:14 AM
83	Cemetery District mind building a single-family villa.	4/7/2022 8:51 AM
84	High-grade residential area	4/7/2022 8:49 AM
85	There is no	4/7/2022 8:46 AM
86	Yeah, like the elevator for the old people's area	4/7/2022 8:44 AM
87	No, it's very thoughtful	4/7/2022 8:41 AM
88	It takes a lot of houses	4/7/2022 8:31 AM
89	no	4/7/2022 8:31 AM
90	no	4/7/2022 8:31 AM
91	There is no	4/7/2022 8:31 AM
92	N/A	4/7/2022 8:30 AM
93	Yeah, like the elevator for the old people's area	4/7/2022 8:23 AM
94	villa	4/7/2022 8:16 AM
95	NO	4/7/2022 8:12 AM
96	We don't have any other rooms we need	4/7/2022 8:09 AM

## Sonoma Housing Needs and Priorities Survey

97	We don't have any other rooms we need	4/7/2022 8:09 AM
98	We don't have any other rooms we need	4/7/2022 8:09 AM
99	Don't need	4/7/2022 8:03 AM
100	That's enough to meet the demand.	4/7/2022 8:01 AM
101	no	4/7/2022 7:47 AM
102	More houses are needed	4/7/2022 7:45 AM
103	Villa community	4/7/2022 7:31 AM
104	no	4/7/2022 7:31 AM
105	without	4/7/2022 7:31 AM
106	No	4/7/2022 7:25 AM
107	No	4/7/2022 7:03 AM
108	I have no opinion	4/7/2022 6:56 AM
109	Don't like to build any other housing areas, because the city is not suitable for people to live in	4/7/2022 6:49 AM
110	no	4/7/2022 6:45 AM
111	no	4/7/2022 6:42 AM
112	More apartment.	4/7/2022 6:42 AM
113	no	4/7/2022 6:42 AM
114	no	4/7/2022 6:34 AM
115	Enough is good	4/7/2022 6:30 AM
116	We could have lived cheaper or nicer if we were further away from everything, but we chose to be in a denser area, more walkable.	4/7/2022 6:27 AM
117	I think we can add some two-story villas appropriately	4/7/2022 6:26 AM
118	I don't think so	4/7/2022 6:21 AM
119	no	4/7/2022 6:18 AM
120	Yeah, like the elevator for the old people's area	4/7/2022 6:11 AM
121	No special houses are available	4/6/2022 6:00 PM
122	Transitional housing for at risk people is needed in Maxwell District or Downtown district (close to services)	4/2/2022 12:36 PM
123	Luxury condos for those downsizing, but keeping character and scale of Sonoma. Nothing higher than 2 stories.	4/1/2022 10:37 AM
124	no	4/1/2022 6:10 AM
125	All developed areas need to densify and Broadway is a great place to grow taller with mixed use. Eastside especially has mostly single family homes and free market will keep providing them at a price unattainable to people who work in Sonoma. Build dense housing that is more affordable there. Sonoma NEEDS housing for it's workforce and business owners are clear their #1 need housing for their workers. It is not true that densifying will ruin our tourist economy, quite the opposite is true.	3/29/2022 2:33 PM
126	I don't get the point of these questions. As soon as you decide on an area, the people living there will start to complain that they don't want more traffic AND what about water. Do we have enough to support more housing in Sonoma?	3/29/2022 12:54 PM
127	single family homes to rent- so renters dont need to be squished together	3/28/2022 4:32 PM
128	Affordable rental units	3/26/2022 10:09 AM

## Sonoma Housing Needs and Priorities Survey

129	Follow current zoning/planning uses. Plan for safe police patrols and walks throughout the whole area. We need deterrent to crime.	3/25/2022 5:24 PM
130	If any new housing is added anywhere it should be Workforce housing for employees of local employers, and temporary housing for local residents who are rendered homeless by circumstances. Sonoma otherwise does NOT need to increase population by building housing for people who don't live or work here now. That only enriches developers and destroys Sonoma quality of life for existing residents, all of whom can afford to live here or they wouldn't be living here, and who have paid dearly for their housing and want to preserve its resale value.	3/25/2022 5:49 AM
131	Na	3/24/2022 11:48 PM
132	50-unit projects in central, north and south east sides, esp. Opportunity Areas or adjacent to Opportunity Areas	3/24/2022 7:27 PM

## Q26 Housing Rehabilitation. Looking at the map above, please identify areas in need of housing rehabilitation.

Answered: 221 Skipped: 160

	<b>SIGNIFICANT REHABILITATION: SOME OR ALL HOUSING IN THIS AREA IS IN DISREPAIR OR UNSAFE.</b>	<b>MODERATE REHABILITATION: SOME HOUSING IN THIS AREA IS IN DISREPAIR.</b>	<b>MINOR REHABILITATION: MINOR REPAIRS, BUT HOUSING IS GENERALLY IN GOOD CONDITION.</b>	<b>NO REHABILITATION: HOUSING IS IN GOOD CONDITION.</b>	<b>(NO LABEL)</b>	<b>TOTAL</b>	<b>WEIGH AVERA</b>
Maxwell District	15.31% 32	30.14% 63	26.79% 56	11.96% 25	15.79% 33	209	
West Napa/Sonoma Corridor	8.70% 18	28.99% 60	32.85% 68	14.01% 29	15.46% 32	207	
Northwest Area	11.65% 24	26.21% 54	33.01% 68	17.48% 36	11.65% 24	206	
Vallejo District	6.57% 13	21.72% 43	31.31% 62	23.74% 47	16.67% 33	198	
Cemetery District	6.06% 12	16.67% 33	28.28% 56	32.32% 64	16.67% 33	198	
Northeast Area	7.50% 15	21.00% 42	27.50% 55	31.00% 62	13.00% 26	200	
Downtown District	4.93% 10	17.24% 35	36.45% 74	28.08% 57	13.30% 27	203	
Central-West Area	5.85% 12	27.32% 56	33.17% 68	21.95% 45	11.71% 24	205	
Broadway Corridor	10.29% 21	23.53% 48	33.33% 68	21.08% 43	11.76% 24	204	
Central-East Area	8.29% 17	18.54% 38	30.24% 62	31.22% 64	11.71% 24	205	
Southwest Area	9.76% 20	26.34% 54	33.17% 68	16.59% 34	14.15% 29	205	
Southeast Area	5.45% 11	22.28% 45	35.15% 71	24.26% 49	12.87% 26	202	
Gateway District	9.18% 19	23.19% 48	33.82% 70	19.32% 40	14.49% 30	207	



**Q27 Community Investment. Looking at the map above, please identify areas in need of improved access to jobs, services, education, or recreation.**

Answered: 182 Skipped: 199

	<b>JOBS: IMPROVE TRANSIT</b>	<b>JOBS: ADDITIONAL EMPLOYEE-GENERATING DEVELOPMENT (COMMERCIAL, OFFICES, RESEARCH/TECHNOLOGY, ETC.)</b>	<b>SERVICES: INCREASE ACCESS TO HEALTHCARE</b>	<b>SERVICES: INCREASE ACCESS TO DAILY LIVING SERVICES (GROCERY, BANKING, ETC.)</b>	<b>EDUCATION: INCREASE ACCESS TO SCHOOLS</b>	<b>RECREATION: INCREASE ACCESS TO PARKS, RECREATION FACILITIES, AND OPEN SPACE</b>	<b>TOTAL</b>
Maxwell District	34.50% 59	19.30% 33	18.71% 32	7.60% 13	7.02% 12	12.87% 22	
West Napa/Sonoma Corridor	28.66% 47	25.00% 41	16.46% 27	12.20% 20	6.10% 10	11.59% 19	
Northwest Area	22.37% 34	25.00% 38	19.74% 30	13.82% 21	5.92% 9	13.16% 20	
Vallejo District	22.15% 33	14.77% 22	18.79% 28	16.78% 25	9.40% 14	18.12% 27	
Cemetery District	26.71% 39	14.38% 21	16.44% 24	18.49% 27	4.11% 6	19.86% 29	
Northeast Area	22.07% 32	17.93% 26	17.24% 25	22.07% 32	8.28% 12	12.41% 18	
Downtown District	23.03% 35	30.26% 46	14.47% 22	12.50% 19	7.24% 11	12.50% 19	
Central-West Area	22.30% 33	17.57% 26	18.24% 27	17.57% 26	9.46% 14	14.86% 22	
Broadway Corridor	26.97% 41	19.74% 30	17.11% 26	13.16% 20	7.89% 12	15.13% 23	
Central-East Area	27.03% 40	19.59% 29	18.24% 27	18.24% 27	5.41% 8	11.49% 17	
Southwest Area	27.63% 42	19.08% 29	12.50% 19	21.05% 32	9.21% 14	10.53% 16	
Southeast Area	22.67% 34	16.67% 25	24.00% 36	20.67% 31	6.67% 10	9.33% 14	
Gateway District	25.32% 40	25.32% 40	12.66% 20	17.72% 28	3.80% 6	15.19% 24	

## Q28 What age range most accurately describes you?

Answered: 268 Skipped: 113

ANSWER CHOICES	RESPONSES	
0-17 years old	0.37%	1
18-23 years old	2.61%	7
24-39 years old	35.45%	95
40-55 years old	21.64%	58
56-74 years old	29.48%	79
75+ years old	10.45%	28
TOTAL		268

## Q29 Please describe any additional housing comments or concerns you would like to share with the City.

Answered: 150 Skipped: 231

#	RESPONSES	DATE
1	Rent is out of control There are way to many vacation rentals in residential neighborhoods	4/30/2022 7:46 PM
2	We need significantly more affordable housing options in all areas of Sonoma.	4/21/2022 1:51 PM
3	We must ONLY allow housing that does not increase traffic, air pollution, and obesity. We cannot allow car-focused housing or housing that increase driving in any way. No low-income or low quality housing should be allowed and no population increase.	4/18/2022 4:23 PM
4	We appreciate the City of Sonoma taking the time to look into these housing issues.	4/18/2022 2:40 PM
5	City is fairly small so access is good to most services except over on the East side where not much grocery r banking. Vallejo and Cemetery districts are already good access for recreation, hiking, etc, so keep those for that. Take advantage of areas already set up for mixed use and multifamily services and transportation to add more there. I hear that local governments won't necessarily have a say when it comes to additional water, sewer, parking needed, so should save time and costs by adding into areas already set up for them first.	4/18/2022 12:31 PM
6	Government should not try to fix the housing in our area. Look at the unintended consequences rent control has done in almost every market. It leads to less housing. Let the free market adjust.	4/18/2022 12:27 PM
7	Seguridad en general	4/16/2022 11:49 AM
8	Cada vez es más caro vivir en el valle y las rentas siguen aumentando deberían tener un control de renta establecido	4/15/2022 8:15 PM
9	Que no suban mucho la renta	4/15/2022 7:38 PM
10	None	4/15/2022 7:23 PM
11	It would be nice to see more reasonably priced rentals. Also fewer single family homes - we need to also build up.	4/15/2022 6:14 PM
12	Housing discrimination is rampant but underreported by a landslide. I attempted to learn of my rights when facing housing discrimination multiple times and the resources available are severely underfunded and challenging to make use of in a way that was actually effectual. For example, when I was experiencing clear discrimination, I was faced with the untenable decision to either file a laborious and NON-anonymous "report" on my neighbors, or on the friends of friends whom I know in the community, or I could keep my mouth shut and not jettison those relationships I might need to keep intact for my or my family's survival someday. I did the latter, I kept my mouth shut, painfully, each time. Only privileged, wealthy and already well-housed folks can afford to jettison those type of relationships that could lead to possible word-of-mouth (meaning below market rate, as market rate nobody can afford) housing. Also it's clear that if a landlord has the option to AirBnB their modest cottage home for 2 weekends/month and make as much money as they'd make if my family rented it each month for a year, clearly I and other renters like me will continue to be discriminated against for this very reason. It doesn't make economic sense to incentivize vacation rentals for tourists over working class families and citizens, and that's how its set up right now.	4/15/2022 1:45 PM
13	Mandating that business expansion has a residential component on property is ridiculous and unattainable. Allowing more ADUs on property must have an affordable housing clause attached to have any benefit	4/15/2022 9:18 AM
14	east side needs more housing on lots. Plant more trees along bike path and streets to provide shape and beauty	4/15/2022 9:04 AM
15	Do not exacerbate Parking and traffic around plaza	4/15/2022 6:42 AM

## Sonoma Housing Needs and Priorities Survey

16	Las rentas están muy altas y cada día es más difícil de encontrar propiedad que acepten mascotas	4/14/2022 6:36 PM
17	N/A	4/14/2022 3:15 PM
18	Stop putting all of the higher density housing on the west side only. We need locals and diversity to populate the east side also so it isn't a dead zone of vacation homes and rich people. The west side is teeming with family life and people who actually live, work and send their kids to schools in Sonoma. We need to balance out the housing types in town. It's going to be much too dense with traffic on the west side and up Hwy 12!! Balance needed!	4/14/2022 11:53 AM
19	There is a clear division in the City of Sonoma - East compared to the West. Affordable housing should go on the east side to true up the equality between East and West sides.	4/14/2022 10:55 AM
20	I owned a duplex with affordable housing. Did not find that the rents were significantly lower than average rent.	4/14/2022 9:59 AM
21	Traffic issues; speeders in neighborhoods; beggars; people scoping homes to steal deliveries, etc	4/14/2022 9:09 AM
22	Need more availability for housing for disabled and or low income residents without having to wait years to be eligible.	4/14/2022 9:02 AM
23	Large Residential/Mixed use projects should be developed only on main corridors. Adequate parking is essential for any development. Residential neighborhoods should not be impacted.	4/14/2022 8:37 AM
24	Affordable, really, not just government definition	4/13/2022 10:56 PM
25	We moved from near Hwy 12 (lived in a cul de sac) @ downsized. Found Pueblo Serena fit our needs the best.....own the home but pay rent for the space. We could not afford Temelec or other single family homes in the valley. We sold our home..lived there 30 years & were able to buy home ( no mortgage) and put balance in investments. Not putting up a large hotel complex downtown would allow for additional housing assuming the cost is not prohibitive allowing younger people to purchase a small home. Living off of 5th St west I love to walk for my errands.....post office 3 grocery stores, 2 drugstores, clothing store, library and bank!	4/13/2022 10:41 PM
26	N/a	4/13/2022 10:23 PM
27	The cost of rentals is crazy- I am retirement age but can't afford to retire here. So many of our services workers can't afford it here. It's going to become a town with no services if something isn't done.	4/13/2022 9:38 PM
28	Water and access out of the city in the case of fires.	4/13/2022 9:31 PM
29	The residential rents here are ridiculous bordering on criminal.	4/13/2022 9:27 PM
30	The City keeps putting off affordable housing on developments, instead taking \$\$ for the "one-day" project. STOP THAT. REQUIRE any development to INCLUDE AFFORDABLE HOUSING *NOW*! Create more opportunities for our family members to stay in the area or else this will become a ghost town, berift of young people who will get their start working customer service, vocational skills, and service jobs.	4/13/2022 8:42 PM
31	Ninguno	4/13/2022 8:22 PM
32	Being on fixed income,it's very expensive for a single senior to live in this city.	4/13/2022 8:13 PM
33	the city will GROW no matter who or why they don't want it to and denying space to build or house in certain areas and OVERLOADING other areas is not a sustainable GROWTH PLAN..EVERYONE MUST BE PART OF THE NEW SONOMA ..PEACE	4/13/2022 6:53 PM
34	Please do not let homeless encampments take over the city as they have done in other communities.	4/13/2022 6:07 PM
35	I consider myself quite ignorant of the needs in certain areas in Sonoma, so basically I'm just interested in rezoning away from single family housing in favor of multi-family dwelling.	4/13/2022 5:49 PM
36	We need affordable housing for seniors and working class people!!	4/13/2022 5:39 PM
37	Good survey. But later questions (renovation, access) are skewed because metro area's problems are in the more highly populated El Verano and the Springs. Need a one-stop government covering all.	4/13/2022 5:19 PM

## Sonoma Housing Needs and Priorities Survey

38	I am grateful for our City's Mobilehome Rent Stabilization Ordinance as it makes it possible for me to afford living in my home. However escalating sewer rates may change that!	4/13/2022 5:14 PM
39	I very much disagree with putting Apartments, condos, large developments in fully established single home neighborhoods.	4/13/2022 4:43 PM
40	My apartment units are owned by the city. I wish they would come by one day and look at how Burbank is "taking care" of its property. Disgraceful!!!!	4/13/2022 4:41 PM
41	I am a retired senior. I have resided in the Sonoma Valley for 43 years. At the rate of rental increases I will be forced to relocate!	4/13/2022 4:33 PM
42	New housing requires water - we need to save water in the drought	4/13/2022 3:52 PM
43	we don't have water, road space, parking, or room to stay the town we love and paid a lot to live in if we keep increasing the amount of multi family homes! And our children need fresh air and room to excursive not smog and pavement	4/13/2022 3:50 PM
44	None	4/13/2022 3:50 PM
45	The school situation with all of our public schools is a complete disaster. The city should be ashamed of itself. Administrative turnover happened annually and that is not ok.	4/13/2022 3:46 PM
46	The recent addition to low cost housing is helpful but some of the residents still can't afford the rent. Those with jobs in agriculture or the service industry do not have stable job income to seasonal layoffs or reduction of hours in the off season. As a tourist town, it would be helpful to Sonoma to articulate the tradeoffs - high priced housing and service sector jobs leave employees without the ability to live in the area. However, that is true of Marin County - good paying jobs in education but the teachers can't afford the housing prices. Such ethical cross-hairs.	4/13/2022 3:34 PM
47	With all due respect, it seems the City of Sonoma can't get out of its own way and makes it very difficult for projects to get approved. Perhaps I don't have all the information, but this is the sense I get when watching the planning commission and city council meetings, reading the local newspaper, and hearing from folks who have attempted to get projects approved. The Truck & Auto site at the corner of MacArthur and Broadway is a good example - housing should've been built there long ago, but instead it's now a blighted eyesore. I am hopeful things will turn around and we'll soon see progress being made. To offer some perspective, I am a 6th generation resident and the last generation of my family that will be able to live here. My adult children have no plans of returning due to lack of decent jobs and reasonably-priced housing.	4/13/2022 3:33 PM
48	Make use of some of the unused lots that are currently a blight	4/13/2022 3:31 PM
49	Please do not view this as some grand social engineering scheme. It rarely makes for good decisions.	4/13/2022 3:25 PM
50	Need to minimize VRBOs and second and third homes. -This also increases hotel occupancy and associated taxes. So many homes are temporary. Maybe a massive tax when taking on a second mortgage.	4/13/2022 3:24 PM
51	Keep the City out of financial redistribution efforts	4/13/2022 3:21 PM
52	THis entire questionnaire is totally unbalanced. It is only geared to generate more more more housing. What about quality of life issues, water, sustainability etc? Why aren't those issues addressed?	4/13/2022 3:17 PM
53	We need to have empty house taxes in this community. Limit vacation rentals and no Picasso.	4/13/2022 3:02 PM
54	The system is broken. unless you inherit money or property even doctors struggle to buy a home they want to live in. ridiculous. needs to be more supply to lower these prices or laws yes laws in place to prevent highest bidder. even if u get lucky and can find a home u can barely afford someone will come in and out bid u.	4/13/2022 2:48 PM
55	N/A	4/13/2022 4:37 AM
56	CRIME IS INCREASING FAST IN SONOMA AND IT WOULD BE WISE TO DO BETTER SCREENING OF WHO IS MOVING INTO OR VIOLATING CURRENT RENTAL CONTRACTS ETC BECAUSE IT IS GETTING PRETTY SKETCHY AROUND HERE	4/13/2022 12:06 AM
57	Unsheltered folks	4/12/2022 12:22 PM

## Sonoma Housing Needs and Priorities Survey

58	Overcome community resistance to new housing for lower incomes	4/11/2022 9:41 PM
59	Concerned that every lot and parcel of land in the city limits will be filled with too much housing. Not enough water. The city is too crowded as it is, it cannot sustain more.	4/11/2022 8:46 AM
60	As a couple we have good paying jobs and work for large organizations within Sonoma for years yet can't live our dream of being a first time home buyer in the town we love and support. Instead we have to hunt for a 2500 dollars a month run down 1960s rental that's not energy efficient. It will eventually push us out of Sonoma. Sonoma will at some point not have any new or young families to support and grow the town.	4/9/2022 7:19 AM
61	I have lived in this beautiful city for my entire life (32 years). I work at our local Boys & Girls Club and my Fiancé works at Sonoma Raceway. We both make over 65,000 a year and yet we still find it difficult to find a rental that meets our price range (2,400 a month). The rental options in our price range are either small studio apartments or old dilapidated apartments. I would love to continue to live in my hometown of Sonoma, but if this housing trend continues I don't see us being residents here for much longer.	4/9/2022 7:00 AM
62	Fiscal policies to increase the supply of public housing, fiscal policies to support the consumption of public housing,	4/9/2022 6:42 AM
63	We will ensure the housing needs of special groups and strengthen infrastructure	4/9/2022 5:05 AM
64	We will improve residents' housing needs, make good planning, and protect their rights and interests	4/9/2022 2:22 AM
65	Need for more options which are affordable.	4/8/2022 9:51 PM
66	When you build new housings, please provide a safe cross walk for the pedestrians.	4/8/2022 8:47 PM
67	We are rapidly becoming a retirement community and are putting too many barriers in the way of young families who want to build a long term life here. Down payment assistance grants could help ensure that the only young families that are moving here aren't the Uber rich tech families and prevent us from being a community of seniors that are aging out and second home millionaires. While the needs of low income residents are clearly a huge priority, consider how supporting the middle class families would combat some of the boujie second home crowd takeover.	4/8/2022 8:31 PM
68	Increase some specific housing needs to ensure the health of residents	4/8/2022 8:15 PM
69	Specific areas need to build corresponding housing needs, improve and rehabilitate old neighborhoods, to ensure the safety of citizens	4/8/2022 6:34 PM
70	Again- single family homes that local professionals like a teacher can afford.	4/8/2022 6:13 PM
71	We need to address our infrastructure first. Especially water.	4/8/2022 3:37 PM
72	Water!!!! You want to build more housing but what about adding water capacity? Nothing has been added in years and we are expected to save more and more water and the city wants/needs to add more housing, something needs to give.	4/8/2022 2:19 PM
73	Better well paying jobs, as well as entry level, are much needed in SV. Bring back an Adult Learning school. Maintain our historical buildings, & create an 'honest' history museum about the area's past.	4/8/2022 1:56 PM
74	We need to take back housing from the slumlords in this town. no one should have multiple rental properties (commercial or home). Mattsons are looking awful tasty these days...#EATTHE RICH	4/8/2022 11:25 AM
75	More affordable housing and especially more affordable rents.	4/8/2022 10:45 AM
76	Some special housing needs need to be added to ensure the housing needs of citizens	4/8/2022 7:28 AM
77	Increase the apartment	4/8/2022 5:49 AM
78	Ensure the safety of housing construction, increase infrastructure, and make people's lives happier	4/8/2022 5:39 AM
79	We will build more suitable housing for the middle class and reduce housing pressure	4/8/2022 2:37 AM
80	Provide temporary shelter for the homeless	4/7/2022 10:47 PM

## Sonoma Housing Needs and Priorities Survey

81	So that more people who can't afford it can live in a good house	4/7/2022 10:47 PM
82	Establish more suitable low rent housing or preferential conditions for low-income people.	4/7/2022 10:32 PM
83	Build more houses so that more people who don't have houses can have their own.	4/7/2022 8:53 PM
84	ok	4/7/2022 8:01 PM
85	The city can take way more housing than the 6th cycle RHNA, double easily; all new housing needs too be deed-restricted to make up for past displacement of the working class here	4/7/2022 7:31 PM
86	I think part of the house needs waterproof material	4/7/2022 5:55 PM
87	It's too expensive. Some can't afford it	4/7/2022 5:28 PM
88	There is no	4/7/2022 12:41 PM
89	No opinion	4/7/2022 12:10 PM
90	No opinion	4/7/2022 11:04 AM
91	If only the housing allowance were higher	4/7/2022 10:27 AM
92	If only the housing allowance were higher	4/7/2022 9:57 AM
93	No opinion	4/7/2022 9:54 AM
94	If only the housing allowance were higher	4/7/2022 9:39 AM
95	No opinion	4/7/2022 9:32 AM
96	The government has done a very good job.	4/7/2022 9:25 AM
97	no	4/7/2022 9:15 AM
98	I think building schools and shopping malls around the new houses will create jobs and attract people to the area.	4/7/2022 8:57 AM
99	Hope to build more parking lots	4/7/2022 8:51 AM
100	No opinion	4/7/2022 8:48 AM
101	I don't have a problem with the current house	4/7/2022 8:47 AM
102	The above survey is very detailed. There are no necessary questions	4/7/2022 8:47 AM
103	Yeah, like the elevator for the old people's area	4/7/2022 8:45 AM
104	no	4/7/2022 8:36 AM
105	no	4/7/2022 8:36 AM
106	no	4/7/2022 8:36 AM
107	I hope the quality is better	4/7/2022 8:33 AM
108	N/A	4/7/2022 8:33 AM
109	If only the housing allowance were higher	4/7/2022 8:24 AM
110	no	4/7/2022 8:17 AM
111	NO	4/7/2022 8:13 AM
112	There is no	4/7/2022 8:11 AM
113	There is no	4/7/2022 8:11 AM
114	There is no	4/7/2022 8:11 AM
115	Hopefully the infrastructure will be updated	4/7/2022 8:05 AM
116	The government does a very good job.	4/7/2022 8:04 AM
117	I think the city is very well organized	4/7/2022 7:48 AM

## Sonoma Housing Needs and Priorities Survey

118	More houses are needed	4/7/2022 7:47 AM
119	no	4/7/2022 7:36 AM
120	I hope we can speed up the housing plan, sort out the dilapidated houses first, and then build new ones.	4/7/2022 7:35 AM
121	It may be possible to replace the water heater in our house	4/7/2022 7:34 AM
122	Hope to strengthen security	4/7/2022 7:33 AM
123	no	4/7/2022 7:31 AM
124	No	4/7/2022 7:27 AM
125	I have no opinion	4/7/2022 6:57 AM
126	I don't have any other problems and I'm fine with it	4/7/2022 6:52 AM
127	Can appropriately reduce the school district housing prices	4/7/2022 6:48 AM
128	no	4/7/2022 6:46 AM
129	Housing environment is more important.	4/7/2022 6:45 AM
130	I wish more houses could be built	4/7/2022 6:44 AM
131	no	4/7/2022 6:35 AM
132	I have no opinion	4/7/2022 6:33 AM
133	Maybe we need more affordable housing	4/7/2022 6:29 AM
134	I think some of the exterior of the house might need some waterproof paint	4/7/2022 6:29 AM
135	I wish the policy could be relaxed	4/7/2022 6:23 AM
136	no	4/7/2022 6:20 AM
137	If only the housing allowance were higher	4/7/2022 6:13 AM
138	希望政府根据这项调查以及政府给出得规划图更好的施展	4/7/2022 2:16 AM
139	No special houses are available	4/6/2022 6:04 PM
140	Water!! How do we build with shortage of water?? Need to keep some open spaces / green belts between housing clusters. And parks for neighborhood children to play in. And MORE parking allowed for housing and commercial businesses. Over flow parking from employees into neighborhoods is not acceptable!	4/6/2022 5:18 PM
141	Very concerned that both NIMBY happens most on the East side of Sonoma and that the West side gets slammed with congestion. Concerned that we'll simply lose our traditional neighborhoods with the agenda of Gov Newsome and City elects serving that agenda.	4/6/2022 4:11 PM
142	Don't overbuild. There is limited water, we are in a fire zone and there is already lots of traffic.	4/1/2022 10:38 AM
143	Rent control	4/1/2022 6:13 AM
144	it was only through the grace of our friends who rented my mother-in-law a home here in Sonoma for 15 years at a reasonable price so she could live in Sonoma close to us. Once she moved into a residential facility they were able to double the amount of rent for the home she was renting.	3/29/2022 12:59 PM
145	Renters live in fear of their rent being raised and no available affordable properties	3/28/2022 4:36 PM
146	Safety first as that is beginning to factor into land usage	3/25/2022 5:41 PM
147	Additional housing is only needed to the extent it is needed to secure housing for employees of local businesses and entities that service city residents, e.g., the school district, hospital & city govt. More housing is NOT needed simply to add population & enrich developers.	3/25/2022 5:59 AM
148	Appreciate affordable housing programs between companies like denova and the City.	3/24/2022 11:52 PM
149	I'm hoping for some bold, Progressive action that won't cave to rich NIMBYs	3/24/2022 7:35 PM



Sonoma Housing Needs and Priorities Survey

150

We need more of everything except large houses with huge lots.

3/24/2022 3:03 PM

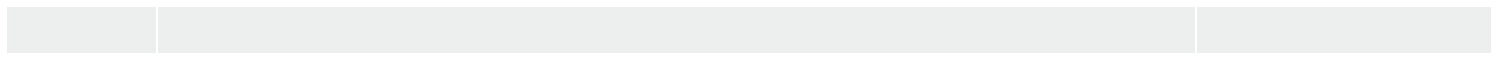
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Q30 Submit your name and contact information for your chance to win a \$50 Visa gift card! If you would like to be added to the City's contact list for the Housing Element Update, please enter your contact information below.

Note: This information will be kept separate from the remainder of the survey responses in order to ensure responses are published anonymously.

Answered: 200 Skipped: 181

ANSWER CHOICES	RESPONSES	
Name	99.50%	199
Company	0.00%	0
Address	0.00%	0
Address 2	0.00%	0
City/Town	0.00%	0
State/Province	0.00%	0
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	100.00%	200
Phone Number	0.00%	0



Personal information removed (pages 48-59) to maintain the privacy of respondents.

# **APPENDIX D**

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## Stakeholders Survey

## Q1 Contact Information. Please provide your name, organization you are affiliated with, and contact information.

Answered: 3 Skipped: 0

ANSWER CHOICES	RESPONSES	
Name	100.00%	3
Organization	100.00%	3
Address	100.00%	3
Address 2	0.00%	0
City	100.00%	3
State	100.00%	3
ZIP Code	100.00%	3
Country	0.00%	0
Email Address	100.00%	3
Phone Number	100.00%	3

#	NAME	DATE
1	Laurie Hobbs	4/15/2022 1:47 PM

2	Margaret DeMatteo	4/1/2022 12:32 PM
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3	Jennifer M Montgomery	3/29/2022 8:01 AM
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#	ORGANIZATION	DATE
1	Morton's Warm Springs	4/15/2022 1:47 PM

2	Legal Aid of Sonoma County	4/1/2022 12:32 PM
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3	Sonoma Valley Unified	3/29/2022 8:01 AM
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#	ADDRESS	DATE
1	1651 Warm Springs Road	4/15/2022 1:47 PM

2	144 South E Street Suite 100	4/1/2022 12:32 PM
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3	419 Moll Ct	3/29/2022 8:01 AM
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#	ADDRESS 2	DATE
	There are no responses.	

#	CITY	DATE
1	Glen Ellen	4/15/2022 1:47 PM

2	Santa Rosa	4/1/2022 12:32 PM
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3	Sonoma	3/29/2022 8:01 AM
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#	STATE	DATE
1	CA	4/15/2022 1:47 PM

City of Sonoma Housing Element Community Service Providers, Community-based Organizations,  
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2	CA	4/1/2022 12:32 PM
3	California	3/29/2022 8:01 AM
#	ZIP CODE	DATE
1	95442	4/15/2022 1:47 PM
2	95404	4/1/2022 12:32 PM
3	95476	3/29/2022 8:01 AM
#	COUNTRY	DATE
	There are no responses.	
#	EMAIL ADDRESS	DATE
1	laurie@mortonswarmsprings.com	4/15/2022 1:47 PM
2	mdematteo@legalaidsc.com	4/1/2022 12:32 PM
3	jmontgomery@sonomaschools.org	3/29/2022 8:01 AM
#	PHONE NUMBER	DATE
1	5103665067	4/15/2022 1:47 PM
2	14156906499	4/1/2022 12:32 PM
3	2096170614	3/29/2022 8:01 AM

**Q2 Service Population. Which community population(s) does your organization serve? Please note that the populations identified below are based on populations identified as having special housing needs in State Housing Element Law.**

Answered: 3 Skipped: 0

ANSWER CHOICES	RESPONSES
Seniors	66.67% 2
Disabled	66.67% 2
Developmentally disabled	66.67% 2
Large families (5 or more persons)	100.00% 3
Families with female head of household	100.00% 3
Farmworkers	66.67% 2
Persons in need of emergency shelter	33.33% 1
Homeless	66.67% 2
Persons requesting assistance with fair housing/discrimination issues	33.33% 1
General population	100.00% 3
Other (please specify)	66.67% 2
Total Respondents: 3	

#	OTHER (PLEASE SPECIFY)	DATE
1	Mostly everyone	4/15/2022 1:47 PM
2	low-income persons	4/1/2022 12:32 PM

**Q3 Housing Types.** What are the primary housing types needed by the population your organization services? Please check all that apply.

Answered: 2 Skipped: 1

City of Sonoma Housing Element Community Service Providers, Community-based Organizations,  
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	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKER
Single family detached housing	100.00% 2	100.00% 2	50.00% 1	0.00% 0	100.00% 2	100.00%
Single family attached housing (individually-owned townhomes or condominiums)	50.00% 1	50.00% 1	100.00% 2	50.00% 1	50.00% 1	50.00%
Single family housing affordable to low, very low, or extremely low income households	100.00% 2	100.00% 2	50.00% 1	0.00% 0	100.00% 2	100.00%
Duplex, triplex, or fourplex	50.00% 1	100.00% 2	100.00% 2	50.00% 1	100.00% 2	50.00%
Multifamily - market rate	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Multifamily housing - affordable to extremely low, very low, and low income households	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00%
Lease-to-own housing (condominiums, townhomes, or single family)	100.00% 1	0.00% 0	100.00% 1	0.00% 0	100.00% 1	100.00%
Senior housing that includes services providing assistance with daily living	0.00% 0	100.00% 2	50.00% 1	50.00% 1	0.00% 0	0.00%
Accessory dwelling unit	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00%
Co-housing (individual homes that are part of larger development with shared common space, such as kitchen, living, recreation, and garden areas)	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00%



City of Sonoma Housing Element Community Service Providers, Community-based Organizations,  
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Emergency shelter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00%
Transitional or supportive housing	0.00% 0	0.00% 0	0.00% 0	50.00% 1	0.00% 0	0.00%
Housing with features for a disabled person (ramp, grab bars, low counters and cabinets, assistive devices for hearing- or visually-impaired persons)	0.00% 0	100.00% 2	100.00% 2	50.00% 1	0.00% 0	0.00%
Housing close to services (grocery stores, financial, personal, and social services, etc.)	50.00% 1	100.00% 2	100.00% 2	50.00% 1	100.00% 2	50.00%
Housing with on-site child daycare	50.00% 1	50.00% 1	50.00% 1	50.00% 1	100.00% 2	50.00%
Permanent farmworker housing	50.00% 1	50.00% 1	0.00% 0	0.00% 0	50.00% 1	100.00%
Seasonal or temporary farmworker housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00%

#	OTHER (PLEASE SPECIFY)	DATE
1	Safe, affordable, alternative housing (tiny homes, RV's, etc...)	4/1/2022 12:44 PM

**Q4 Housing Needs and Services.** What are the primary housing needs of the population(s) that your organization serves? Please check all that apply.

Answered: 2 Skipped: 1

City of Sonoma Housing Element Community Service Providers, Community-based Organizations,  
and Development Professionals Stakeholders Survey

	GENERAL POPULATION	SENIORS/ELDERLY	DISABLED	DEVELOPMENTALLY DISABLED	FEMALE HEADS OF HOUSEHOLD WITH FAMILY	FARMWORKERS
General assistance with renting a home	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
General assistance with purchasing a home	100.00% 1	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Assistance finding housing affordable to extremely low income (<30% of median income) households	100.00% 2	50.00% 1	50.00% 1	0.00% 0	50.00% 1	50.00% 1
Assistance finding housing affordable to lower income (<80% of median income) households	100.00% 2	50.00% 1	50.00% 1	0.00% 0	50.00% 1	50.00% 1
Assistance with being housed in an emergency shelter	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Assistance with being housed in transitional or supportive housing	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0	0.00% 0
Grants or loans to make modifications to make a home accessible to a disabled resident	50.00% 1	50.00% 1	50.00% 1	50.00% 1	0.00% 0	0.00% 0
Occasional financial assistance to pay rent, mortgage, and/or utilities	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2
Housing close	100.00%	100.00%	100.00%	50.00%	100.00%	100.00%

City of Sonoma Housing Element Community Service Providers, Community-based Organizations,  
and Development Professionals Stakeholders Survey

to public transportation	2	2	2	1	2	2
Housing close to services (grocery stores, financial, personal, and social services, etc.)	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2
Housing close to daycare	50.00% 1	50.00% 1	50.00% 1	50.00% 1	100.00% 2	50.00% 1
Assistance with addressing discrimination, legal rent or mortgage practices, tenant/landlord mediation, or other fair housing issues	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2
Translation assistance for non-english speaking persons	100.00% 2	100.00% 2	100.00% 2	50.00% 1	100.00% 2	100.00% 2

## Q5 What are the primary barriers your organization and/or service population encounter related to finding or staying in housing?

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Affordability, gentrification, short term vacation rentals taking the lion's share of the housing stock that would otherwise be available as smaller and affordable units, also the lack of zoning/code to streamline building more affordable cohousing, ADUs, etc. that have a higher quality of life with access to nature and open spaces than condos or apartment complexes	4/15/2022 1:59 PM
2	Affordability. Even once housed, landlords seek to raise the rent each year to the point that tenants cannot afford it. Lack of tenant protections, as many tenants are not covered by the Tenant Protection Act of 2019.	4/1/2022 12:44 PM

## Q6 What services or actions are needed to provide or improve housing or human services in Sonoma?

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Better support for housing discrimination, legalizing composting toilets, allowing units on wheels as ADUs, as well as units on foundations under 400 square feet, or whatever that minimum is. More integration of wealthy and low-income areas, services, populations, etc. More mixed use in pocket neighborhoods to improve walkability and move away from car-centric culture	4/15/2022 1:59 PM
2	A local just cause ordinance and local rent control that are more protective than the Tenant Protection Act of 2019. More lower income to extremely low income housing as identified by the regional housing needs assessment.	4/1/2022 12:44 PM

## Q7 What services or actions are needed to improve access to regional services?

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Walkability, Bike paths and walking paths off streets, mixed use pocket neighborhoods are key.	4/15/2022 1:59 PM
2	More access to services for non English speaking communities, coordinated outreach in rural areas.	4/1/2022 12:44 PM

## Q8 Are there any other housing priorities, issues, or concerns that you would like to identify to assist the City of Sonoma in identifying housing needs and developing appropriate programs to address housing needs?

Answered: 2 Skipped: 1

#	RESPONSES	DATE
1	Integration culturally with the Springs district	4/15/2022 1:59 PM
2	A local just cause ordinance and local rent control that are more protective than the Tenant Protection Act of 2019 to preserve existing housing stock for tenants. More lower income to extremely low income housing as identified by the regional housing needs assessment. Allowing for alternative housing structures like tiny homes and RV's (with composting toilets). Mobile home tenant protections.	4/1/2022 12:44 PM



## Q9 Does your organization develop housing?

Answered: 2 Skipped: 1

ANSWER CHOICES	RESPONSES	
Yes - we develop housing and have built in Sonoma or are working on/toward a project in Sonoma	0.00%	0
Yes - we develop housing in the region, but do not have direct experience with Sonoma	0.00%	0
No - we provide supportive services, advocacy, or other human services but do not develop housing	100.00%	2
TOTAL		2

Q10 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of single family development in Sonoma or the greater Sonoma County region?

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	

**Q11 In your experience, what are typical costs, including land acquisition, site improvements, building construction, and other costs, of multifamily development in Sonoma or the greater Sonoma County region?**

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	

**Q12 In your experience, what are typical costs of mixed use development, including land acquisition, site improvements, building construction, and other costs, in Sonoma or the greater region?**

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	

### Q13 What is the preferred parcel size (minimum and maximum) for an affordable (lower income) multifamily development project?

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	

## Q14 What is the minimum desirable density (units per acre) for an affordable (lower income) housing development project?

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	

## Q15 Have you encountered any specific impediments to developing housing in Sonoma? If yes, please describe.

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	

**Q16 Are there specific changes to the City's planning and development process that have a significant effect on the ability to accommodate or develop housing? If yes, please describe.**

Answered: 0 Skipped: 3

#	RESPONSES	DATE
	There are no responses.	



Q17 What does it take to produce lower and moderate income housing in Sonoma or the region? Are there additional factors that the City should consider to accommodate and encourage lower and moderate income housing in Sonoma?

Answered: 0 Skipped: 3


#	RESPONSES	DATE
	There are no responses.	

# **APPENDIX E**

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Public Review Draft Comments and Responses

Appendix E  
 City of Sonoma 6<sup>th</sup> Cycle Housing Element Update  
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COMMENTER	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
1. <b>Sonoma Valley Collaborative (SVC)</b>	<ul style="list-style-type: none"> <li>• Description of SBC policy platform</li> <li>• Revise objectives to be specific, measurable and occur faster</li> </ul>  <ul style="list-style-type: none"> <li>• Clarify precedence of city specific commitments in Admiratively Further Fair Housing</li> <li>• Policies lack program implementation measures</li> <li>• Sonoma acknowledge racial history and commit policies to achieve fair housing future</li> <li>• Add a commitment to pursue a Prohousing Designation from HCD</li> <li>• Program 1 - add language to inclusionary requirement</li> <li>• Programs 2 and 6 - Add new objectives to affordable housing funding sources</li> <li>• Program 3 - Add new objectives to produce feasible redevelopment places</li> <li>• Program 4 - Objective should include numbers of alternative units</li> <li>• Program 5 - Address comments from Napa-Sonoma ADU Center</li> <li>• Add a program to reduce the number of second or empty homes</li> </ul>	<ul style="list-style-type: none"> <li>• SVC’s policy platform is noted.</li> <li>• Objectives have been revised for more specificity. Housing Plan timelines reflect the City’s resources and time anticipated to implement various programs.</li> <li>• The AFFH program matrix as well as complementary programs throughout the Housing Plan have been revised for consistency.</li> <li>• Policies do not have individual program implementation measures. Policies establish a standard the City will follow and each policy does not require a program. Programs are designed to achieve overall goals and to address specific constraints and issues where identified in the Background Report. However, where policies would benefit from an implementing action, programs have been added or revised accordingly.</li> <li>• The Affirmatively Furthering Fair Housing (AFFH) analysis has been revised to include additional data and information regarding segregation and the City’s racial history, including identification of areas with limited diversity and acknowledgement of past racially exclusive practices in Sonoma. Programs have been revised accordingly to promote diversity, both economic and racial, by increasing access to areas with less diversity.</li> <li>• Program 7 (formerly 6) has been revised to pursue a Prohousing Designation.</li> <li>• Program 1 is revised to ensure that inclusionary units are affordable in perpetuity; the commentor’s recommended language regarding location and quality of units is already reflection in Section 19.44.070 of the Municipal Code.</li> <li>• Programs 2 and 6 have been revised to identify specific objectives</li> <li>• Program 3 has been revised to identify potential sites for adaptive reuse by 2026.</li> <li>• Program 4 is revised to include a quantified objective</li> <li>• Program 5 – Napa-Sonoma ADU Center did not submit a comment on Sonoma’s Draft Housing Element</li> <li>• Program 6 is added to address second homes, including approaches to reduce second homes and develop funding mechanisms to address</li> </ul>

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	<ul style="list-style-type: none"> <li>• Program 7 – support objective and fast timeline</li> <li>• Add a program to provide tenant protections</li> <li>• Program 12 - Add data addressing the level of risk of conversion for non-multi-family units</li> <li>• Program 13 - Include a rental registry</li> <li>• Program 14 - Revise timeline for design guidelines and design review</li> <li>• Program 15 – Clarify paragraph A, reduce or eliminate parking requirements, address inclusionary standards</li> <li>• Program 18 – reducing, unbundling, or eliminating parking for new or redeveloped residential projects.</li> <li>• Program 19 - Clarify density bonus requirements</li> <li>• Program 21 – make smaller multi-unit buildings (duplexes up to 5-plexes) allowable in all residential zones, distribute subsidized units for low and very low income households fairly across all neighborhoods and residential zones</li> <li>• Program 22 - Require visitability standards in residential construction</li> </ul>	<p>the effect second units have on diminishing the housing supply available for year-round occupancy.</p> <ul style="list-style-type: none"> <li>• Former Programs 10 and 11 are combined into a revised Program 11 to address tenant and resident protections</li> <li>• Program 12 is revised to address inclusionary and other affordable units at-risk of conversion to market rate</li> <li>• Program 13 is revised to develop a rental, ADU, and SB 9 registry.</li> <li>• Program 14 is revised to reflect the City’s adoption of objective design standards for multi-family development on June 15, 2022</li> <li>• Program 15 – Paragraph A is applicable. The recommendation regarding removal or unbundling of parking requirements is noted. Parking has not been a constraint for development projects in the City, demonstrated by the City exceeding its 5<sup>th</sup> Cycle RHNA. An amendment is not necessary to address ensuring that inclusionary units are provided in perpetuity as that will be addressed through implementation of Program 1.</li> <li>• Program 18 - No changes are made related to parking, as previously described.</li> <li>• Program 19 – clarified to state that density bonuses will be granted to eligible projects consistent with State law</li> <li>• Program 21 – State ADU law allows 3 units on any property with a single family residence and allows 2-4 units on lots zoned for single family uses that meet the requirements of SB 9. In combination, these laws provide for 2 to 3 units, which can function as a duplex or triplex or stand-alone units, throughout zones that allow single family residential uses providing for increased density and increased opportunities, similar to the commentor’s recommendation. The City will also implement methods to increase density in residential neighborhoods as described in Program 4, which has been integrated into Program 22, Table 1.</li> <li>• Program 22 is revised to address visitability requirements for new residential construction and multifamily remodels</li> <li>• Program 25 focuses on mobile homes as a source of housing for seniors. Program 11</li> </ul>

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	<ul style="list-style-type: none"> <li>• Program 25 - Add objective to integrate closure and conversion protections from AB 2782 into the City’s existing ordinance</li> <li>• Program 26 – SVC members and other community organizations should be named here; materials and events should be designed from the start in both English and Spanish</li> <li>• Program 28 - Strengthen draft provisions for displacement protection of lower-cost housing, including below moderate income units</li> <li>• Program 29 – Water supply limitations are compatible with new infill affordable housing, across Sonoma County, water consumption per person has dropped while the population has grown</li> <li>• Program 31 – Mistakenly labeled as Program 29</li> </ul>	<p>(formerly 10 and 11) addresses mobile home protections and other renter protections at a broader level and is updated to reflect the statutory requirements of AB 2782.</p> <ul style="list-style-type: none"> <li>• Program 26 is revised to identify organizations that provide significant housing resources to Sonoma by name</li> <li>• Program 28 implements the requirements of State law related to replacement units. The suggestion to extent protections to below moderate income households is noted.</li> <li>• Program 29 – comments regarding benefits of infill affordable housing in terms of water supply are noted.</li> <li>• Program 31 – renumbered.</li> </ul>
2. <b>Omar Paz Jr.</b>	<ul style="list-style-type: none"> <li>• Support for Sonoma Valley Collaborative comment, noting the time has come to provide serious investment in affordability, retention of local community, and leadership for a housing blueprint that promotes equity for workers and families that are the backbone of the community</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter identifies their support for the Sonoma Valley Collaborative Comment – please see Response to Comment #1.</li> </ul>
3. <b>Linda Bruce</b>	<ul style="list-style-type: none"> <li>• Support for Sonoma Valley Collaborative comment</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter identifies their support for the Sonoma Valley Collaborative Comment – please see Response to Comment #1.</li> </ul>
4. <b>Bryce Jones</b>	<ul style="list-style-type: none"> <li>• Support for higher density, mixed-use, missing middle and affordable housing</li> <li>• Plans falls short of the needs of the community and direction the State is encouraging cities and counties to develop</li> <li>• Plan for needs of young and old; families and singles; workers and students</li> <li>• More inclusive, more effort on creating types, sizes, and price ranges</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter’s support for higher density, mixed use, missing middle, and affordable housing is noted.</li> <li>• While the commenter indicates the Housing Element falls short of the needs of the community, the commenter does not recommend any specific programs. A number of revisions have been made to the Housing Element to provide more detail regarding fair housing, including historical practices in the community that resulted in segregation, and includes modifications to programs in the Housing Plan to improve tenant protections, provide for earlier implementation of programs related to promoting affordable housing, and to increase the emphasis on the range of housing types, which would also</li> </ul>

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5. <b>Anna Colichidas, Sonoma Valley GSMOL</b>	<ul style="list-style-type: none"> <li>• Support of mobile home communities</li> <li>• Support rent stabilization, just cause eviction, and establishing a rental registry</li> <li>• Consider cost-of-living-adjustment in-leu of rental housing cost increases</li> <li>• Requests objective to integrate closure and conversion protections from AB 2782 into the City’s existing ordinance</li> </ul>	<p>result in more variety in housing sizes and prices.</p> <ul style="list-style-type: none"> <li>• The support for mobilehome communities and discussion of the costs and concerns related to homeowners is noted.</li> <li>• Program 10 has been revised to include additional methods to protect tenants, including addressing excessive rent increases and unjust evictions. Program 13 addresses establishing a rental registry.</li> <li>• Program 11 has been updated to reflect AB 2782.</li> </ul>
6. <b>Keith Diggs</b>	<ul style="list-style-type: none"> <li>• Expresses that the Draft Housing Element fails to remove constraints to the development of housing, indicating that the City must streamline its review process and design standards now not in 2026</li> <li>• Concern over actual production of homes will meet the City’s need without bold reforms</li> <li>• Concern over City’s denial that its land-use restrictions pose a serious constraint to housing, including parking and design review</li> </ul>	<ul style="list-style-type: none"> <li>• The commenter’s concerns are noted. The City did expedite preparation of its objective design standards for multifamily projects and adopted the standards on June 15, 2022. Programs 14 and 15 ensure the City expands its objective standards to also address mixed use and multi-unit projects and to provide a streamlined ministerial approval process for eligible projects by December 2023.</li> <li>• The commenter’s concerns regarding parking and the City’s design review process are noted. However, the City exceeded its 5<sup>th</sup> Cycle RHNA and has multiple projects underway with a low income component. The City processes projects expeditiously and the City’s requirements do not impede development at the upper end of allowed densities.</li> </ul>
7. <b>Vic Conforti</b>	<ul style="list-style-type: none"> <li>• Include under-utilized commercial properties for mixed-use and affordable housing</li> <li>• Commercial Zoned land is a good location for high density housing</li> <li>• Economics of residential land versus commercial land, noting land in a commercial</li> </ul>	<ul style="list-style-type: none"> <li>• There are additional development opportunities with the City’s underutilized properties. The inventory of residential sites focuses on higher density and mixed use sites that the City can demonstrate meet HCD’s requirements for lower income housing and on sites that are anticipated to be developed during the 6<sup>th</sup> Cycle. Program 3 has been amended to identify at least 4 sites for adaptive reuse, which could include sites in the area identified by the commenter, by 2026.</li> <li>• The City continues to promote use of commercial land to accommodate residential uses as described by the commenter, with Program 3 promoting adaptive reuse of commercial and other underutilized sites.</li> <li>• The comment regarding economics of residential versus commercial zoned land is noted. Many of the small sites included in the</li> </ul>

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	zone does not have the same demand as residential zoned land.	Housing Element in existing residential areas are anticipated to accommodate moderate and/or above moderate income housing.
<b>8. Kaitlyn Garfield, Housing land Trust of Sonoma County</b>	<ul style="list-style-type: none"> <li>• Renters are disproportionately more cost burdened; owners able to build equity</li> <li>• Support City’s goal of ensuring those who work in Sonoma are able to live here</li> <li>• Support for City’s inclusionary policy</li> <li>• Support for preserving the affordability of existing housing stock</li>   <li>• All inclusionary ownership units should be required to be affordable in perpetuity</li> <li>• Inclusionary units comparable to size, finish, construction quality to market rate units</li>   <li>• Units converted to affordable units should be affordable in perpetuity</li> </ul>	<ul style="list-style-type: none"> <li>• The comments regarding disproportionate burdens to renters versus homeowners, the commentor’s support of the City’s goal of ensuring those who work in Sonoma are able to live in the city, and the commentor’s support for the City’s inclusionary housing policy and commitment to preserving affordability of existing housing stock and conversion of market rate units to long-term affordability are noted.</li> <li>• Program 1 is revised to ensure that inclusionary units are affordable in perpetuity; the commentor’s recommended language regarding location and quality of units is already reflection in Section 19.44.070 of the Municipal Code.</li> <li>• Program 15 is revised to ensure that affordable units are provided in perpetuity.</li> </ul>
<b>9. Collin Thomas, Systems Change Advocate with Disability Services and Legal Center (DSLCL)</b>	<ul style="list-style-type: none"> <li>• Prioritize removing barriers so it is easier, quicker, and chapter to build affordable housing</li> <li>• Preserving affordable homes from becoming market rate should be a top priority</li>   <li>• Support increased awareness of Section 8 vouchers and City should encourage landlords to accept these vouchers</li>   <li>• Transitional and temporary housing is another significant need</li> <li>• Review homeless services, including wrap-around services, so people can get and stay housed</li>   <li>• Barrier to housing is lack of accessible housing for those with mobility, vision, and sight disabilities. Visitability increases accessible housing supply and be aware that certain housing types that require a lift or elevator may be difficult to make accessible</li> <li>• Design neighborhoods that are accessible for all mobility levels with examples provided of</li> </ul>	<ul style="list-style-type: none"> <li>• Programs 14 and 15 addresses removal of constraints to various types of housing and are both prioritized for completion in the first year of the planning period (by December 2023).</li> <li>• Preservation of assisted housing is addressed under Program 12 and will be implemented on an on-going basis, with outreach to property owners at least 18 months prior to units potentially converting, throughout the 6<sup>th</sup> Cycle.</li> <li>• Program 9 includes annual outreach to property owners to encourage owners to register with the Sonoma County Housing Authority to increase the housing stock that accepts vouchers</li> <li>• Program 15 removes barriers to transitional, supportive, and temporary housing</li> <li>• Program 24 has been updated to strengthen the approach to ensure adequate services for unhoused persons</li>   <li>• Program 23 provides an administrative (ministerial) process for reasonable accommodation requests. Program 22 is revised to address visitability requirements in the Municipal Code</li>   <li>• An accessible transportation network is recognized as necessary to accommodate</li> </ul>

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	sidewalk and transportation features that improve accessibility	persons with a disability. Program 22 is revised to ensure that the City’s Circulation Element is updated to ensure that the City’s circulation system provides accessibility for all persons, including persons with a disability
10. David Brigode	<ul style="list-style-type: none"> <li>• Inventory of sites is exhaustive as to what may potentially become available</li> <li>• Some listed sites are suitable for a single unit and likely won’t be affordable</li> <li>• The commenter identifies 4 affordable housing opportunity sites and describes characteristics of the sites.</li> <li>• 19357 Sonoma Highway is up for sale and has a peculiar shape, has floodplain issues, would require curb and sidewalk setbacks, requires hillside construction, a portion is not suitable for housing production, and 2 affordable units would be lost.</li> <li>• 477 W Napa is landlocked, it has been argued that a seasonal stream underlies the site, and access may be an issue.</li> <li>• 45 Napa Road (18 units) is too small.</li> <li>• 69 Napa Road (51 units) has been complicated by a large number of heirs. If this site is sold to a market rate developer, the City’s affordable housing pool vanishes.</li> </ul>	<p>persons with a disability. Program 22 is revised to ensure that the City’s Circulation Element is updated to ensure that the City’s circulation system provides accessibility for all persons, including persons with a disability</p> <ul style="list-style-type: none"> <li>• The comment regarding the extensiveness of the inventory of sites is noted.</li> <li>• The inventory of sites addresses the need for a range of income levels and is not limited to sites for affordable housing. The inventory of sites identifies the affordability assumptions for each site in Appendix A.</li> <li>• Comments regarding each of the 4 sites are addressed below.</li> <li>• 19357 Sonoma Highway (57 units) is included as it is available for development. This site is 6.08 acres with a maximum allowed density of 20 units per acre, which would accommodate 120 units. The Housing Element assumes that 50% of the site would develop with residential units, which is backed up by the City’s development code which allows the 50% residential requirement to be reduced or waived only in certain instances. This assumption that 50% of the site would develop with residential uses would accommodate a non-residential component as well as site constraints. Program 28 of the Housing Plan addresses replacement of affordable units.</li> <li>• 477 W. Napa is not landlocked – this site has access 5<sup>th</sup> Street W. For example, a reciprocal access agreement with the adjacent Village Green Senior Apartments (owned by Burbank Housing) could provide more convenient pedestrian access to Safeway for the seniors and disabled persons at Village Green while providing the 477 W. Napa site with a second access route.</li> <li>• State law requires that sites identified for the very low and low income RHNA be at least 0.5 acres and not larger than 10 acres, unless smaller or larger sizes are demonstrated to be feasible. This site is 0.87 acres and exceeds the State’s 0.5-acre minimum size threshold.</li> <li>• The Housing Element cannot guarantee which sites will be sold to whom as the City does not control the affordable housing sites. The identification of sites is based on the density of sites, whether the site is vacant or if existing uses would make development less</li> </ul>



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	<ul style="list-style-type: none"> <li>Address prior RHNA allocation shortfalls</li> <li>Address restrictions imposed on annexation of suitable land outside Urban Growth Boundary for affordable housing</li> <li>The four sites listed as suitable for affordable housing are not likely to be so under present market conditions. The assertion that there will be sufficient land is misleading to the public and masks the effects of the existing UGB boundary.</li> <li>Stating that there is no segregation in Sonoma is untrue.</li> <li>The Urban Growth Boundary does the opposite of Policy H-4.2- “Incentivize the production of affordable housing through growth management prioritization”</li> <li>Regarding Program 1, why must we sacrifice inclusionary affordable housing to incentivize the takeover of any remaining vacant land for unneeded market rate development?</li> <li>Regarding Program 2, the commentor indicates that there is no discussion of the status and capacity of the City’s Housing fund, or an analysis of where the money went from the proceeds of the former Redevelopment agency set-aside for AH.</li> </ul>	<p>feasible during the 6<sup>th</sup> Cycle, and whether the site’s density is appropriate for affordable housing.</p> <ul style="list-style-type: none"> <li>The City accommodated 100% of its RHNA at all income levels in the 5<sup>th</sup> Cycle and does not have a carryover of unaccommodated units to address. The commentor’s suggestion that the City offset any overproduction of above-moderate units is noted. This is not a requirement of housing elements.</li> <li>The Housing Element does not rely on or include any annexations. Information regarding one site that has requested annexation is provided for informational purposes but is not needed for the City’s inventory of sites.</li> <li>As described in Chapter 4 of the Background Report, the sites meet the criteria for affordable housing sites. There is always the potential that sites will be purchased by a market rate developer and not developed with affordable housing. To reduce this potential, Program 19 is revised to consider an Affordable Housing Overlay to incentivize the development of the sites with affordable housing. It is also noted that there are 4 additional sites included in the inventory of sites that will provide very low and/or low income units.</li> <li>Chapter 5 has been updated to include additional information regarding race, ethnicity, and segregation and the findings have been updated accordingly to acknowledge segregation and racially exclusive practices affecting the community.</li> <li>The Urban Growth Boundary provides a tool for the City to manage the pace and location of development. The City’s growth management program, which is the focus of Policy H-4.2 has been placed on hold as discussed under Program 17.</li> <li>The inclusionary housing requirement is not implementable if it unduly constrains the development of market rate housing or if it requires a higher rate of inclusionary housing than is justified.</li> <li>The City’s Housing Trust Fund was added to Program 2 and to Table 41 of the Background Report. The City does not have remaining set-aside funds from the redevelopment agency; all encumbered assets of the City’s</li> </ul>

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COMMENTER	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
	<ul style="list-style-type: none"> <li>• Program 13 does not mention monitoring, and taking steps to remedy, the loss of any site described as an AH opportunity zone.</li> <li>• The commenter indicates that the ability of the City Council to exempt projects from the Growth Management Ordinance on a case by case basis Introduces arbitrary, non-objective judgement by the City Council on affordable housing development in violation of State law.</li> <li>• The commenter indicates that the statement that “ the city intends to complete the necessary actions to meet the State AFFH requirements.” is irrelevant word salad, proposes absolutely nothing, and does not acknowledge the data in Table 1 or offer any remedies to the obvious state of racial and ethnic imbalance currently extant in Sonoma and furthered by the City’s housing policies, including the UGB.</li> <li>• The commentor asks once vacant land is used up, what is left to re-zone for affordable housing?</li> <li>• Adopt moratorium on market rate housing</li> <li>• Adopt 50% inclusionary housing requirement for 80% of less AMI populations.</li> <li>• Institute affordable housing overlay</li> </ul>	<p>former redevelopment agency were transferred to the Community Development Commission by operation of law.</p> <ul style="list-style-type: none"> <li>• Program 27 addresses monitoring and replacement of housing inventory sites to ensure no net loss in accordance with State law.</li> <li>• The GMO is currently on hold, as previously described. However, the ability of the City Council to exempt projects from the GMO is not a constraint on affordable or other housing as it allows the City Council the opportunity to further incentivize affordable housing projects. However, Program 17 ensures that, should the GMO be reactivated, that it be monitored in conjunction with Program 13 and modified to ensure adequate incentives are provided for affordable housing and fulfillment of regional housing needs.</li> <li>• This comment is noted. The AFFH analysis has been updated, along with references to Program 22 and other relevant programs to address AFFH issues.</li> <li>• Jurisdictions that do not have adequate vacant land must identify underutilized (nonvacant) sites for reuse or intensification or identify lands for annexation.</li> <li>• A moratorium on market rate housing is not necessary and would have a negative effect on the Statewide housing shortage. The City requires market rate housing to provide affordable units through the inclusionary requirement and has identified adequate sites to accommodate the RHNA, including very low, low, and moderate income units.</li> <li>• A 50% inclusionary requirement would constrain market rate housing and would not be supportable by a nexus or other study to justify such a high percentage.</li> <li>• Program 19 is revised to consider an Affordable Housing Overlay to incentivize the development of the sites with affordable housing.</li> </ul>

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 Public Review Draft Comments and Responses

COMMENTER	SUMMARY OF COMMENTS	RESPONSE TO COMMENTS
	<ul style="list-style-type: none"> <li>Require residency requirement for new residential construction</li> <li>Require annual tax on unoccupied primary residences</li> <li>Urban Growth Boundary is an impediment to affordable housing creation</li> <li>Utilize eminent domain to acquire suitable sites</li> </ul>	<ul style="list-style-type: none"> <li>Requiring a residency requirement for all new residential construction would severely limit residential development as the City's RHNA is intended to accommodate the City's fair-share of regional housing growth and not solely benefit City residents. This would also perpetuate existing fair housing patterns referenced by the commentor.</li> <li>Program 6 is added to address second homes, including approaches to reduce second homes and develop funding mechanisms to address the effect second units have on diminishing the housing supply available for year-round occupancy.</li> <li>The commentor's concern regarding the Urban Growth Boundary is noted. The City has adequate capacity to accommodate its RHNA without annexation.</li> <li>Eminent domain is a lengthy, costly process that would likely delay the provision of housing. The City has a track record of working successfully with developers and non-profits for the development of affordable housing and will continue to follow its successful approach.</li> </ul>
<b>11. Fred Allebach</b>	<ul style="list-style-type: none"> <li>Reference source not found throughout Housing Element</li> <li>No substantiation of the statements by reference source</li> </ul>	<ul style="list-style-type: none"> <li>This comment was provided during the public review period. The missing references were to 5 of the tables in the document. The references were fixed and an updated version of the Draft Housing Element, with an explanation of the corrections on the cover, was provided to the public on August 29, 2022.</li> </ul>
<b>12. David Eichar</b>	<ul style="list-style-type: none"> <li>Consider rezoning vacant lots to higher density would allow for apartment buildings and/or condominiums to be built on the major thoroughfare</li> </ul>	<ul style="list-style-type: none"> <li>This comment is noted. Program 4 promotes development of alternatives to single family units, including duplexes, triplexes, fourplexes, and cottage/courtyard housing. Program 19 was revised to review opportunities to apply an Affordable Housing Overlay to provide for increased densities and a greater variety of housing types on lots with potential for multifamily housing. Program 16 is revised to address two recent bills, Assembly Bill 2011 and Senate Bill 6 that provide for streamlined review and approval of eligible projects.</li> </ul>
<b>13. David Brigode</b>	<ul style="list-style-type: none"> <li>Questioned whether certain sites listed as suitable for affordable housing are under legal control by a non-profit developer and the criteria for listing these as affordable housing sites</li> </ul>	<ul style="list-style-type: none"> <li>The referenced sites are not controlled by a non-profit developer dedicated to 100% affordable housing. The sites meet the size and density criteria for affordable housing as described in under Section 3, Realistic Capacity and Affordability, in Chapter 4 of the Background Report.</li> </ul>

Response to Fred Allenbach comments to be added.