Attachment 4





SANTA ROSA FORWARD

Plan Our Future Together









2023-2031 Housing Element

Adoption Draft | January 2023

City of Santa Rosa

City of Santa Rosa



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2023-2031 Housing Element

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SANTA ROSA FORWARD
Plan Our Future Together

PLACEWORKS

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1. Introduction

The Housing Element of the General Plan identifies the City's housing conditions and needs, evaluates the City's ability to meet its Regional Housing Needs Allocation (RHNA), establishes the goals, policies, and programs that are the foundation of the City's housing strategy, and provides an array of programs to create sustainable, mixed-income neighborhoods across the City.

Tribal Acknowledgement

The City of Santa Rosa recognizes that we are on the ancestral lands of the Coast Miwok, Pomo, and Wappo, who are the original stewards of this area. Santa Rosa is located on the ancestral lands of Coast Miwok and Southern Pomo Tribal groups. The two Tribal groups now make up the Federated Indians of Graton Rancheria. The Federated Indians of Graton Rancheria is culturally affiliated, and its territory includes what is modern day Santa Rosa. We respectfully acknowledge the Indigenous peoples and Southern Pomo tribes: Federated Indians of Graton Rancheria, Dry Creek Rancheria, Lytton Rancheria, and Cloverdale Rancheria. There are five federally recognized tribes within Sonoma County, who have been stewarding and maintaining relationship on this land as knowledge keepers for millennia. The City is dedicated to promote understanding and educating the public about historical and ongoing connections between land conservation and social inequities. This includes the histories of genocide, forced removal and displacement, and broken promises with Indigenous peoples and Tribes as a part of United States American history. Indigenous and Tribal people are not just in our histories. We strive to empower Indigenous and Tribal voices to share their own history, as to not perpetuate another form of being silenced. While recognizing the past, we honor the resiliency of Indigenous people and California Native American Tribes still in their ancestral territories in relationship with their land and culture.

Vision

It is the overall housing vision of the City of Santa Rosa to create housing opportunities that enhance affordability, equity, livability and sustainability by remedying discriminatory housing practices and creating a city with a range of housing types, sizes, and costs in close proximity to jobs, transit, amenities, and services. In keeping with a fundamental belief that housing is a human right, the City will work towards ensuring that housing stability and affordability is provided to all residents.

Purpose

The purpose of the Housing Element is to identify housing solutions that solve our local housing problems and meet or exceed the Regional Housing Needs Assessment. The City recognizes that housing is a need that is met through many resources and interest groups. To respond to the increasing housing pressures facing Santa Rosa the Housing Element Update presents goals, policies and programs centered in racial equity, environmental justice, and resilience pertaining to housing access, preservation, stability, and production. Together, these goals, policies and programs comprise the City's housing action plan for the 2023-2031 planning period. The content of this Chapter will

guide daily decision-making by City officials and staff and will provide benchmarks on the housing programs that the City initiated to meet its overall housing goals

California Government Code Section 65583 requires the Housing Element to include the following components:

- A review of the previous element's goals, policies, programs, and objectives to ascertain the effectiveness of each of these components, as well as the overall effectiveness of the Housing Element.
- An assessment of housing needs and an inventory of resources and constraints related to meeting these needs.
- An analysis and program for preserving assisted housing developments.
- A statement of community goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
- A program that sets forth an eight-year planning period schedule of actions that the City is undertaking, or intends to undertake, in implementing the policies set forth in the Housing Element.

The Housing Element is intended to be a dynamic, action-oriented planning tool. Unlike the other elements of the General Plan, which typically have a 10- to 20-year time frame, state law sets a shorter time frame for the Housing Element. The element covers an eight-year time frame, for the period extending from 2023 to 2031, and replaces the Housing Element that was in effect from 2015 to 2023.

Content and Organization

The Housing Element is organized into the following sections and has been structured to comply with state Housing Element guidelines.

Section 1 – Introduction: Provides information on the State of California's requirements, the purpose of the Housing Element, the organization of the document, and General Plan consistency.

Section 2 – Public Outreach and Engagement: Describes the community engagement and opportunities the City provided for public participation during the preparation of the updated Housing Element.

Section 3 – Housing Needs Assessment: Focuses on demographic information, including population trends, ethnicity, age, household composition, income, employment, housing characteristics, housing needs by income, and housing needs for special segments of the population.

Section 4 – Fair Housing Assessment. Includes an Assessment of Fair Housing that aims to combat discrimination, overcome patterns of segregation, and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

Section 5 – Housing Sites Analysis: Describes the City's housing resources as well as the City's existing housing stock and the potential areas for future housing development. This section also discusses

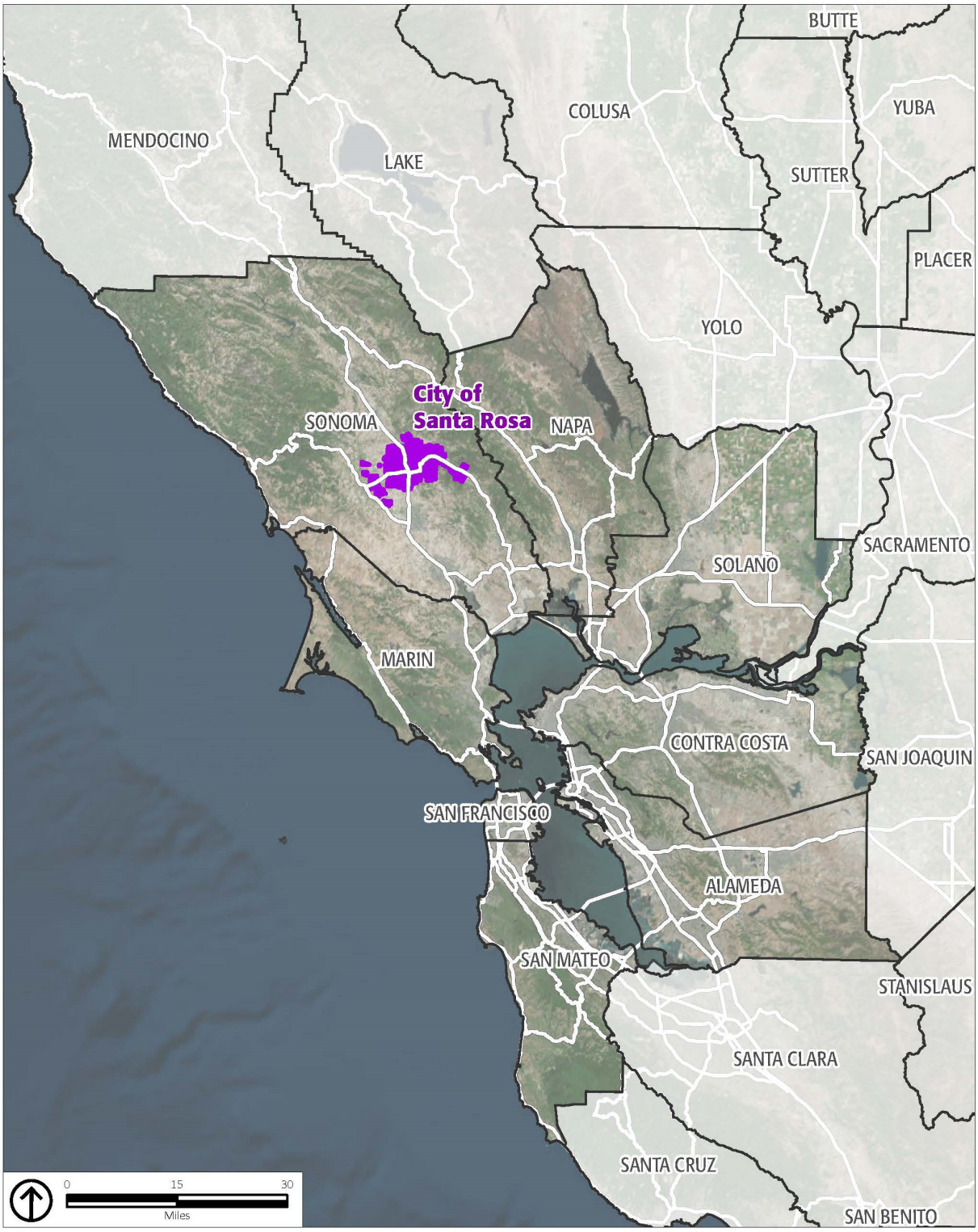
opportunities for energy conservation, which can reduce costs to homeowners and infrastructure costs to the City.

Section 6 – Housing Constraints: Analyzes potential governmental and non-governmental constraints to housing development in Santa Rosa. This includes the City's planning, zoning, and building standards that directly affect residential development patterns as well as influence housing availability and affordability. Potential non-governmental constraints include the availability and cost of financing, the price of land, and the materials for building homes, and natural conditions that affect the cost of preparing and developing land for housing, and the business decisions of individuals and organizations (some examples are home building, finance, real estate, and rental housing that impact housing cost and availability).

Section 7 – Evaluation of the Previous Housing Element: Contains an evaluation of the prior Housing Element and its accomplishments and analyzes differences between what was projected and what was achieved.

Section 8 – Goals, Policies, and Programs: Sets forth the City's goals, policies, and programs that are designed to address the housing needs in Santa Rosa. Based on the findings of the previous sections, the Goals, Policies, and Programs section identifies actions the City will take to meet local housing goals, quantified objectives, and address the housing needs in Santa Rosa.

Figure 1-1 CITY OF SANTA ROSA – REGIONAL LOCATION



Regional Housing Need

State law (California Government Code Section 65580 et seq.) requires the California Department of Housing and Community Development (HCD) to project statewide housing needs and allocate the anticipated need to each region in the state. For the Bay Area, including Santa Rosa, HCD provides the regional need to the Association of Bay Area Governments (ABAG), which then distributes the RHNA to the cities and counties within the ABAG region. ABAG allocates housing production goals for cities and counties based on their projected share of the region's household growth, the state of the local housing market and vacancies, and the jurisdiction's housing replacement needs.

ABAG is responsible for developing a Regional Housing Needs Plan (RHNP) allocating the region's share of the statewide housing needs to local jurisdictions. The RHNA is a minimum projection of additional housing units needed to accommodate projected household growth of all income levels by the end of the housing element's statutory planning period. As shown in Table 1-1, Santa Rosa is required to plan for 4,685 units during the 2023-2031 planning period at certain densities, 1,919 units of which must be affordable to lower-income (extremely low-, very low-, and low-income) households, 771 units must be affordable to moderate-income households, and 1,995 for above moderate-income households.

Table 1-2 SANTA ROSA REGIONAL HOUSING NEED, 2023-2031

Income Category	2023 – 2031 RHNA	Percentage of RHNA
Very Low	1,218	26%
Low	701	15%
Moderate	771	16%
Above Moderate	1,995	43%
Total	4,685	100%

Source: ABAG, 2021

Note: It is assumed that 50 percent of the very low-income units are allocated to the extremely low-income category.

General Plan Consistency

The Housing Element has been reviewed for consistency with the City's other General Plan Elements. The Santa Rosa General Plan has been periodically amended since the last comprehensive update was adopted in 2009 and a comprehensive update is currently (2022) in process. The policies and programs in this Housing Element are consistent with the policy direction contained in other parts of the current General Plan. The City will continue to review and revise the Housing Element, as necessary for consistency, once the comprehensive update is complete and when any future amendments are made to the General Plan.

Per Assembly Bill (AB) 162 (Government Code Section 65302.g.3), upon the next revision of the Housing Element on or after January 1, 2014, the Safety Element shall be reviewed and updated as necessary to address the risk of fire for land classified as state responsibility areas, as defined in Section 4102 of the Public Resources Code, and land classified as Very High Fire Hazard Severity Zones, as defined in Section 51177. Senate Bill (SB) 379 (Government Code Section 65302.g.4) requires that the Safety Element be reviewed and updated as necessary to address climate change adaptation and applicable resiliency strategies. SB 1035 (Government Code Section 65302.g.6) requires that the Safety Element be reviewed and updated as needed upon each revision of the Housing Element or local hazard mitigation plan, but not less than once every eight years. SB 99 (Government Code Section 65302.g.5) requires that on or after January 1, 2020, the Safety Element includes information to identify residential developments in hazard areas that do not have at least two evacuation routes. As a part of the comprehensive update currently underway, the City is currently working to review and update the existing Noise and Safety Element, incorporating all State law changes, including applicable laws and any additional requirements and General Plan guidelines from the State of California Governor's Office of Planning and Research (OPR).

The updated General Plan will address the requirements of all applicable laws and regulations and will include a new Environmental Justice Element as well as updates to all other existing elements. The update process is being guided by a robust community involvement strategy to engage the community's diverse population of residents, business owners, and students in the plan's development, as well as Santa Rosa Equity Priority Communities. The updated General Plan will also incorporate a greenhouse gas reduction strategy to advance sustainability in the community. Based on community member input, the plan is being developed to achieve a shared vision for the future in which Santa Rosa is: Just, Sustainable, Inclusive, Healthy, Resilient, Prepared, Sheltered, Equitable, Successful, Connected, Safe, Educated, and Cultural.

2. Public Outreach and Engagement

State law requires cities and counties to make a diligent effort to achieve participation from all segments of the community in preparing a Housing Element. Section 65583[c][6] of the California Government Code specifically requires that "The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element, and the program shall describe this effort."

The diligent effort required means that local jurisdictions must do more than issue the customary public notices and conduct standard public hearings prior to adopting a Housing Element. State law requires cities and counties to take active steps to inform, involve, and solicit input from the public, particularly low-income and racial and ethnic households that might otherwise not participate in the process.

To meet the requirements of state law, Santa Rosa completed the public outreach and encouraged community involvement, summarized below and described herein.

- Stakeholder Consultations
- Community Workshops
- Online Community Survey
- General Plan Update Community Involvement Strategy (CIS)
- Focus Groups and Listening Sessions
- City Council Study Session
- Planning Commission and City Council Meetings

Stakeholder Consultations

To ensure that the City solicits feedback from all segments of the community, consultations were conducted with service providers and other stakeholders who represent different socioeconomic groups.

From November 2021 through June 2022, staff reached out to multiple stakeholder organizations to offer the opportunity for each to provide one-on-one input on housing needs and programs. Of the 14 organizations, nine stakeholders provided feedback via one-on-one interviews or with email responses and two were unsuccessful.

Representatives from the following stakeholders were interviewed:

- Generation Housing, November 2021
- Catholic Charities, November 2021
- Housing Land Trust of Sonoma County, February 2022
- Sonoma County Housing Authority Staff, February 2022
- Petaluma People Services, November 2021
- Fair Housing Advocates of Northern California (FHANC), November 2021
- SB 18 Meeting with Federated Indians Graton Rancheria, March 2022
- Disability Services & Legal Center Listening Session, April 2022
- Farmworkers Listening Session, May 2022
- InterFaith Shelter Network, May 24, 2022
- Lideres Campesinas, pending
- Second Chance Program & Club, SRJC, pending

Requests for consultation were extended but no response was received from the following stakeholder groups:

- Burbank Housing Development Corporation
- United Farmworkers

The stakeholders were asked the following questions:

1. Opportunities and concerns: What three top opportunities do you see for the future of housing in the city? What are your three top concerns for the future of housing in Santa Rosa?
2. Housing preferences: What types of housing do your clients prefer? Is there adequate rental housing in the city? Are there opportunities for home ownership? Are there accessible rental units for seniors and persons with disabilities?
3. Housing barriers/needs: What are the biggest barriers to finding affordable, decent housing? Are there specific unmet housing needs in the community?
4. Housing conditions: How would you characterize the physical condition of housing in Santa Rosa? What opportunities do you see to improve housing in the future?
5. Equity and Fair Housing: What factors limit or deny civil rights, fair housing choice, or equitable access to opportunity? What actions can be taken to transform racially and ethnically concentrated areas of poverty into areas of opportunity (without displacement)? What actions can be taken to make living patterns more integrated and balanced?
6. How has COVID-19 affected the housing situation?

Based on conversations with Generation Housing and Catholic Charities, the City of Santa Rosa has been described as a community that faces several challenges and barriers to housing. Not in my Backyard (NIMBY)-ism in Santa Rosa was identified as causing an increase to the cost of development in the city. The City has also been described as "on the right track" towards housing development. Through consultation, it was recommended that additional incentives or fee waivers be provided to encourage additional residential development. It was also recommended that the City use their publicly owned land aggressively and innovatively for housing.

Sonoma County Housing Authority and Fair Housing Advocates of Northern California stated that there is a need for housing navigation staff or housing case managers to support unhoused individuals, populations with low credit scores, and/or populations with eviction history to overcome application barriers and search for housing units. There is not enough funding within the stakeholder organizations to fund these new staff, so there is a need for additional funding for this staffing need as well as additional rental assistance or down payment assistant programs. These programs have been successful in the past, especially during the COVID-19 pandemic as an opportunity to keep individuals housed.

Based on a conversation with the Fair Housing Advocates for Northern California, fair housing providers under AB 1482, the California Tenant Protection Act of 2019, have legally evicted residents using some of the following "no fault" just causes including: (1) Intent by the owner or owner-relative to occupy the unit (this includes the owner's spouse, domestic partner, children, grandchildren, parents, or grandparents only), and (2) Withdrawal of the rental property from the rental market. Even though these just-causes have legal standing, there are no current housing accountability mechanisms in place to ensure that housing providers follow through on their no-fault eviction declaration. With no mechanism in place to keep housing providers accountable, landlords can seemingly bypass AB 1482 and "evict" residents without any formal oversight. As a result, stakeholders identified that there is a need to hold housing providers accountable for their "no fault" just cause evictions.

In consultation with Interfaith Shelter Network, there is a need for more lower barrier affordable housing that is inclusive of residents with criminal backgrounds. Additionally, there is a need for very low-income housing for persons with disabilities who have limited incomes because of challenges individuals with disabilities face in finding work. There is also a need for more code enforcement inspections that use HUD standards. The stakeholder voiced that when individuals are placed in housing 15-20 percent of the time the units need repairs. Lastly, the stakeholder expressed a greater need for community input on identifying resources and financial opportunities. This will help to allocate the funding to the community with the greatest need. It was also expressed that Town hall meetings are a good opportunity to identify community leaders who can guide how funding is used and how it should be allocated within their communities.

Community Workshop

On March 10, 2022, the City held a Virtual Community Workshop that was attended by the chair of the Planning Commission and 16 members of the public. Spanish translation was offered at the workshop. The intent of the workshop was to review to provide an overview of the Housing Element

and RHNA process and solicit input from stakeholders and the public regarding housing needs and opportunities. After the presentation, City Staff created breakout rooms and asked the public a series of questions regarding the City's shortcomings, accomplishments, types of housing needs and where this housing can be developed, as well as other barriers aside from income preventing residents from accessing housing. Feedback included several topics related to the series of questions asked, including, how the City can: increase housing stock for all affordability levels, address exclusionary housing practices and excess parking downtown; develop transit oriented housing; increase participation through community outreach, as well as integrate fair housing practices. Lastly, the public expressed interest in building up, increasing City programs to fund move in costs, and increasing affordable housing.

Online Community Survey

On February 24, 2022, the City launched a Housing Survey requesting feedback on the state of local housing which remained open until April 8, 2022. A press release was sent out notifying the community of the survey. The survey was available in English and Spanish.

There were 478 survey responses, 11 of which were completed in Spanish (only two percent of the responses, even though 25 percent of Santa Rosa residents speak only Spanish). Among respondents, approximately 96 percent lived in Santa Rosa, 50 percent worked in Santa Rosa, five percent were local business owners, six percent went to school in Santa Rosa, and eight percent were retired or volunteered in local non-profits in Santa Rosa. Approximately 62 percent of respondents currently lived in a single-family home, and 70 percent selected single-family (small/affordable) as the type of home they would like to see built. Sixteen percent of respondents currently lived in an apartment or townhome, and 35 percent selected apartment or townhome as the housing type they would like to live in. Approximately 54 percent of respondents currently lived in a home located within walking distance to Parks and Open Space, and approximately 53 percent chose enhancing livability through bike lanes and traffic calming measures as a very important concern for the feature of housing.

When asked what the greatest barriers are to providing housing in the City, the majority (approximately 64 percent) cited issues related to cost of construction, 52 percent cited lack of jobs to support existing cost of living, and 43 percent cited community opposition to new housing development.

Most respondents noted diverse housing stocks and affordability, age-in-place resources, and services for the disabled as those that were most important to them or their friends and family. Respondents most frequently selected emergency shelters/homeless services, financial support for first-time homeowners and services for the disabled as services that the City should support.

Additional comments:

- Santa Rosa needs affordable housing integrated with market-rate housing; avoid concentrating affordable housing and services in certain areas, particularly the downtown

- » The rental market is particularly difficult right now—low vacancies and high costs; there is a need for more rental units; consider rent controls/caps on increases
- » Encourage unique housing types such as tiny homes, co-housing, and live/workspaces for artists
- » Middle-income families are being forced out of the city due to the lack of affordability
- » Focus on rehabilitating and maintaining the existing housing stock; increase code enforcement and encourage energy efficiency improvements, particularly in multifamily developments
- » Provide more homeownership assistance programs for middle income households who don't qualify for housing programs
- » Need additional support and assistance for the homeless, and those affected by the COVID-19 pandemic; focus on providing permanent homes for the homeless rather than temporary shelters
- » There is a need for affordable senior housing especially for seniors on a fixed income
- » Support mixed-use, live/work high-density development near the SMART rail station areas

Sonoma/Napa Collaborative Equity Working Group

The Equity Working Group (EWG) was convened by the Napa Sonoma Collaborative to engage community members in the Housing Element Update process within the Napa Sonoma region. The EWG also had the secondary purpose of exposing jurisdictions to community members outside of the formal public participation process. Over the course of six sessions the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa Sonoma region as well as developed recommendations for how to address these issues. The EWG members were nominated by members of the Napa Sonoma Collaborative due to their work within the community, including those who directly engage vulnerable populations, provide housing for vulnerable populations, or are a member of a vulnerable population.

General Plan Update Community Involvement Strategy (CIS)

- The City of Santa Rosa is committed to providing a transparent, inclusive, engaging, and far-reaching community outreach and engagement process during the General Plan Update (GPU) project. To achieve this, the Project Team prepared a Community Involvement Strategy (CIS) that identifies numerous opportunities for the public, key civic and business leaders, as well as City staff and elected officials to be involved in the GPU process. The document highlights ways that specific outreach activities will seek out and consider the viewpoints of a wide cross-section of Santa Rosa communities, with a targeted focus on reaching populations that are traditionally under-represented in planning processes (e.g., communities of color, low-income communities, immigrants,

youth, and seniors). The CIS was reviewed and accepted by the Santa Rosa City Council on August 25, 2020.

Ongoing impacts of the COVID-19 pandemic have resulted in some modifications to the project's outreach from what was initially envisioned in the CIS and described under Section V of the CIS, Phases of Engagement Activities. The following provides a current summary of relevant outreach activities supporting the GPU overall and the Housing Element specifically.

Community Advisory Committee

To support the GPU, the Project Team formed a 25-person community advisory committee (CAC), whose members were selected based on their collective ability to represent the full range of community interests, perspectives, and backgrounds of Santa Rosa. The CAC meets during each major phase of work, including Visioning, Land Use and Circulation Alternatives, and Preferred Alternatives, at the start of the outreach process. Roles of CAC members include serving as liaisons to their constituent groups, inviting input into the process, and encouraging community participation throughout the planning process and to assist the City with gaining a broader understanding of the needs and desires of the local community.

Project Website and Online Engagement

The GPU project website, SantaRosaForward.com, is a clearinghouse for all information related to the project, fully available in both English and Spanish. Community members can visit the site to access all public materials; learn about the latest project updates and opportunities to get involved; sign up for email updates; and submit comments directly. The Project Team leverages the City's Facebook page, Twitter Account, and NextDoor App, to promote the project website, share updates, and highlight upcoming opportunities for involvement, including the Housing Element surveys and workshops. The Project Team also produced high-quality videos in English and Spanish which introduce General Plans and discuss why Santa Rosa is updating its General Plan now.

Youth Engagement Activities

The Project Team partnered with local community-based organization Latino Service Providers (LSP), specifically to collaborate with their Youth Promotores program to empower Latinx youth in the outreach process for the project, based on their long-standing relationships with local schools. The selected Youth Promotores created bilingual videos about the General Plan Update to explain the project to the community in their own words and why it was important to participate.

Additionally, the Project Team held a youth art contest for elementary and middle school-aged youth and 'photo voice' contest for students and young people aged 14 to 24. Both activities are designed to gather input from local young people on the City's future and build awareness among youth and their families about the project generally.

Equity Priority Communities' Empowerment and Outreach Work Plan

To inform, consult, provide opportunities to participate, and empower every resident of Santa Rosa to be part of the decision-making processes related to the General Plan Update, the City of Santa Rosa developed the Equity Priority Communities' Empowerment and Outreach Work Plan. The Work Plan is focused on vulnerable, underrepresented, and historically marginalized populations and areas with significant concentrations of low-income households and people of color – defined as "Santa Rosa Equity Priority Communities," based on Plan Bay Area 2050 (Metropolitan Transportation Commission). The Work Plan will contribute to develop trust, long term skills, and knowledge for decision making in planning, community design, and development.

The City is using the Plan Bay Area 2050 definition of Equity Priority Communities 2050, the California Health and Safety Code definition of vulnerable communities, Executive Order B-30-15 Equity Checklist, and the Resiliency Guidebook of Vulnerable Populations to identify Santa Rosa's Equity Priority Populations. Based on these sources, the City identified Santa Rosa's Equity Priority Populations as follows:

- Low-income individuals and families
- Racial or ethnic groups experiencing disparate health outcomes
- Seniors, children, youth, and young adults
- Individuals with disabilities
- Immigrants and refugees
- Outdoor workers and farmworkers
- Individuals who are limited-English proficient (LEP)
- Individuals with disabilities
- Immigrants and refugees
- Outdoor workers and farmworkers

Starting in April 2022, the City Staff started organizing focus groups and listening sessions with individuals with disabilities and outdoor workers and farmworkers.

Project Phase and Housing-Specific Outreach. For each major phase of the project, the Project Team has facilitated multifaceted outreach plans to engage community members in the project. The Project Team has conducted additional outreach specifically designed to support the Housing Element, as described previously in Section 2.

- Visioning Outreach. In mid-2021, the Project team hosted a series of 10 workshops (all virtual due to COVID-19 restrictions) and presented to individual community groups to gather input on the community's vision for the city's future. The Project Team also released two web-based

surveys. Through this effort, the Project Team received over 4,000 unique comments on the GPU and developed a detailed, 13-point vision statement. One point of the Vision Statement relates directly to housing:

- Sheltered: A diverse mix of high-quality, safe, thoughtfully designed, efficiently planned, and well-served housing at all affordability levels is available throughout the community to accommodate everyone, including formerly homeless, immigrants, local workers, multigenerational households, seniors, students, and formerly incarcerated people.

» Land Use and Circulation Alternatives Engagement. In early 2022, the Project Team held a series of five in-person workshops, in addition to nine popup events, and 18 community group meetings and/or presentations to gather feedback on three land use and circulation alternatives. These events were complimented by a Web-based survey and a virtual studio.

Joint City Council/Planning Commission Study Session

On November 16, 2021, a Joint City Council/Planning Commission Study Session was held to introduce the 2023-2031 Housing Element update and to review new State Laws. The public was also invited to attend and participate in this virtual event. Staff presented an overview of the Housing Element update process and required contents of the element, discussed early strategies and possible sites to meet the City's RHNA, reviewed new state laws, and solicited feedback from the City Council, Planning Commission and community members on these strategies and other housing needs in Santa Rosa.

Commissioners expressed interest in accessory dwelling units (ADUs) – projection numbers, specifically counting ADU's built after the fires as separate units and not as rebuilt units. The discussion transitioned into ADU affordability within the City. Units have been counted under moderate income levels, however the City informed commissioners that ABAG is in the process conducting an affordability study that will provide more clarity on percentage breakdown. Commissioners had questions and comments regarding new state laws and the City not being required to build, but just providing incentives; reusing sites and the requirements that must be placed on those sites; and concern of overconcentrating units in one area.

Councilmembers and the public had several discussion items, such as, the consideration of AB 602: Mitigation Fee Act and its potential implications on development constraints. Discussions on recent laws also included AB 686, Housing Discrimination: Affirmatively Furthering Fair Housing. The public expressed interest on how the new law can help highlight the difficulty for acquiring senior housing due to the high demand and low supply of senior designated housing. The Council expressed interest in the new state pro-housing designation and were interested in seeing how the Housing Element can codify a pathway towards this new designation. The discussion ended on how sites will be selected and whether open space is being considered.

Planning Commission and City Council Meetings

On June 9, 2022, a Planning Commission meeting with the Housing Authority in attendance was held to present the draft Housing Element and receive feedback and comments prior to submittal to HCD. Planning Commission and Housing Authority comments included clarification on vacant site capacity, the outreach process, dispersal of housing types and potential consequences for not meeting the RHNA, programs in the housing element that ensure cyclical reviews of development fees, developer consultations and the city' role in lot consolidation. Public comment included: concerns regarding fire risks and hazard analysis on identifies sites, additional outreach to organizations who serve and assist unhoused individuals.

On June 21, 2022, a City Council meeting was held to present the draft Housing Element and receive feedback and comments prior to submittal to HCD. City Council comments included, current available capacity to absorb the County's RHNA, modifying the Housing Element if the identified sites in fire hazard areas, potential consequences for not meeting the RHNA. City Council was interested in learning how infrastructure will be incorporated in more rural areas where sites have been identified. Public comments included, changing the zoning on certain sites to accommodate more low-income housing, recommendations to reduce parking requirements for new housing and incorporating zoning overlays to that would allow faith-based organization to lease their land accommodate more affordable housing within the City.

Public Comments

The City received ongoing public comments during the drafting of the Housing Element. All comments received were considered. Public comment themes included, but were not limited to, the following topics:

- Wildfire concerns with increased housing development
- Parking requirements, transit, and bike infrastructure
- Increasing low- and moderate-income housing production
- RHNA transfer with the County
- Support the Napa Sonoma ADU Center
- Environmental review
- Concerns for too much housing production

All comments received were considered and used to inform the sites analysis and assessment of fair housing issues, and goals, policies, and programs.

Following submittal of the draft to HCD, the City received additional public comment regarding Fair Housing concerns around homelessness, non-congregate shelter and housing options for people experiencing homelessness.

Revisions to the fair housing assessment were included as well as modification to multiple programs (Program H-2, H-5, H-6, H-12, H-14, H-16, H-18, H-20, H-24, H-27, H-34) to address the deficiencies identified. Revisions were also made to the review of previous section to include more detailed information on the implementation of Program H-D-12.

During the review period prior to adoption the City considered comments from Legal Aid that were regarding strengthening the fair housing analysis and adding new programs to protect tenants and prevent displacement. The City has incorporated additional edits based on HCD recommendations and revisions to the sites inventory. Additionally, the City has included Program H-32: Tenant Protection/Eviction Prevention Measures and Program H-14: Mobile Home Park Rent Control, which address tenant protections.

Noticing of the Draft Housing Element

Per California Government Code Section 65585, the draft Housing Element was made available for public comment for 30 days, from June 3 to July 3. Public comment was received, and an additional 10 business days was allowed to consider and incorporate public comments into the draft revision before submitting to HCD on August 3, 2022. The draft was made available on the City's website and was noticed to residents through the same methods as the Planning Commission and City Council meetings. Additional direct noticing was sent to local housing advocate groups.

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3. Housing Needs Assessment

This chapter describes the characteristics of Santa Rosa's population and housing that are essential to understanding the City's housing needs. This section is organized as follows:

- Population Characteristics
- Household Characteristics
- Income and Employment Characteristics
- Employment Trends
- Housing Characteristics
- Housing Cost and Affordability
- Special-Needs Groups
- At-Risk Housing

Data Sources

The analysis in this section primary uses data compiled by ABAG in the Data Profiles for Housing Elements workbook, released in April 2021. ABAG data is largely from the 2015-2019 American Community Survey (ACS), 2012-2016 Comprehensive Housing Affordability Strategy (CHAS), Department of Finance (DOF), and the Employment Development Department (EDD).

The ACS is conducted by the US Census Bureau and provides estimates of numerous housing-related indicators based on samples averaged over a five-year period. Although the ACS typically has a higher margin of error, it also provides more detailed data that is not available with the US Decennial Census.

The DOF is another source of valuable data and is more current than the US Census. However, the DOF does not provide the depth of information that can be found in the US Census Bureau reports. The EDD provides employee and industry data and projections that are more specific than what is often available through the US Census. Whenever possible, DOF or EDD data and other local sources were used in the Housing Needs Assessment to provide the most current profile of the community.

Because of the difference in data sources, some figures (e.g., population or the number of households) may vary in different sections. Additionally, the sum of data in tables may not total precisely due to rounding.

Population Characteristics

Population Growth

The City of Santa Rosa experienced population growth from 2010 until the start of 2020. As illustrated in Table 3-1, the City's population grew from 167,815 in 2010 to 173,628 in 2020, an increase of approximately 3 percent. This represents an annual average growth rate of approximately less than 1 percent over the decade. The city did see a slight decrease in population in 2020 and 2021, decreasing by about 1 percent each year. By comparison, according to the ACS 2015-2019, the Town of Windsor's population decreased by 2 percent while both Sonoma County and the Bay Area grew by over 10 percent. ABAG estimated Santa Rosa's 2030 population at 204,795.

ABAG projects that the Santa Rosa population will continue to grow through 2040, although at a slower pace than in previous decades, as shown in Table 3-1. The ABAG projections, prepared in 2020, call for population increases of 28.5 percent over the next two decades, bringing the city's population to 223,060 by 2040.

Table 3-1 POPULATION CHARACTERISTICS

Year	Population	Percentage Increase	Average Annual Percentage Increase
2000	147,595	-	-
2005	155,589	5%	1%
2010	167,815	8%	2%
2015	174,943	4%	1%
2020	173,153	-1%	0%
2021	171,711	-1%	-1%
2025*	186,445	9%	2%
2030*	204,795	10%	2%
2035*	213,615	4%	1%
2040*	223,060	4%	1%

Source: 2000, 2010, and 2019 US Census, California Department of Finance, E-5 series (ABAG Housing Element Data Package, 2021)

** Denotes ABAG projected population for future years.*

Age Composition

As shown in Table 3-2, the age composition of the Santa Rosa population generally remained stable from 2010 to 2019. The median age increased slightly from 34.5 to 39.2. The median age in Sonoma County slightly decreased from 39.9 to 39.2 for the same period. Approximately 54 percent of the population was between the ages of 25 and 64 in 2019, consistent with 54 percent in 2010. Children and youth up to 24 years of age constituted approximately 30 percent of Santa Rosa's population in 2019, while seniors aged 65 and greater comprised 17 percent of the population in 2019.

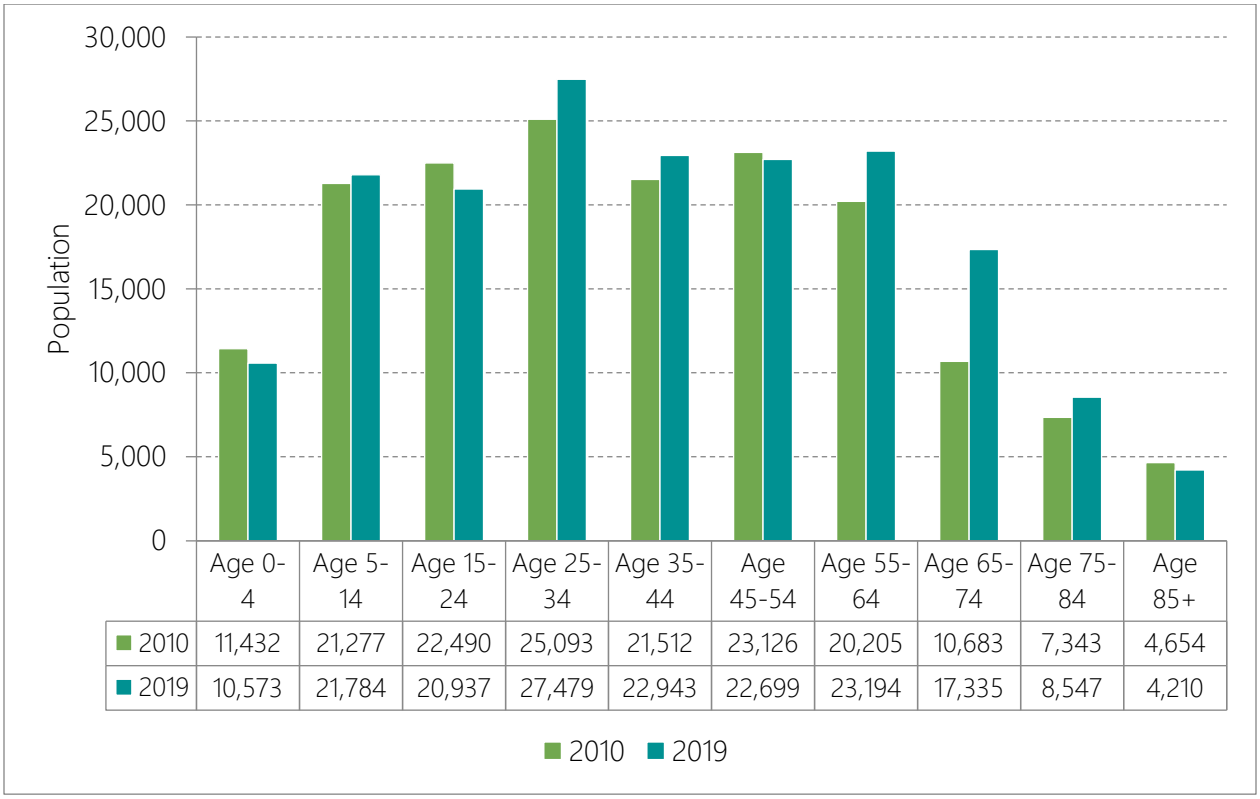
Table 3-2 and Figure 3-1 illustrate the age distribution in Santa Rosa for 2010 and 2019. The table indicates a significant increase in the average age of residents since 2010, increasing from an average of 34.5 to 39.2, respectively. Specifically, there was a slight increase in residents aged 55 and over in 2019 (29.6 percent), compared to 2010 (25.6 percent). From 2010 to 2019, there was a 6.9 percent decrease in population for individuals 15 to 24 years of age and an increase of 62.3 percent for the 65 to 74 age group. There was also a 14.8-percent increase for the 55-64 age group. The second-highest increase in population was for the 75-84 age group, at 16.4 percent increase.

Table 3-2 POPULATION BY AGE – SANTA ROSA

Age Group	2010		2019		Change 2010-2019	
	Number	Percentage	Number	Percentage	Number	Percentage
Age 0-4	11,432	6.8%	10,573	5.9%	-859	-7.5%
Age 5-14	21,277	12.7%	21,784	12.1%	507	2.4%
Age 15-24	22,490	13.4%	20,937	11.7%	-1,553	-6.9%
Age 25-34	25,093	15.0%	27,479	15.3%	2,386	9.5%
Age 35-44	21,512	12.8%	22,943	12.8%	1,431	6.7%
Age 45-54	23,126	13.8%	22,699	12.6%	-427	-1.8%
Age 55-64	20,205	12.0%	23,194	12.9%	2,989	14.8%
Age 65-74	10,683	6.4%	17,335	9.6%	6,652	62.3%
Age 75-84	7,343	4.4%	8,547	4.8%	1,204	16.4%
Age 85+	4,654	2.8%	4,210	2.3%	-444	-9.5%
Total	167,815	100%	179,701	100%	11,886	0.0%
Median Age	34.5		39.2		---	----
55+	42,885		53,286	24.3%	----	----

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Figure 3-1 POPULATION BY AGE OF SANTA ROSA



	Age 0-4	Age 5-14	Age 15-24	Age 25-34	Age 35-44	Age 45-54	Age 55-64	Age 65-74	Age 75-84	Age 85+
2010	11,432	21,277	22,490	25,093	21,512	23,126	20,205	10,683	7,343	4,654
2019	10,573	21,784	20,937	27,479	22,943	22,699	23,194	17,335	8,547	4,210

Source: 2005-2010 and 2015-2019 U.S. Census Bureau, American Community Survey 5-Year Data (ABAG Housing Element Data Package, 2021)

Race and Ethnicity

Santa Rosa's racial and ethnic diversity increased moderately between 2010 and 2019 (see Table 3-3). However, the racial and ethnic composition of the city, as documented by the 2015-2019 ACS, differs from that of the county. In 2019, approximately 54.6 percent of Santa Rosa residents were White, contrasted with 63.2 percent for the county. In addition, in 2019, 32.8 percent of Santa Rosa residents were Hispanic or Latinx, contrasted with 26.7 percent for the county, respectively (see Table 3-3 and Figure 3-2).

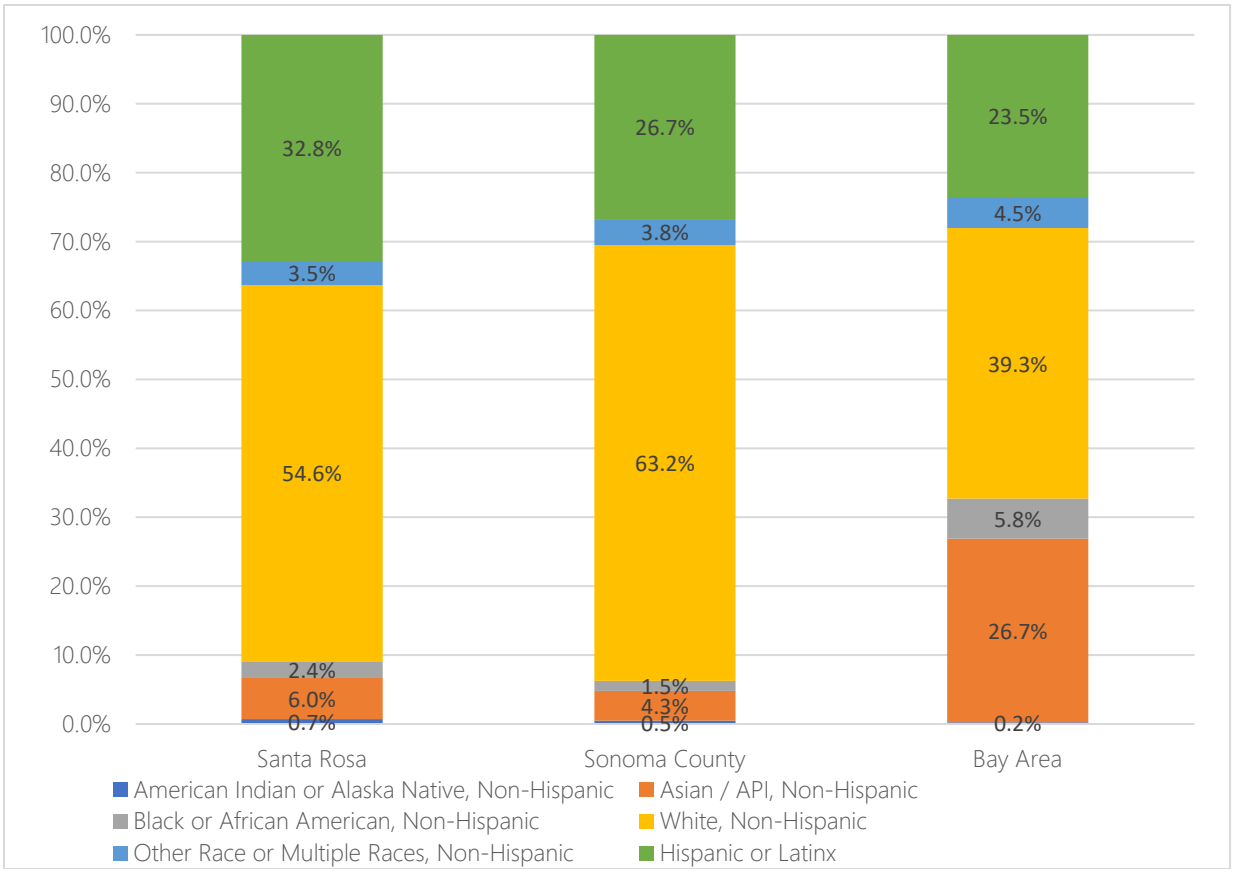
The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Table 3-3 RACIAL AND ETHNIC COMPOSITION OF SANTA ROSA, AND SONOMA COUNTY

Racial Composition	Santa Rosa				Sonoma County	
	2010		2019		2019	
	Number	Percentage	Number	Percentage	Number	Percentage
White alone (Non-Hispanic)	100,126	59.7%	98,102	54.6%	316,022	63.2%
Black or African American (Non-Hispanic)	3,660	2.2%	4,344	2.4%	7,399	1.5%
American Indian and Alaska Native (Non-Hispanic)	1,511	0.9%	1,27 1	0.7%	2,343	0.5%
Asian/API (Non-Hispanic)	9,271	5.5%	10,721	6.0%	21,565	4.3%
Other Race or Multiple Races (Non-Hispanic)	5,277	3.1%	6,306	3.5%	18,874	3.8%
Hispanic or Latinx	47,970	28.6%	58,957	32.8%	133,569	26.7%
Total	167,815	100%	17,9701	100%	499,772	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Figure 3-2 POPULATION BY RACE AND ETHNICITY, SANTA ROSA, SONOMA COUNTY, AND BAY AREA



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Household Characteristics

Household type and size, income levels, and other household characteristics determine the type of housing needed by residents. This section details the various household characteristics affecting housing needs.

Household Type and Size

According to the 2015–2019 ACS, the largest percentage (62 percent) of households in Santa Rosa were families. Among family households, over half were families with children. For purposes of the US Census and ACS, a family is defined as a group of two or more people related by birth, marriage, or adoption residing together. As shown in Table 3-4, approximately 28 percent of households were single persons who lived alone, and the remaining 10 percent were other non-family households.

Based on ACS data, the average household size in Santa Rosa was 2.63 persons in 2019. This is a slight increase from 2010, when the persons per households was 2.59. ABAG projects a continued increase in household size through 2040, when the average is expected to be 2.69 persons per household. The increase may be attributed to an increase in the number of children or additional multigenerational households.

Table 3-4 HOUSEHOLD TYPES IN SANTA ROSA, 2019

	Households	Percentage
Single Person (living alone)	18,714	28%
Family	41,239	62%
Female-Headed	*7,592*	*11%*
Male-Headed	*3,955*	*6%*
Married-Couple	*29,692*	*45%*
Other Non-Family	*6,366*	*10%*
Total Households	66,319	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Overcrowding

Overcrowding reflects the inability of families to afford homes that are large enough to accommodate the size of their household. Overcrowding is defined as more than one person per room, while severe overcrowding is defined as more than 1.5 persons per room. According to the 2015 –2019 ACS, approximately 4 percent of Santa Rosa housing units were overcrowded. As shown in Table 3-5, the percentage of overcrowded units remained consistent even as the number of overcrowded housing units increased by 5,184 units between 2010 and 2019. Approximately 4 percent of housing units were severely overcrowded, up from an estimated 1 percent in 2010. Overcrowding is most common among renter

households. In 2019, approximately 74 percent of households in overcrowded units were renters and 66 percent of households in severely overcrowded households were renters.

Table 3-5 OVERCROWDING IN SANTA ROSA, 2010 AND 2019

Tenure/Condition	2010		2019	
	Number of Units	Percentage	Number of Units	Percentage
Overcrowded	2,545	4%	7,729	4%
Owner occupied	555	22%	2,029	26%
Renter occupied	1,990	78%	5,700	74%
Severely Overcrowded	880	1%	2,899	4%
Owner occupied	210	24%	986	34%
Renter occupied	670	76%	1,913	66%
Total Occupied Units	62,825	–	190,689	-

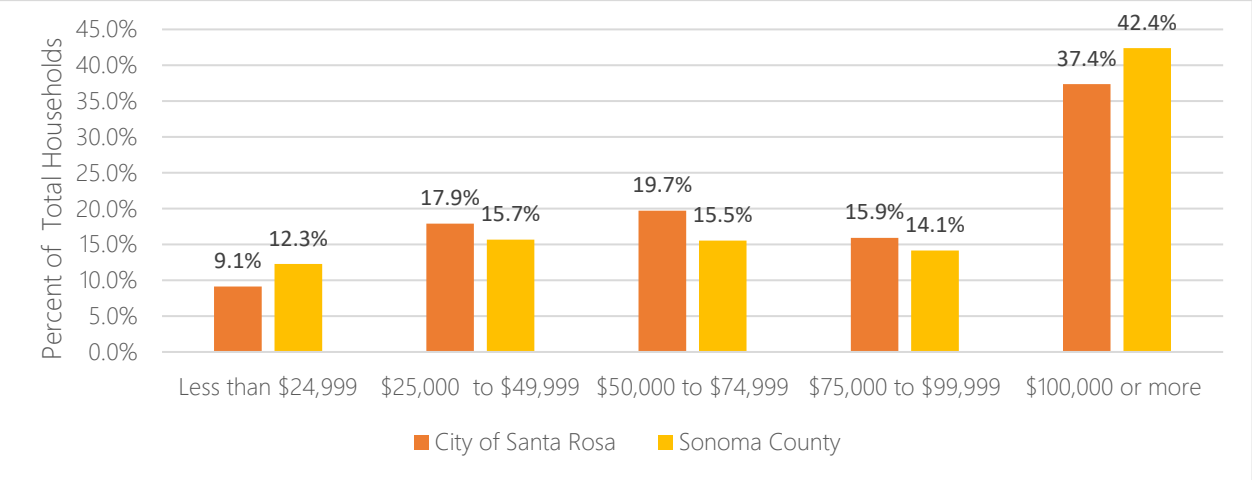
Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Income and Employment Characteristics

Income Distribution

Household incomes in the City of Santa Rosa are slightly lower than the County as a whole. As shown in Figure 3-3, the City of Santa Rosa has a lower number of households with an annual income over $100,000 compared to the County. The city has a higher percentage of households earning between $50,000 and $99,999, and a very small share of households earning less than $50,000 per year compared to the County. In 2019, the median household income in the city was $78,574, compared to a median household income of $86,173 countywide.

Figure 3-3 HOUSEHOLD INCOME DISTRIBUTION, CITY OF SANTA ROSA AND SONOMA COUNTY, 2019

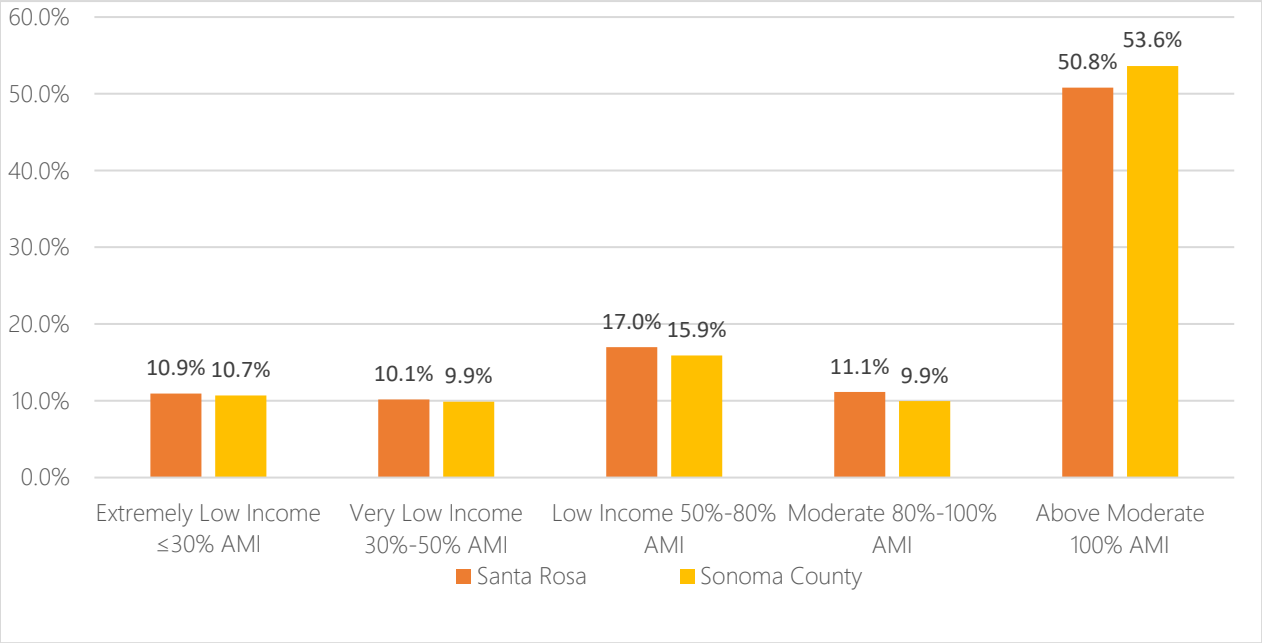


Source: 2013-2017 CHAS Data Book (ABAG Housing Element Data Package, 2021)

Households by Income Level

Figure 3-4 shows data collected from the 2015-2019 ACS regarding household by income level (refer to Table 3-14 for a full description of income levels by household size.) The city had both a slightly larger proportion of lower-income and moderate-income households compared to the county as a whole, whereas the county had about a 2.8-percent higher share of above-moderate income households. The percentage of lower-income households in the city has decreased since 2016 from 33 percent of households to 27 percent of households in 2019.

Figure 3-4 HOUSEHOLDS BY INCOME LEVEL, CITY OF SANTA ROSA AND SONOMA COUNTY, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Employment Trends

Future housing needs depend, in part, on employment trends. Changes in the types and pay levels of jobs available in Santa Rosa and the surrounding region will have an impact on the type and cost of housing that future residents will desire and can afford.

Employment Projections

Employment trends indicate a need for a range of housing types to support Santa Rosa residents who are employed in a wide range of industries. A particular need for moderate- and lower-income housing units exists to support workers in retail and manufacturing trades since these jobs often do not provide the income needed to acquire safe and adequate housing.

Table 3-6 shows job and employment projections for Santa Rosa through 2040. Projections indicate that Santa Rosa will add 5,855 jobs between 2020 and 2040.

Table 3-6 EMPLOYMENT TRENDS THROUGH 2040

Year	Jobs		Employed Residents	
	Number	Percentage Change	Number	Percentage Change
2010	76,750	–	79,710	–
2020*	86,205	12%	89,190	12%
2030*	90,425	5%	99,025	11%
2040*	92,060	2%	101,775	3%

Source: ABAG Projections 2040
** ABAG projection*

Employment by Industry

ABAG estimated that Santa Rosa had 73,669 jobs in 2018. Table 3-7 illustrates the employed residents by industry in Santa Rosa according to the U.S. Census Workplace Area Characteristics for 2011-2018. While some changes from 2011 to 2018 may be attributable to the change in data sources, data shows growth in several industries, including arts, recreation, other services, construction, and health and educational services. There were reductions in the number of Santa Rosa residents employed in the transportation and warehousing and utilities industry and the manufacturing industry. Major employers in Santa Rosa include Keysight Technologies, Amy's Kitchen, the City of Santa Rosa, the County of Sonoma, Kaiser Permanente, Medtronic Cardiovascular, Santa Rosa City Schools, Santa Rosa Junior College, Providence (formerly St. Joseph) Health System, and Sutter Medical Center (according to the North Bay Business Journal Book of Lists 2017 via the City of Santa Rosa Economic Profile).

Table 3-7 EMPLOYED RESIDENTS BY INDUSTRY, 2010 AND 2018

Industry	2010		2018		
	Number	Percentage	Number	Percentage	Change
Agriculture & Natural Resources	222	0%	331	0%	49%
Arts, Recreation, & Other Services	10,568	16%	10,832	15%	2%
Construction	2,339	4%	3,774	5%	61%
Financial & Leasing	3,168	5%	3,187	4%	1%
Government	5,245	8%	5,404	7%	3%
Health & Educational Services	17,958	27%	23,635	32%	32%
Information	1,436	2%	1,506	2%	5%
Manufacturing & Wholesale	6,816	10%	6,238	8%	-8%
Professional & Managerial Services	7,601	12%	8,215	11%	8%

Industry	2010		2018		
	Number	Percentage	Number	Percentage	Change
Retail	8,691	13%	9,420	13%	8%
Transportation & Utilities	1,732	3%	1,127	2%	-35%
Total	65,776	100%	73,669	100%	12%

Sources: U.S. Census Bureau, Longitudinal Employer-Households Dynamics, Workplace Area Characteristics (WAC) files 2002-2018 (ABAG Housing Element Data Package, 2021)

Unemployment

According to the Economic Development Department (EDD), there were approximately 85,900 persons in the workforce in City of Santa Rosa in 2022 and 245,200 in Sonoma County (Table 3-8). The City of Santa Rosa's unemployment rate has increased significantly from 2021 to January 2022, from 3.7 to 4.3 percent, respectively. For comparison, the unemployment rate in Sonoma County decreased from 2021 to January 2022 from 6.7 to 4 percent, respectively. The higher unemployment rates in 2020 are most likely due to the start of the COVID-19 pandemic, showing almost 7,100 residents were unemployed in Santa Rosa, and over 19,300 residents in Sonoma County.

Table 3-8 UNEMPLOYMENT RATE, SANTA ROSA AND SONOMA COUNTY

Santa Rosa				
Year	Labor Force	Employment	Unemployed	Unemployment Rate
2017	88,700	85,600	3,100	3.5%
2018	90,900	88,300	2,600	2.9%
2019	90,400	87,900	2,500	2.8%
2020	86,300	79,100	7,100	8.3%
2021	85,000	82,300	3,200	3.7%
2022*	85,900	82,300	3,700	4.3%
Sonoma County				
Year	Labor Force	Employment	Unemployed	Unemployment Rate
2017	260,100	251,300	8,800	3.4%
2018	260,900	253,600	7,300	2.8%
2019	259,400	252,400	7,000	2.7%
2020	245,100	225,800	19,300	7.9%
2021	240,700	224,700	16,000	6.7%
2022*	245,200	235,400	9,800	4%

Source: Employment Development Department, 2017, 2018, 2019, 2020, and 2021, January 1, 2022, Preliminary
** Denotes Employment Development Department preliminary unemployment rate for 2022.*

Housing Characteristics

Housing Type

The California Department of Housing and Community Development (HCD) defines a housing unit as a house, an apartment, a mobile home or trailer, a group of rooms, or a single room occupied as separate living quarters, or if vacant, intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants live separately from any other individuals in the building, and which have direct access from outside the building or through a common hall.

Table 3-9 shows the distribution of housing units by type of structure in Santa Rosa in 2010 and 2021. In both 2010 and 2021, a majority of all housing units were single-family detached structures (approximately 69 and 67 percent, respectively). Single-family attached structures continued to constitute approximately 9 percent of the housing stock. As of 2021, multifamily structures (two or more units per structure) made up 28 percent of Santa Rosa's housing units. Approximately 5 percent of the housing units in Santa Rosa in 2021 were mobile homes, recreational vehicles (RVs), or other housing types.

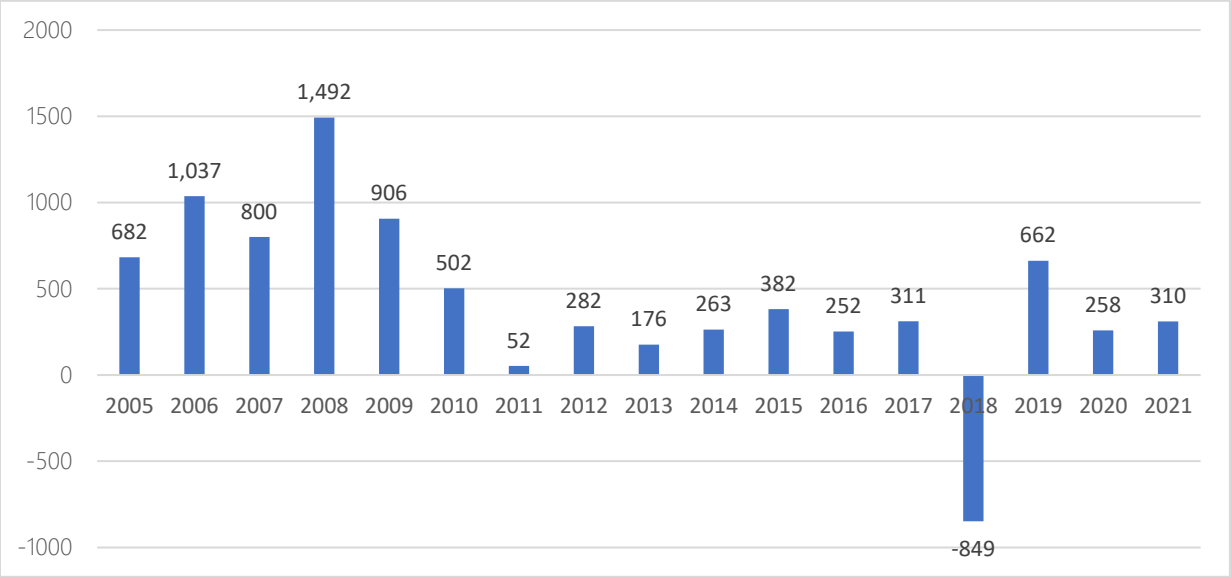
Table 3-9 HOUSING UNITS BY TYPE, 2010 AND 2021

Unit Size/Type	2010		2021		Percentage Change
	Number of Units	Percentage	Number of Units	Percentage	
Single-Family	46,348	68.8%	46,451	66.8%	0.2%
Detached	40,459	*60.0%*	*39,975*	*57.5%*	-1.2%
Attached (townhome)	*5,889*	*8.7%*	*6,476*	*9.3%*	10.0%
2–4 Units	5,976	8.9%	6,325	9.1%	5.8%
5+ Units	12,197	18.1%	13,530	19.5%	10.9%
Other (Mobile Home, RV, etc.)	2,875	4.3%	3,189	4.6%	10.9%
Total	67,396	100%	69,495	100%	36.7%

Source: 2010 and 2021 California Department of Finance, E-5 series

Figure 3-5 below shows the number of units (single family and multifamily units) built annually from 2005 to 2021. The net increase in housing units each year in Santa Rosa varied greatly. The greatest annual increase in housing units occurred in 2008 during the market crash. Soon after, construction came to a halt, and in 2011, there was a net increase of only 52 housing units. New construction increased between 2011 and 2017, but due to the destruction caused by the Tubbs fire in October 2017, the city still had a net loss of 849 housing units. By 2019, new construction increased to 662 units, but growth has since slowed to numbers seen between 2012 and 2017.

Figure 3-5 NET NEW HOUSING UNITS BY YEAR, SANTA ROSA, 2005 – 2021

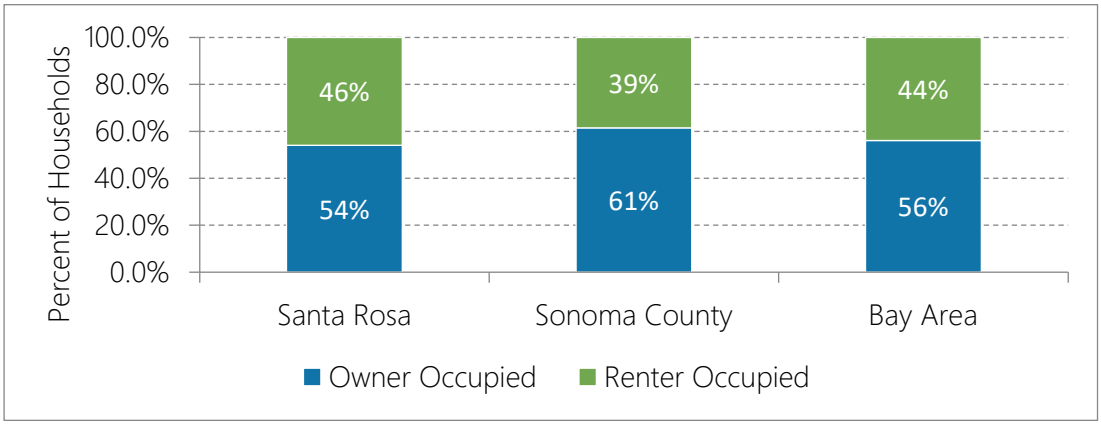


Source: California Department of Finance, E-5 series

Household Tenure

Figure 3-6 shows the rate of homeownership in Santa Rosa (referred to as housing tenure) in 2019. According to the ABAG data packet, approximately 54 percent of households were homeowners, while 46 percent rented their homes. The distribution of homeowner households and renters stayed the same from 2010 to 2020. Refer to the Income and Employment Characteristics section for further discussion and analysis regarding rental availability and affordability in Santa Rosa.

Figure 3-6 HOUSEHOLD TENURE IN SANTA ROSA, 2019



Source: American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Vacancy Rates

Residential vacancy rate is a good indicator of the balance between housing supply and demand in a community. When the demand for housing exceeds the available supply, the vacancy rate will be low. When there is an excess supply, the rate will be high. A vacancy rate of 3 to 5 percent is generally indicative of a healthy market. When vacancy rates fall below 3 percent, there is upward pressure on home prices and rents.

The 2019 ACS estimated that approximately 5 percent of Santa Rosa housing units were vacant in 2019 (see Table 3-10). Of these vacant units, 24 percent were for rent, 7 percent were for sale, 11 percent were for seasonal use (units occupied by persons with usual residence elsewhere), and 48 percent were classified as "other vacant." "Other" is described as "when it does not fit into any year-round vacant category."

According to data reported by the DOF, Santa Rosa's vacancy rate was 4.5 percent in 2021. A lower vacancy rate indicates high demand with a limited supply and can result in increased rent and sales prices.

Table 3-10 VACANT UNITS BY TYPE, 2019

	Number of Units	Percentage
Total Units	69,814	
Occupied	66,319	95.0%
Vacant	3,495	5.0%
Vacancy Status		
For rent	849	24.3%
For sale	254	7.3%
Rented or sold, not occupied	335	9.6%
For seasonal use	380	10.9%
For migrant workers	0	0.0%
Other vacant	1,677	48.0%
Total	3,495	100.0%

Source: American Community Survey 5-Year Data (2015-2019), (ABAG Housing Element Data Package, 2021)

Housing Age and Condition

Age is one measure of housing stock conditions and a factor for determining the need for rehabilitation. Without proper maintenance, housing units deteriorate over time. Thus, units that are older are more likely to need major repairs (e.g., a new roof or plumbing). Generally, houses 30 years and older are considered aged and are more likely to require major or minor repairs. In addition, older houses may not be built to current standards for fire and earthquake safety.

Almost 70 percent of Santa Rosa's housing stock was built more than 30 years ago and approximately 30 percent was built over 50 years ago. It is assumed that most or some of these units are in need of rehabilitation. Additionally, many of these units could benefit from energy-efficiency improvements to reduce energy usage and related greenhouse gas emissions.

The City's Code Enforcement team completes inspections on a proactive bases and as a part of the City's Neighborhood Revitalization Program (NRP) and the Housing Choice Voucher (HCV) Rental Assistance Program. Through the City's Neighborhood Revitalization Program 570 units were rehabilitation from 2015 to 2021 and through the Housing Choice Voucher (HCV) Rental Assistance Program 613 homes were rehabilitation from 2018 to 2021. Additionally, as a part of typical inspections to ensure that building code standards for existing plumbing, electrical, and other aspects of homes are maintained, 1,750 homes were rehabilitated. Overall, with assistance from both programs and other rehabilitation efforts a total of 2,933 homes were rehabilitated, representing 4.2 percent of the housing stock (69,406 total units, see Table 3-11). It should be noted that this number does not include individual homeowner reinvestment, and therefore the percentage of overall rehabilitation of the housing stock is most likely higher.

Based on local knowledge from the City's Code Enforcement, the current housing conditions and the homes that have been rehabilitated over the past five years, it is safe to assume that at least 3 percent of the overall housing stock (2,082 units) is in need of some type of rehabilitation, the need for replacement would be within that 3 percent. To ensure the City has an accurate county on the number of homes in need of rehabilitation and the number of homes in need of replacement, the City has included Program H-11 to compete a housing condition survey of older neighborhoods to determine a more accurate need.

Program H-10 directs the City to continue efforts to improve living conditions and quality of life in deteriorating neighborhoods through the Neighborhood Revitalization Program, which focuses on eight key neighborhoods in Santa Rosa. Through the Neighborhood Revitalization Program, units in need of improvements are assisted through correction of code enforcement issues and rehabilitation loans. More information on the Neighborhood Revitalization Program is provided in the Goals and Policies section of this element.

Table 3-11 AGE OF HOUSING STOCK

Structure Built	Santa Rosa		Sonoma County	
	Units	Percentage	Units	Percentage
2014 to 2020	2,382	3.4%	6,479	3.1%
2010 to 2013	742	1.1%	2,876	1.4%
2000 to 2009	7,642	11.0%	21,318	10.2%
1990 to 1999	10,433	15.0%	30,828	14.8%
1980 to 1989	12,621	18.2%	36,929	17.7%
1970 to 1979	14,319	20.6%	41,133	19.7%
1960 to 1969	7,848	11.3%	23,955	11.5%
1950 and earlier	13,419	19.3%	44,775	21.5%
Total Units	69,406	100.0%	208,293	100.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Housing Cost and Affordability

One of the major barriers to housing availability is the cost of housing. To provide housing to all economic levels in the community, a wide variety of housing opportunities at various prices should be made available. Housing affordability is dependent on income and housing costs.

Housing affordability is based on the relationship between household income and housing expenses. According to the United States Department of Housing and Urban Development (HUD) and HCD, housing is considered "affordable" if the monthly housing cost does not exceed more than 30 percent of a household's gross income.

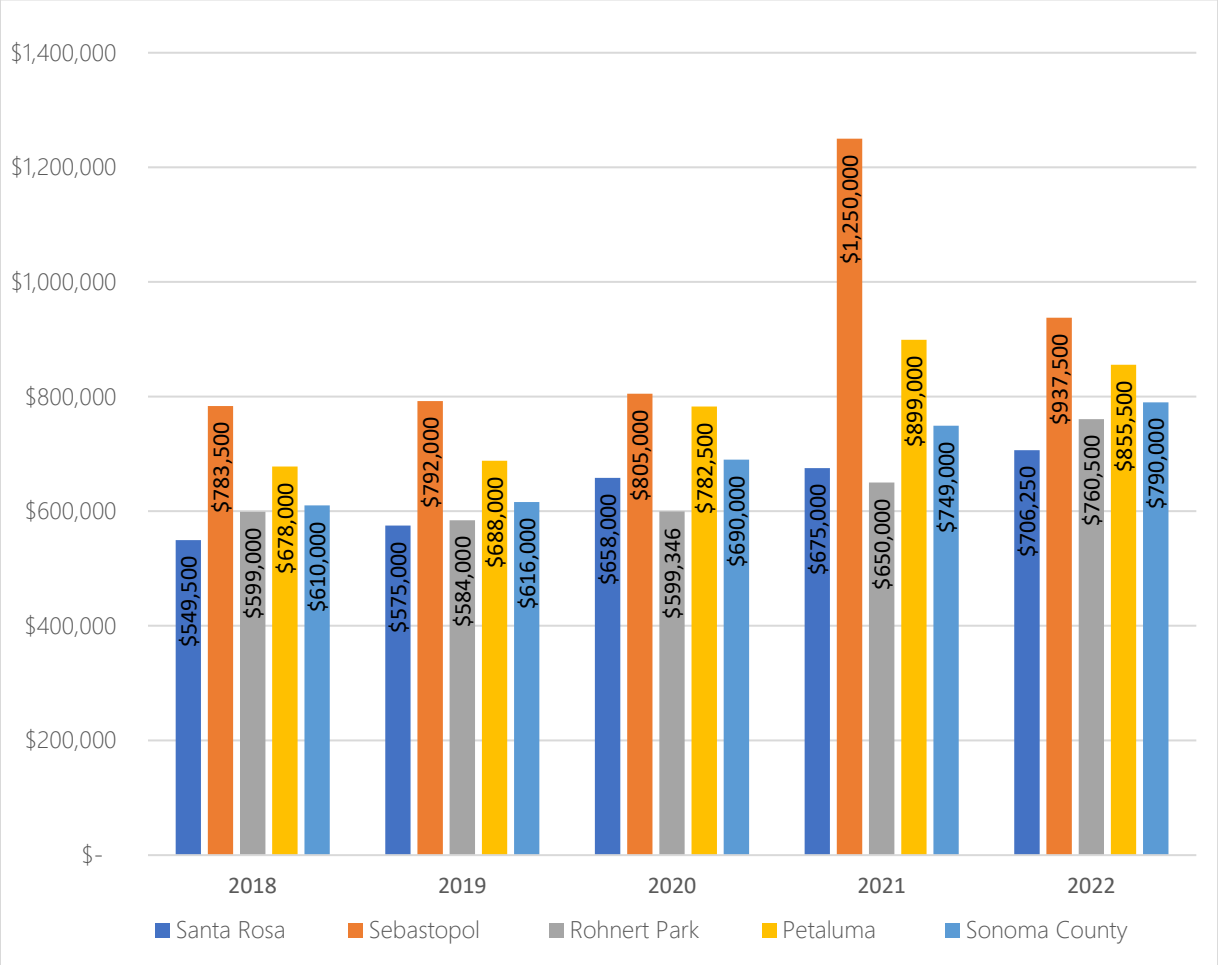
Home Sales Prices

According to Redfin (Error! Hyperlink reference not valid.), the median home sales price in Santa Rosa was $809,950 in February 2022. As shown in Figure 3-7, median home prices in Santa Rosa followed countywide trends, steadily increasing from 2018 to 2022. Rohnert Park similarly shows a steady increase between 2019 and 2022 after seeing a slight decrease from 2018 to 2019. Petaluma and Sebastopol both had median housing prices peak in 2021 and decrease in 2022. Sebastopol consistently had the highest median price of any Sonoma County jurisdictions, with the highest median price ($1,250,000) in 2021. The Santa Rosa median sales price increased by approximately 28 percent from 2018 to 2022, which was the second highest percentage increase among the jurisdictions surveyed. The countywide median increased approximately 30 percent for the same period, and the cities of Sebastopol, Petaluma, and Rohnert Park saw overall increases of 27, 26, and 27 percent, respectively. The overall rise in sales prices is a result of growing demand based on consumer confidence and the improving economy, historically low interest rates, a low vacancy rate, and a limited supply of new housing on the market. While there

has been an uptick in building permit activity in the city, market conditions in the short term may continue to result in increasing sales prices.

The median sales price in Santa Rosa varied greatly by area (reported by zip code), with 2019 median ranging from $560,000 in southwest Santa Rosa (95407) to $1,086,750 in the northeast area of the city (95404). Based on the 2019 median income, only households in the above moderate-income category, making more than 120 percent of the median area income annually, could afford a home at the citywide median price in Santa Rosa (assuming no more than 30 percent of monthly income is spent on housing). This 30 percent assumption does not consider the additional income needed for homeowner costs such as utilities and maintenance. A moderate-income household could afford a median-priced home in some areas of the city; however, securing a down payment may be difficult.

Figure 3-7 MEDIAN HOME SALES PRICES, 2018 TO 2022



Source: Redfin, 2018 -2021 and February 2020

A survey was done in March 2022 of Zillow.com to gather sale prices for different sized homes. Homes with 2 bedrooms ranged in price from $350,000 to just over 1 million while 3-bedroom homes ranged from $499,950 to almost 2 million. Homes with 4 or more bedrooms ranged from $699,999 to 2.8 million (Table 3-12).

Table 3-12 HOUSING SALE PRICE SURVEY, MARCH 2022

Number of Bedrooms	Number of Units Surveyed	Lowest Sales Price	Highest Sales Price	Median Sales Price
2	12	$350,000	$1,087,000	$617,000
3	14	$499,950	$1,795,000	$973,782
4+	14	$699,999	$2,800,000	$1,076,535
Total	40	-	-	-

Source: Zillow.com

Rental Costs

A recent survey of Zillow.com in November 2021 showed 76 properties, single-family homes, and apartments in Santa Rosa advertised for rent. These included 10 one-bedroom units, with rents from $1,200 to $2,455 per month, and 38 units with three or more bedrooms with rents ranging from $2,182 to $6,850 per month. Advertised rents ranged from $1,200 to $6,850 per month (see Table 3-13). According to the Santa Rosa-Petaluma, California Metropolitan Statistical Area (MSA), area that encompasses the City of Santa Rosa, in 2021, the fair-market rent for a two-bedroom unit was $2,038. A three-bedroom unit was $2,851 and a four-bedroom unit was $3,163. The costs differ from the fair market price by 18 percent for a two- and three-bedroom unit and by 68 percent for a four-bedroom unit.

Table 3-13 RENTAL PRICE SURVEY

Number of Bedrooms	Number of Units Surveyed	Lowest Advertised Rent	Highest Advertised Rent	Median Rent
1	10	$1,200	$2,455	$1,773
2	28	$1,900	$4,200	$2,418
3	28	$2,182	$5,500	$3,436
4+	8	$3,200	$6,580	$4,347
Total	74	-	-	-

Source: Zillow, *February, and March 2022*

Housing Affordability

This section describes the ability of households at different income levels to pay for housing based on HCD 2021 income limits. HCD classifies housing as "affordable" if households pay no more than 30 percent of gross income for payment of rent (including utilities) or monthly homeownership costs (including mortgage payments, taxes, and insurance).

Table 3-14 shows the 2021 HCD income limits for Sonoma County. The area median income (AMI) for a four-person household in the Sonoma County was $103,300 in 2020. Income limits for larger or smaller households were higher or lower, respectively, and are calculated using a formula developed by HUD.

Table 3-14 HCD 2021 INCOME LIMITS BY HOUSEHOLD, SONOMA COUNTY

Income Category	1-Person	2-Person	3-Person	4-Person	5-Person	6-Person	7-Person	8-Person
Acutely Low	10,850	12,400	13,950	15,500	16,750	18,000	19,200	20,450
Extremely Low	24,450	27,950	31,450	34,900	37,700	40,500	43,300	46,100
Very Low	40,750	46,550	52,350	58,150	62,850	67,500	72,150	76,800
Low	65,150	74,450	83,750	93,050	100,500	107,950	115,400	122,850
Median	72,300	82,650	92,950	103,300	111,550	119,850	128,100	136,350
Moderate	86,750	99,150	111,550	123,950	133,850	143,800	153,700	163,600

Source: HCD 2021 Income Limits

Ability to Pay

Table 3-15 provides the affordable rents and maximum purchase price, based on the HCD income limits for Sonoma County. As shown in Table 3-15, the maximum affordable rent for a very low-income, four-person household was $1,454 a month. When looking at one- and two-bedroom rentals with a median monthly rent ranging from $1,773 to $2,418 (Table 3-13), this price range is out of reach of very low-income households. Based on the maximum affordable rent, two- (median rent $2,418) and three- (median rent $3,436) bedroom rentals would be within reach of moderate-income households. In March 2022, the listing price for single-family homes in the city ranged from $375,000 to $1,795,000 for a three-bedroom home (Table 3-12). The maximum affordable sales price for a four-person household was $221,364 for an extremely low-income household, $368,834 for a very low-income household, $590,197 for a low-income household, and $786,190 for a moderate-income household of four. This indicates that there is a limited stock affordable to low-income households and that moderate-income households could afford existing and newly constructed two-bedroom homes in Santa Rosa; three-bedroom and larger homes would most likely only be affordable to above moderate-income households.

Table 3-15 MAXIMUM AFFORDABLE HOUSING COSTS BY INCOME CATEGORY, 2021

Income Category	Percentage of Median	Maximum Income	Maximum Rent	Maximum Sales Price
Extremely Low	<30%	$34,900	$873	$221,364
Very Low	30–50%	$58,150	$1,454	$368,834
Low	51–80%	$93,050	$2,326	$590,197
Moderate	81–120%	$123,950	$3,099	$786,190

Sources: HCD Income Limits, 2021, Wells Fargo Current Mortgage and Refinance Rates, September 2021

Notes:

Total affordable mortgage based on a 10-percent down payment, an annual 5-percent interest rate, 30-year mortgage, and monthly payment equal to 30 percent of income (after utilities, taxes, and insurance).

Monthly affordable rent based on 30 percent of income less estimated utilities costs.

Overpayment

Overpayment is defined as paying more than 30 percent of monthly household income for housing costs. Severely overpaying is defined as paying more than 50 percent of monthly household income for housing costs. The ACS estimated that 26,398 Santa Rosa households, or 40.6 percent of all households, overpaid for housing in 2019. Of those households, 29.6 percent were owner occupied households and 53.9 percent were renter occupied households overpaying for housing.

Table 3-16 illustrates households paying 30 to 50 percent and more than 50 percent of monthly household income for housing. In total, renter households pay a greater percentage of monthly income for housing, while owner-occupied households are less cost burdened than renter households. The majority of homeowners use 0 to 30 percent of their incomes for housing, while 29.4 percent of renters use 30 to 50 percent and 24.5 percent use 50 percent or more of their income for housing.

Table 3-16 MONTHLY HOUSING COSTS OF HOUSEHOLDS BY PERCENTAGE OF INCOME, SANTA ROSA, 2019

Income Spent on Housing	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
Not Overpaying (Less than 30 percent)	25,052	70.5%	13,575	46.1%	38,627	59.4%
Overpaying (30 to 50 percent)	6,634	18.7%	8,673	29.4%	15,307	23.5%
Severely Overpaying (50 percent or more)	3,865	10.9%	7,226	24.5%	11,091	17.1%
Total	35,551	100.0%	29,474	100.0%	65,025	100.0%

Source: American Community Survey 5-Year Data (2015-2019), ABAG Data Profile for Housing Elements

Lower Income Households Overpaying

Table 3-17 shows that 73.0 percent (17,765 households) of lower income households were spending more than 30 percent of their income on housing. Looking at lower income households overpaying by tenure, 68.4 percent were renter occupied households and 31.6 percent were owner occupied households.

Table 3-17 LOWER INCOME HOUSEHOLDS OVERPAYING FOR HOUSING, CITY OF SANTA ROSA, 2014-2018

Category	Owners Overpaying		Renters Overpaying		Total Overpaying	
	Number	Percentage	Number	Percentage	Number	Percentage
Extremely Low-Income households	1,375	73.3%	4,225	80.2%	5,600	78.4%
Very Low-Income households	1,600	66.0%	3,385	84.0%	4,980	77.1%
Low-Income households	2,635	55.1%	4,545	76.1%	7,180	66.8%
All Lower Income households (<80% AMI)	5,610	31.6%	12,155	68.4%	17,765	73.0%

Source: Comprehensive Housing Affordability Strategy (CHAS), 2014-2018)

Special-Needs Groups

Special housing needs relate to age, disability, income, family size, or other circumstances (such as student status) that create additional challenges to obtaining suitable housing that is also affordable. The following section describes these special-needs groups and their associated housing availability issues.

Persons with Disabilities

Persons with disabilities have special housing needs because of employment and income challenges; the need for accessible, affordable, and appropriate housing; and higher healthcare costs associated with a disability. A disability is defined by the US Census Bureau as a physical, mental, or emotional condition that lasts over a long period of time and makes it difficult to live independently.

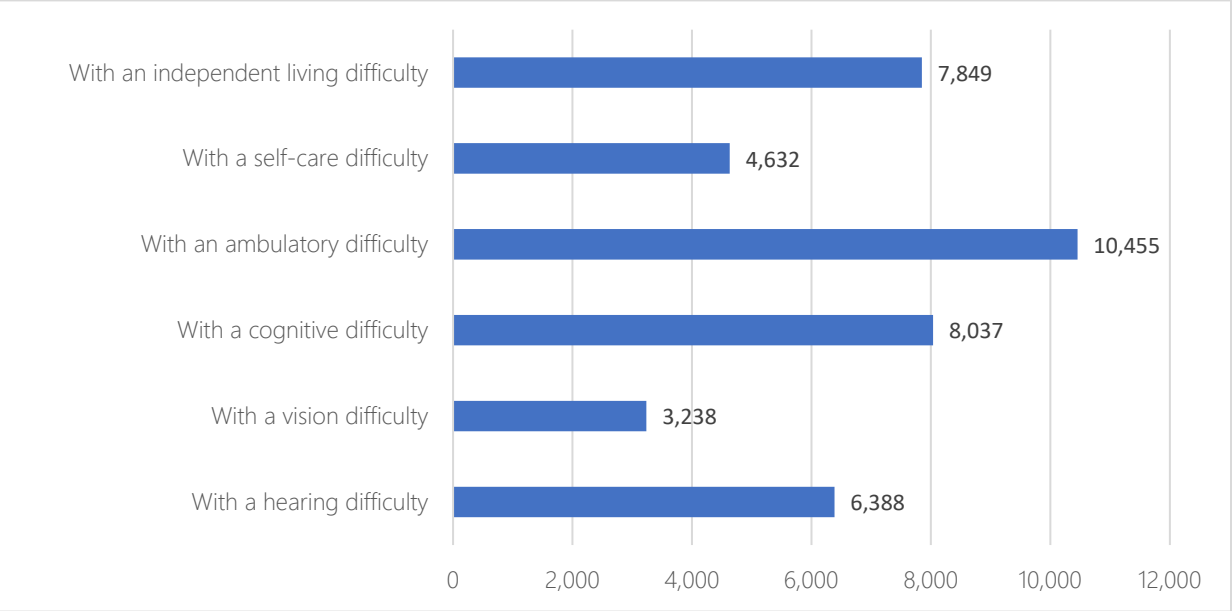
Living arrangements of disabled persons depend on severity of disability. Many disabled persons live in their own home, in an independent situation, or with other family members. The US Census collects data for several categories of disability. The ACS defines six aspects of disability: hearing, vision, cognitive, ambulatory, self-care, and independent living.

- Hearing difficulty: Deafness or serious difficulty hearing
- Vision difficulty: Blindness or serious difficulty seeing even when wearing glasses
- Cognitive difficulty: Serious difficulty concentrating, remembering, or making decisions due to a physical, mental, or emotional condition
- Ambulatory difficulty: Serious difficulty walking or climbing stairs
- Self-care difficulty: Difficulty dressing or bathing (Activities of Daily Living [ADL])

» Independent living difficulty: Difficulty doing errands alone, such as visiting a doctor's office or shopping due to a physical, mental, or emotional condition

According to the 2019 ACS, 40,599 civilian noninstitutionalized individuals over age five in the City of Santa Rosa had one or more hearing, vision, cognitive, ambulatory, self-care, and independent living disabilities. This number represents about 22.6 percent of the city's civilian noninstitutionalized population over age five (see Figure 8).

Figure 3-8 DISABILITIES AMONG SANTA ROSA RESIDENTS



Source: 2019 US Census, American Community Survey, ABAG Housing Element Data Package, 2021

Developmental Disabilities

California Government Code Section 65583(a)(7)) requires the City to include the needs of those with a developmental disability within the community in its analysis of "special needs groups." According to Section 4512 of the Welfare and Institutions Code, "developmental disability" means a disability that originates before an individual attains 18 years of age; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. It includes intellectual disabilities, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions closely related to intellectual disability or requiring similar treatment but does not include other conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled persons require a group living environment where supervision is provided. The most severely affected persons may require an institutional environment where medical aid and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services currently provides community-based services to approximately 360,000 people with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The North Bay Regional Center (NBRC) is one of 21 regional centers in California that provides point-of-entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

According to the Department of Developmental Services, from 2019-2020, the Santa Rosa field office served 45 percent of the age group 0-17 and 54 percent for ages 18 and over developmentally disabled residents in the City of Santa Rosa.

Table 3-18 provides an estimate of the number of developmentally disabled residents by age and zip code in Santa Rosa (includes only those served by the NBRC). Approximately 45 percent of NBRC clients are aged 17 years or younger.

Table 3-18 DEVELOPMENTALLY DISABLED RESIDENTS BY ZIP CODE

Zip Code	0-17 years	18 + years	Total Residents
95401	214	197	411
95403	195	309	504
95404	155	201	356
95405	76	129	205
95407	258	239	497
95409	81	113	194
Total	979	1,188	2,167

Source: Department of Developmental Services, June 2021

There are a number of housing types appropriate for people living with a developmental disability: rent-subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Housing Choice Vouchers (HCV), special programs for home purchase and HUD housing. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this needs group. Incorporating "barrier-free" design in all new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, because people with disabilities may be living on a fixed income.

To assist in the housing needs for persons with developmental disabilities, as part of Program H-22, the City will implement programs to coordinate housing activities and outreach with the North Bay Regional Center and encourage housing providers to designate a portion of new affordable housing developments for persons with disabilities, especially persons with developmental disabilities, and pursue funding sources designated for persons with special needs and disabilities.

In late 2018, the State closed the Sonoma Developmental Center which provided support services to persons with developmental disabilities. The County placed a request for Specific Plan proposals for the site. The Specific Plan proposals are an opportunity for economic development and conservation for the former Sonoma Developmental Center. The Specific Plan project kicked off in June 2021 and will be finalized in September 2022. Program H-22 directs the City to continue to partner with the North Bay Regional Center and other relevant agencies, local jurisdictions, and housing and service providers to provide support and assistance for persons with disabilities to fill any service gaps created with the closing of the Sonoma Developmental Center.

Additional services available for persons with disabilities include the following:

TABLE 3-18A – AVAILABLE SERVICES FOR PERSONS WITH DISABILITIES

Provider	Area Served	Services Available
Bayberry, Inc	Napa, Solano, Lake, and Sonoma Counties	Supports over 75 individuals in a Supported Living, Independent Living, and Residential Services programs
Disability Services & Legal	Sonoma, Napa, Lake and Mendocino Counties	Provides information, advice and assistance on a wide range of disability- related matters
Lifehouse	Marin, Sonoma, and San Francisco counties	Offers comprehensive skills training focused on each individual's needs
California Human Development Redwood Empire Industries	14 counties including Sonoma, Napa and Solano Counties	Hands-on work training for disabled adults. Job placement, supported employment, job coaching
Becoming Independent	Sonoma, Napa and Solano County	Assists with building skills in areas of health, wellness, nutrition, socialization, communication, arts, music, self-advocacy, and personal growth and direction
Community Action Partnership	Various locations throughout the state including Sonoma County	Provides direct assistance with critical needs that cannot be met by other resources.
Common Ground Society	City of Santa Rosa	Advocacy /Outreach
Kaleidoscope	City of Santa Rosa	Provides a licensed, community-based adult day program for developmentally disabled adults.

Large Households

According to the 2015-2019 ACS, there were 66,319 households in Santa Rosa. Of those, 21.4 percent (6,988 households) were made up of five or more persons (see Table 3-19 and Figure 3-9) and approximately 8.4 percent of the large households were homeowners. Of households with five or more persons, 13.1 percent were living in rental housing. There were approximately 37,359 dwelling units with

three or more bedrooms in the City of Santa Rosa, an amount that exceeds the current estimated needs for large families.

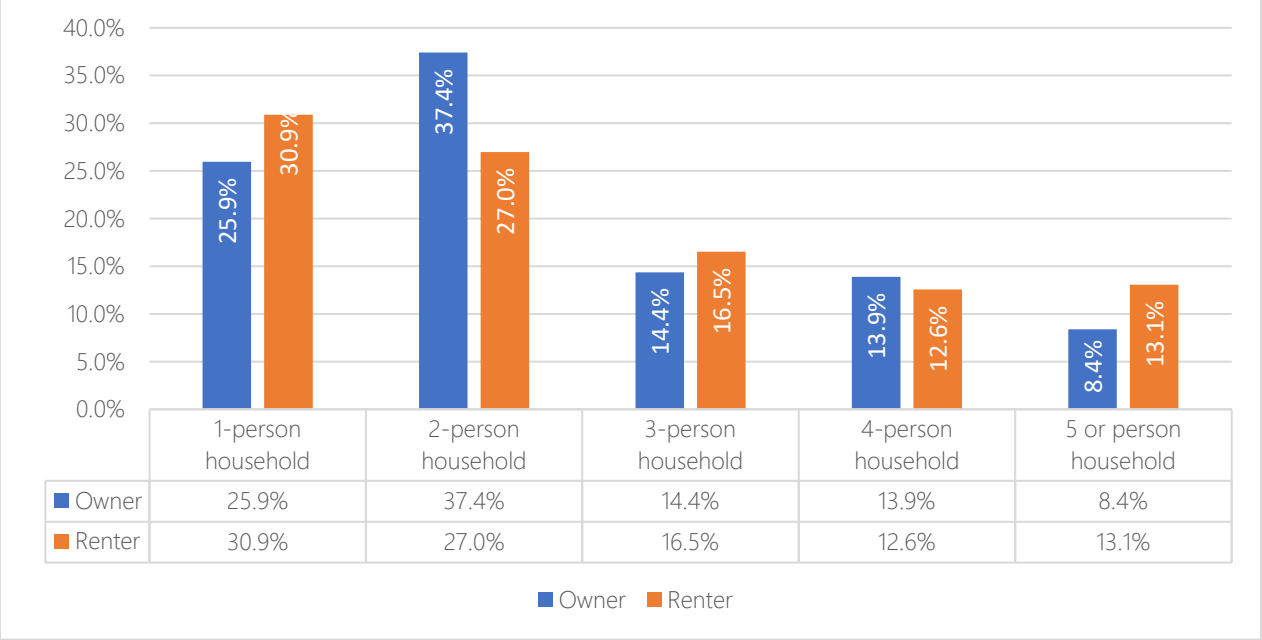
Approximately 44 percent of large family households in Santa Rosa were classified as either very low- or low-income households while the remaining 56 percent fell into the moderate- or above moderate-income category. A majority of the city's rental housing stock consists of individual single-family homes and apartment buildings for rent with multifamily only comprising 28.5 percent of the housing stock in Santa Rosa. The city recognizes that lower income large families are most likely in need rentals with a greater number of bedrooms. See Table 3-19 for a breakdown of the city's housing inventory by number of bedrooms.

Table 3-19 TENURE BY HOUSEHOLD SIZE

	Owner	Percentage	Renter	Percentage	Number	Percentage
1-person household	9,294	25.9%	9,420	30.9%	18,714	56.8%
2-person household	13,402	37.4%	8,228	27.0%	21,630	64.4%
3-person household	5,145	14.4%	5,036	16.5%	10,181	30.9%
4-person household	4,976	13.9%	3,830	12.6%	8,806	26.4%
5- or more person household	3,004	8.4%	3,984	13.1%	6,988	21.4%
Total	35,821		30,498		66,319	

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Figure 3-9 TENURE BY HOUSEHOLD SIZE, 2019



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Table 3-20 SANTA ROSA HOUSING INVENTORY BY NUMBER OF BEDROOMS

Type of Room	Number	Percent
No bedroom unit	2,527	3.6%
1 bedroom unit	8,234	11.9%
2 bedrooms unit	21,286	30.7%
3 bedrooms unit	27,296	40.3%
4 bedrooms unit	8,216	11.8%
5 or more bedrooms unit	1,181	1.7%
Total	69,406	100.0%

Source: American Community Survey, 2015-2019

Senior Population

According to the 2015-2019 ACS, approximately 16.7 percent of the City's population (30,092 persons) were senior residents (65 years or older). Senior-headed households made up approximately 29.1 percent (19,266 households) of the households in Santa Rosa. Of those, 69.9 percent were owner-occupied households and 30.4 percent were renter-occupied households. The 2015-2019 ACS reports that the majority of senior, owner-occupied households (7,785 households or 53.7 percent) had incomes greater than 100-percent AMI. The majority of renter-occupied households (1,444 households or 23.5 percent) had incomes between 0 and 30 percent of the AMI or the extremely low-income group.

With close to a quarter (23.5 percent) of senior households falling into the extremely low-income group, senior housing is an identified need of the city (Table 3-21). The city commits to support the needs of senior households in Program H-26.

Table 3-21 SENIOR HOUSEHOLDS BY INCOME AND TENURE

Income Group	Owner-Occupied		Renter-Occupied		Total Occupied	
	Number	Percentage	Number	Percentage	Number	Percentage
0%-30% of AMI	980	6.8%	1,444	23.5%	2,424	11.7%
31%-50% of AMI	1,660	11.4%	1,035	16.9%	2,695	13.1%
51%-80% of AMI	2,530	17.4%	1,045	17.0%	3,575	17.3%
81%-100% of AMI	1,545	10.7%	690	11.2%	2,235	10.8%
Greater than 100% of AMI	7,785	53.7%	1,920	31.3%	9,705	47.0%
Total	14,500	100.0%	6,134	100%	20,634	100%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019) (ABAG Housing Element Data Package, 2021)

Senior Housing and Services

The City of Santa Rosa has an interactive Affordable Housing Map available to the public on the City's website. The map displays Santa Rosa properties that are funded by or under agreement with the City of Santa Rosa Housing Authority and that are affordable to senior citizens. According to the Interactive Affordable Housing Map, there are about 1,119 units set aside exclusively for senior citizens. Based on the total number of units occupied by seniors (20,634 units), these dedicated units represent only a fraction of the potential demand for housing that is specifically designed for seniors. A majority of Santa Rosa's seniors reside in large, single-family homes or one of the 1,119 affordable housing units exclusively available to seniors.

The City of Santa Rosa provides a variety of senior services and programs at its two senior centers (Person Senior Wing and Steele Lane Community Center). The City's website outlines a variety of senior resources, such as legal consultations, daily activities, and support groups for individuals who are caretakers for loved ones with dementia. The city also works with other agencies and nonprofit organizations to meet the needs of seniors in the community. The Santa Rosa Junior College offers an "Older Adults Program," which offers, art, music, and writing courses for older adults in the community. The California Department of Aging (CDA) administers programs that serve older adults, adults with disabilities, family caregivers, and residents in long-term care facilities throughout the state. These services are provided locally by the Area Agencies on Aging (AAA), Medi-Cal Community Based Adult Services (CBAS) centers, or other contracted agencies. The Council on Aging provides social services to seniors through the Care Navigator and Healthy Ideas programs. The Care Navigator program services include conducting home visits to assess needs and recommended services. The services provided by Healthy Ideas include depression screenings designed to detect and reduce the severity of depressive symptoms in older adults with chronic health issues and functional limitations. The program also includes case management and referrals to appropriate professionals. The Catholic Charities Senior Transportation Program is a free service for seniors over 60 living in Santa Rosa. The program focuses on taking seniors to medical appointments, grocery shopping, and other similar errands. CityBus, Sonoma County Transit and Golden Gate Transit provide fare reductions for seniors on fixed-route and paratransit transportation service seven days a week, as mandated by the Americans with Disabilities Act (ADA). Paratransit is shared-ride public transportation that is available for all trip purposes (including shopping, higher education, medical appointments, and work). For CityBus trips a one-way paratransit fare of $3.00 (which is double the adult fixed-route fare) covers a very small fraction of the overall cost of the trip, which is over $50 per one-way trip. Regionally, the Clipper card provides fare reductions on all Bay area transit services for seniors. Additionally, the City of Santa Rosa and the Oakmont Village Association have funded a deviated fixed-route that serves the Oakmont community with a free shuttle within the community and one shopping related trip per weekday.

These programs are an important resource for Santa Rosa's growing senior population, but they are primarily oriented around transportation, health care, and recreational needs rather than housing. The aging population is expected to fuel additional demand for senior housing in the future, along with programs to assist Santa Rosa residents who wish to age in place. The city worked with a number of foundations and organizations to successfully secure financing for the Rehabilitation of the Scottish Rite Event Center into 26 units of new permanent affordable rental housing for very low- and extremely low-

income seniors who lost their homes during the Tubbs Fire in 2017. Construction is expected to be completed in June 2022.

Farmworkers

Sonoma County is an agricultural county, with a need for housing for agricultural workers. According to the Sonoma County Agricultural Commissioner, the county's value of agricultural production was more than $680 million in 2021. The top five crops, by value, include wine grapes, milk, livestock and poultry, cattle and calves, and nursery ornamentals. While the majority of farmworker employment is in unincorporated Sonoma County, some workers in agricultural jobs will seek housing in Santa Rosa.

According to the 2017 Census conducted by the United States Department of Agriculture, there were 14,379 total farmworkers across farm operations in Sonoma County. Of these, a total of 6,715 were permanent, year-round employees, while a total of 7,664 were seasonal workers, working fewer than 150 days per year. Table 3-22 presents this data, separated by farm type. The total number of farmworkers declined in Sonoma County from 2002 to 2007, with the Department of Agriculture reporting 15,476 workers in 2002 and 13,799 in 2007, but increased to 14,379 workers in 2017.

Table 3-22 FARM OPERATIONS IN SONOMA COUNTY, 2017

	Farmworkers	Farms and Agricultural Operations that hire employees
Farm operations with fewer than 10 employees		
Permanent	2,345	823
Seasonal[1]	2,688	977
Total	5,033	1,800
Farm operations with 10 or more employees		
Permanent	4,370	142
Seasonal[1]	4,976	251
Total	9,376	393
Total Permanent	*6,715*	*965*
Total Seasonal	*7,664*	*1,228*
Total All (Seasonal and Permanent)	*14,379*	*2,193*

Source: United States Department of Agriculture (USDA) Agricultural Census, 2017

Note: Some operations hire both permanent and seasonal labor. Total number of operations that hire labor are 1,713.

[1]USDA defines seasonal farmworkers as farmworkers hired for 150 days or less.

The agricultural census does not provide estimates of farmworkers living or seeking housing in Santa Rosa. There is not a definitive source to determine how many of Sonoma County's farmworkers live or seek housing in Santa Rosa. The Longitudinal Employer-Household Dynamics, Workplace Area Characteristics indicates that 331 Santa Rosa residents were employed in the Agriculture and Natural resources industries as of 2018. The Longitudinal Employer-Household Dynamics Workplace Area Statistics do not indicate whether employees in this industry are seasonal or year-round residents.

According to estimates from the California Department of Education, Santa Rosa had 499 students from migrant families enrolled in schools within Santa Rosa or schools that feed into Santa Rosa schools as of the 2019-2020 school year. The count includes students enrolled in preschool through 12th grade. Migrant children are defined as those who have moved in the preceding three years to accompany a family member or guardian obtaining temporary or seasonal employment in agricultural, fishing, or logging (except lumber mills) work. The Migrant Education program through the United States Department of Education addresses the special needs of migrant children whose learning is impacted by frequent mobility, poverty, and limited English skills.

Because migrant families may have one child, multiple children, or no children, this data cannot be used to determine the number of farmworker households in Santa Rosa; however, this data, along with the estimates from the Agricultural Census and ACS confirm the need for farmworker housing and resources in Santa Rosa. Specifically, this data confirms the need for affordable family housing.

Many farmworkers do not have access to decent, safe, and affordable housing. Many may live in overcrowded or substandard units or may be homeless. Farmworkers seeking housing in Santa Rosa need housing that is affordable to lower-income households, such as a subsidized apartment or single-family unit.

Seasonal and year-round opportunities are needed for farmworkers in the Santa Rosa area. Most farmworkers seek and find housing situations that are not specifically for farmworkers. In Santa Rosa, permanent rental housing is the most likely housing option for farmworkers. Locations identified for multifamily residential would provide sites for this group.

Housing specifically for farmworkers is allowed in Santa Rosa, consistent with a site's General Plan land use designation and policy direction. Additionally, all residential zoning districts in Santa Rosa allow boardinghouses as a permitted use. Boardinghouses are a housing alternative that could offer reasonably priced lodging for farmworkers.

To further facilitate the provision of housing for farmworkers, the City will continue to coordinate with Sonoma County to identify opportunities and issues, provide support and funding to nonprofit organizations for existing programs, and support the development of rental housing for seasonal and permanent farmworkers (Program H-23).

Extremely Low-Income Households

Extremely low-income (ELI) households are those with an income of 30 percent or less of the AMI, adjusted for family size. In 2021, a family of four making $34,900 or less would be classified as ELI. This income equates to a wage of about $16.78 per hour for a single wage-earner. An ELI family of four described previously could afford a monthly housing cost of approximately $873 a month. This ELI family would have to spend 81 percent of their monthly income to afford the lowest advertised rent for a three-bedroom apartment ($2,182 per month).

According to HUD's 2013-2017 CHAS data, approximately 7,145 households (approximately 10.7 percent of the City's total households) were ELI households. Most ELI households (7.9 percent of the City's households) rent their homes. Regardless of tenure, 80 percent of ELI households experience additional housing problems, such as overpayment, overcrowding, and/or severe structural dilapidation. About 78 percent of ELI households paid more than 30 percent of their incomes for housing, including 69 percent who paid more than 50 percent of their incomes on housing. ELI households may also have mental or other disabilities and special needs, making it even harder to secure housing.

Nearly all ELI households are expected to need aid, including housing cost subsidies and social services. In addition to the challenge of finding affordable housing, ELI households may also have mental or other disabilities and special needs, making it even harder to secure housing.

Table 3-23 illustrates these households by tenure. The majority, approximately 73 percent of ELI households, were renters. ELI renter households represented approximately 7.9 percent of the total household population, and ELI homeowner households made up approximately 2.8 percent of all Santa Rosa households. Many minimum-wage workers would also be considered ELI households. As shown in Table 3-23, many ELI households pay a large percentage of their income toward housing costs. Approximately 6.3 percent of ELI renter-occupied households overpaid for housing (paying more than 30 percent of their total income toward housing costs) and approximately 5.7 percent of renters severely overpaid (paying more than 50 percent of their total income toward housing costs).

The City's Housing Element includes Program H-25, a specific program to address the needs of ELI households. The program includes expanding regulatory incentives for the development of units affordable ELI households, providing financial support on an annual basis to organizations that provide services, such as legal aid and encouraging the provision of housing for young adults (particularly former foster youth and single mothers) through streamlined processing and funding assistance. Other programs included in the Housing Element to serve ELI households include mobile home park preservation and rent control (Programs H-13 and H-14), preservation and expansion of Housing Choice Vouchers (Program H-36), and preservation of at-risk publicly assisted housing units (Program H-15).

The City has made significant efforts in addressing the need for housing for residents with extremely low incomes in supported new developments, having helped subsidize the development of approximately 346 units from 2013 to 2021. Program H-25 also commits the City to continuing to support and fund the development of units affordable to ELI households. In addition, the City currently permits a variety of housing types and includes Program H-6 to continue encouraging innovative housing types to provide

housing stability and reduce displacement risk for ELI households. The City will continue to encourage single-room occupancy housing and other special housing arrangements (Program H-25) and fund and support emergency shelter and homeless support services (Program H-24).

Table 3-23 EXTREMELY LOW-INCOME HOUSEHOLDS, 2018

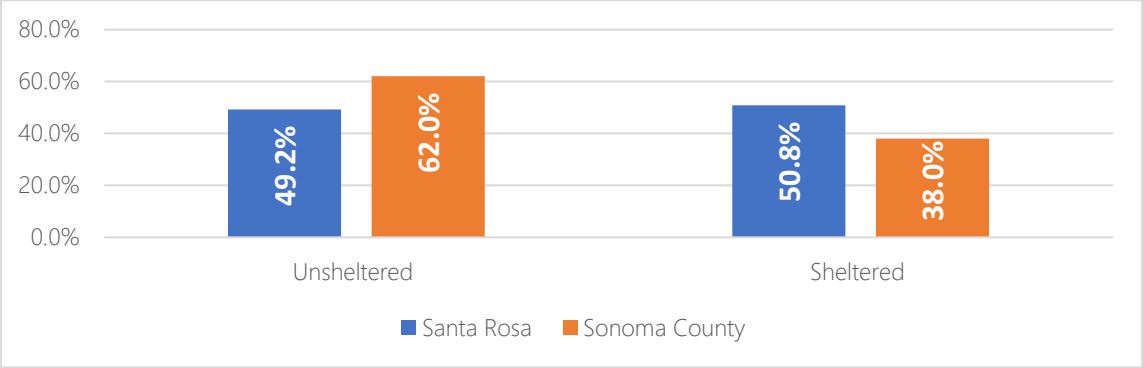
Total Household Characteristics	Number	Percentage of Total Households
Total occupied units (households)	66,630	100%
Total Renter households	30,925	46.4%
Total Owner Households	35,705	53.6%
Total Extremely low-income households – renters	5,270	7.9%
Total Extremely low-income households – owners	1,875	2.8%
Extremely low-income Renter households overpaying	4,225	6.3%
Extremely low-income Owner households overpaying	1,375	2.1%
Extremely low-income Renter households severely overpaying	3,775	5.7%
Extremely low-income Owner households severely overpaying	1,170	1.8%

Source: 2014-2018 CHAS Data Sets

People Experiencing Homelessness

The very nature of homelessness makes it difficult to count persons with no permanent shelter. The Sonoma County Continuum of Care oversees the county's assessment of homeless persons and conducts point-in-time homeless counts as required by HUD. The 2020 point-in-time count, conducted on February 28, 2020, between the hours of 5:00 a.m. and 10:00 p.m., found 2,745 homeless persons countywide, 62 percent of whom were unsheltered. Of the total unsheltered persons, 719 (49.2 percent) counted were in the Santa Rosa area, and 742 were sheltered (50.8 percent). (Figure 3-10 provides detail about the homeless population in Santa Rosa.

Figure 3-10 SANTA ROSA HOMELESS POPULATION



Source: 2020 Sonoma County Point-in-Time Census

Countywide, 22 percent of those surveyed reported that loss of job was a primary cause of homelessness, followed by alcohol or drug use (16 percent). Based on individuals' and families' circumstances, some need emergency or short-term assistance, some require transitional housing in a sober living environment, some need permanent, supportive housing, and others need a very low-income dwelling unit.

Homeless persons most frequently cited inability to afford rent as an obstacle to securing permanent housing (70 percent). Additional obstacles included a lack of income or job (50 percent), no money for moving costs (31 percent), and lack of housing availability (20 percent). The top causes of becoming homeless noted during the 2020 survey were a lost job (22 percent), argument with family or friend who asked the person to leave (15 percent), alcohol or drug use (16 percent), and fire (10 percent).

As shown in Table 3-24, there were over 500 year-round beds in emergency shelters in Santa Rosa as of January 2020. The point-in-time count, by its nature, does not include information regarding seasonal fluctuations in the number of homeless persons in Santa Rosa. No seasonal counts or estimates are known to exist. Information from homeless service providers suggests there is some variation during winter when the weather turns cold and wet or when there is a severe weather event, such as flooding. Homeless persons who live outside or camp will often seek emergency shelter during the rainy season. In response to the COVID-19 outbreak, in December 2020, the Samuel Jones Hall Homeless Shelter (SJH) completed an emergency shelter expansion to restore bed capacity lost due to social distancing measures. The expansion resulted in a shelter annex installation of 8,000 square feet placed on a parking lot adjacent to the current shelter building and provides shelter for an additional 60 individuals. The local focus has traditionally been on developing year-round shelter to better provide an opportunity for homeless persons to connect with service providers who can assist in the goal of ending long-term homelessness.

Approximately 442 beds are available in transitional and supportive housing settings.

Table 3-24 HOMELESS FACILITIES IN SANTA ROSA

Name	Operator	Location	Capacity
Emergency Shelters			
Family Support Center	Catholic Charities	465 A Street	138*
Redwood Gospel – Men's Shelter	Redwood Gospel Mission	101 Sixth Street	50
Redwood Gospel – Women and Children	Redwood Gospel Mission	1048 Wild Rose	34
Sloane House (women)	Community Action Partnership	3438 Chanate Road	22
Dr. Coffee Teen Shelter	Social Advocates for Youth	1243 Ripley Street	6
Opportunity House	Community Support Network	634 Pressley Street	13
Homeless Services Center	Catholic Charities	600 Morgan Street	5

Name	Operator	Location	Capacity
Samuel Jones Hall	Catholic Charities	4020 Finley Avenue	213*
Women's Recovery Services	–	–	32
YWCA Domestic Violence Safe House	YWCA	–	54
Subtotal			*504*
Transitional Housing Facilities			
Grosman Apartments	Burbank Housing	1289 Martha Way Santa Rosa, CA 95407	13
Athena House	California Human Development	1539 Humboldt Street	15
Kids First Family Shelter	Cots Family Shelter	1500 Petaluma Boulevard South	35
Hearn House	Veterans Housing Development Corporation	444 Tenth Street, Suite 102	17
Sanctuary Villas	Community Support Network	–	9
DeMeo House	Catholic Charities	310 Ridgway	10
Story Point Commons	Community Support Network	–	16
Dutton House	Community Support Network	1552 N. Dutton Avenue	10
Elsa House	InterFaith Shelter Network	–	10
Giffen House	Community Action Partnership	1300 North Dutton Avenue	28
Housing Options	Catholic Charities	–	18
Manna Home	Redwood Gospel Mission	2032 Dennis Lane	16
New Life Program	Redwood Gospel Mission	–	–
Nightingale at Brookwood Health Center	Catholic Charities	983 Sonoma Avenue Santa Rosa, CA 95402	13
Perinatal Housing Program	Catholic Charities	465 A Street	8
Tamayo Village	Social Advocates for Youth	1700 Yulupa Avenue	20
E Street	Community Support Network	201 South E Street	7
Turning Point	Drug Abuse Alternatives Center	–	3
Homeless Services Center	Catholic Charities	600 Morgan Street	10
Soroptimist House	InterFaith Shelter Network	–	8
R House (7 sites)	R House	–	53

Name	Operator	Location	Capacity
Redwood Gospel Mission – Men	Redwood Gospel Mission	101 Sixth Street	30
Bridges	Community Support Network	–	10
SR Transitional Housing	Salvation Army	93 Stony Circle	15
Vietnam Veterans T-House	–	520 Franquette Avenue	9
Rainbow House	Catholic Charities	1209 and 1219 Jefferson Street	27
Women's Recovery Services	–	–	32
Subtotal			*412*
Total			916

Source: City of Santa Rosa Department of Economic Development and Housing 2013 and 2021

** Offers additional beds during the winter season were provided prior to the COVID-19 pandemic.*

Note: Addresses are not provided for some facilities to protect the privacy of clients/residents.

Homeless outreach activities are provided by Catholic Charities, the InterFaith Shelter Network, Redwood Gospel Mission, Social Advocates for Youth, Community Action Partnership of Sonoma County, Community Support Network, and other service-providing agencies.

As a result of the COVID-19 pandemic, COVID-19 Emergency Solutions Gants (ESG-CV) funds for Rapid and Rehousing (RHH) and Emergency Shelter (ES) projects became the response to homelessness in Sonoma County. The ESG-CV funds are available for the prevention, preparedness, and response to COVID-19 for individuals and families that are homeless or receiving homeless assistance. Per the emergency Solutions Grants program (42 United States Code [U.S.C.] 11371), the funds can also be used to supplement additional homeless assistance and homeless prevention efforts to relieve the impacts of COVID-19 for special-needs populations. The City-owned Samuel L. Jones Hall Homeless Shelter received ESG-CV funding to support operations during the pandemic.

In addition, as of 2021, Social Advocates for Youth have provided shelter to 109 youth (ages 18 to 24) and have helped another 109 people secure permanent housing. The organization was recently granted a $200,000 federal grant to continue serving their Dr. Coffee House project, a teen shelter that is open 24 hours a day and 364 days a year, providing short-term shelter, food, counseling and referrals for youth and their families.

In 2015, the Community Homeless Assistance Program (CHAP) was created to provide guidance to the City's faith-based and advocacy partners operating safe parking and nomadic shelter programs and to provide guidance for additional services such as storage of personal belongings, safe camping, and sanitary facilities. To date, the City has committed $30,000 in grant funding to two faith-based partners that provide up to 20 safe parking spaces at their properties. CHAP is intended to supplement the City's existing efforts to address homelessness through cross sector collaborations. CHAP provides guidance and grant fund for eligible property types and services; however, program operations are the

responsibility of the property owner, which is likely the biggest barrier. Property owners have expressed concerns related to capacity, safety, and liability to operate safe parking, for example, without the oversight of an experienced homeless services provider.

The City will continue to provide funding and support to groups providing shelter and services to the homeless and explore new models for providing temporary housing solutions (Program H-24).

At-Risk Housing

As required by California Government Code Section 65583, the Housing Element must analyze the extent to which below-market rate units are at risk of converting to market-rate housing. If there are at-risk units, the element should include programs to encourage preservation of these units or to replace any that are converted to market rate. The units to be considered are any units that were constructed using federal assistance programs, state or local mortgage revenue bonds, redevelopment tax increments, in-lieu fees or an inclusionary housing ordinance, or density bonuses. Housing is considered to be "at risk" if it is eligible to be converted to non-low-income housing due to: (1) the termination of a rental subsidy contract, (2) mortgage prepayment, or (3) the expiration of affordability restrictions. The time period applicable in making this determination is the 10-year period following the last mandated update of the Housing Element, which in the case of Santa Rosa, is 2023 to 2031.

According to California Housing Partnership Corporation (CHPC), as of December 2021, there were 4,486 assisted units in the City of Santa Rosa. Of those units, 384 units in 7 projects are at risk of converting to market rate in the next 10 years, by 2031. These projects are denoted in bold in Table 3-25.

Table 3-25 ASSISTED UNITS (RISK OF CONVERSION NOTED IN BOLD)

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
3575 Mendocino Avenue	3575 Mendocino Ave Santa Rosa, CA 95403	94	93	LIHTC	2074
Acacia Lane Senior Apartments	657 Acacia Lane	44	37	LIHTC; HUD	2066
Acme Family Apartments	1885 & 1905 Sebastopol Road	77	76	LIHTC	2074
Amorosa Village I	2740 Dutton Meadow	97	96	LIHTC	2065
Amorosa Village II	2740 Dutton Meadows	52	52	LIHTC	2065
Arroyo Point Apartments	1090 Jennings Avenue	70	69	LIHTC; HCD	2062
Benton Veterans Village	1055 Benton Street	7	6	HCD	2069
Bethlehem Tower	801 Tupper Street	159	158	LIHTC; HUD	2067
Boyd Street Family Apartments	811 Boyd Street	46	45	LIHTC	2074
Caritas Homes Phase 1	Southeast corner of 7th Street and Morgan Street	64	63	LIHTC	2074

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Carrillo Place DDS	3257 and 3273 Moorland Avenue	68	68	HCD	2059
Chelsea Gardens Apartments	1220 McMinn Avenue	120	118	LIHTC; HUD; CalHFA	2053
Colgan Meadows	2701 Creek Park Lane	84	83	LIHTC; HCD	2064
Crossings on Aston	706 Aston Ave	27	26	LIHTC	2071
Crossroads	1990 Burbank Avenue	79	78	LIHTC	2070
Cypress Ridge	2239 Meda Ave.	122	120	LIHTC	2059
Del Nido Apartments	850 Russell Avenue	206	205	LIHTC; HUD	2052
Downtown Apartments	435 Beaver Street	34	34	LIHTC	2050
Dutton Flats	206 West 3rd Street	41	40	LIHTC	2073
Gray's Meadow	2352 Meadow Way	52	51	LIHTC; HCD	2068
Grosman Apartments	1289 Martha Way	13	13	LIHTC	2047
Hendley Circle Apartments	1415 Hendley Circle	27	27	LIHTC; HCD	2047
Henry House	1822 MANOR DR	4	4	HUD	2038
Humboldt Apartments	499 Humboldt	52	51	LIHTC	2066
Jay's Place	2805 Park Meadow Drive	41	32	LIHTC	2056
Kawana Springs Apartments	450-500 Kawana Springs Road	151	134	LIHTC	2074
McBride Apartments	2350 McBride Lane	80	78	LIHTC	2054
McMinn Avenue MHSA	1228 McMinn Avenue	8	8	CalHFA	2031
Monte Vista	1080 Jennings Ave.	107	105	LIHTC; HUD; HCD	2061
Northpoint II Village Apartments	2151 Stony Point Road	40	32	LIHTC	2053
Northpoint Village Apartments	2145 Stony Point Road	70	69	LIHTC	2054
Olive Grove	1945 Zinfandel Avenue	128	126	LIHTC; HCD	2062
Panas Place Apartments	2496 Old Stony Point Road	66	65	LIHTC, HUD, CalHFA	2060
Papago Court / Apple Valley Apartments (Site A)	2820 Papago Court	48	47	LIHTC	2053
Paulin Creek Apartments (Site A)	2459 West Steele Avenue	48	44	LIHTC	2054
Quail Run Apartments	1018 Bellevue Ave	200	199	LIHTC; HUD	2054
Rowan Court	2051 W. Steele Lane	62	61	LIHTC	2063

Name	Address	Total Units	Affordable Units	Funding	Affordability Expiration
Santa Rosa Avenue Apartments	2905 Santa Rosa Avenue	154	137	LIHTC	2074
Santa Rosa Garden	4601 Montgomery Drive	111	109	LIHTC; HUD	2055
Silvercrest Residence-Santa Rosa	1050 Third ST	186	144	HUD	2034
Sonoma Creekside Apartments (Site A)	2 Boas Dr.	43	42	LIHTC; HUD	2067
Stony Oaks Apartments	2542 Old Stony Point Rd	142	140	LIHTC	2074
Stony Point Flats	2268 Stony Point Road	50	49	LIHTC	2074
Tamayo House (Yulupa Supportive Housing for Young Adults)	1700 Yulupa Avenue	22	20	HCD	2061
Terracina at Santa Rosa	471 West College Avenue	99	98	LIHTC	2062
The Crossings at Santa Rosa	820 Jennings Avenue	49	48	LIHTC; HCD	2065
The Redwood Apartments	3422 Santa Rosa Avenue	96	95	LIHTC	2074
Tierra Springs Apartments (Site A)	786 Kawana Springs Road	66	64	LIHTC	2068
Timothy Commons	419 Timothy Road	32	31	LIHTC; CalHFA; HCD	2061
Valley Oak Park I	2600 Northcoast Street	100	48	HUD	2022*
Valley Oak Park II	2600 Northcoast Street	131	71	HUD	2022*
Vigil Light Apartments	1945 Long Dr	49	48	HUD	2025
Vintage Park Sr Apartments	147 Colgan Avenue	120	119	LIHTC	2053
Vintage Zinfandel Senior Apartments	2037 Zinfandel Avenue	129	128	LIHTC	2057
Vista Sonoma Senior Living Apartments	1401 Townview Avenue	189	187	LIHTC	2070
Walnut Grove Apartments	450 Stony Point Road	104	104	HUD	2023
West Avenue	1400 West Avenue	40	40	HCD; CalHFA	2030
West Oaks Apartments	2578 West Oak Circle	52	52	LIHTC; HUD; CalHFA	2054
Windham Village	1101 Prospect Ave	50	49	LIHTC; HUD	2065
Woodcreek Village	101 Boas DR	50	50	HUD	2034
Total Units		4,752	4,486		
Total units at risk of converting			*319*		

Sources: California Housing Partnership, Preservation Database 2021.

**Annual contracts between HUD and the property.*

Preservation Resources

The types of resources needed for preserving at-risk units fall into three categories: (1) financial resources available to purchase existing units or develop replacement units; (2) entities with the intent and ability to purchase and/or manage at-risk units; and (3) programs to provide replacement funding for potentially lost Housing Choice Voucher Program reduction in subsidies, otherwise known as the Section 8 program.

A variety of federal and state programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, a variety of funding sources would be required. Several sources of funding are available to Sonoma County for preservation of assisted, multifamily rental housing units to assist with purchasing units or providing rental subsidy, including Community Development Block Grant (CDBG) or HOME funds. For older buildings with expiring affordability, funding for substantial rehabilitation may also give the city an opportunity to reinstate affordability requirements. HUD may provide Section 8 Tenant Protection Vouchers to subsidize rents for tenants in properties at risk of loss because of expiration due to loss of affordability associated with mortgage pre-payment.

When affordable housing units have the potential to convert to market rate, due typically to the expiration of an affordable housing agreement or expiration of funding, there is a risk that tenants in those affordable units will be displaced. Certain companies and organizations can be certified as eligible to purchase buildings where a federally assisted mortgage is due to be prepaid.

Qualified Entities

The following qualified entities are identified by HCD as potential purchasers of at-risk units in Sonoma County:

- Burbank Housing Development Corp.
- Affordable Housing Foundation
- Pacific Community Services, Inc.
- Divine Senior Apartments
- Sonoma County Community Development Commission
- SWJ Housing
- Volunteers of America National Services
- L + M Fund Management LLC

Strategies for Preserving Affordable Housing

Acquisition - For units at risk of conversion, qualified non-profit entities must be offered the opportunity to purchase buildings to maintain affordability.

The factors that must be used to determine the cost of preserving low-income housing include property acquisition, rehabilitation, and financing. Actual acquisition costs depend on several variables, such as condition, size, location, existing financing, and availability of financing (governmental and market). Looking at multifamily buildings throughout the City of Santa Rosa, prices ranged from $385,000 per unit for a 100-unit building in Santa Rosa to $305,556 per unit for a 9-unit multifamily unit. Additionally, if the property needs significant rehabilitation, or financing is difficult to obtain, it is important to consider these factors in the cost analysis.

Preservation - Housing affordability can also be preserved by seeking alternative means of subsidizing rents, such as the Tenant Protection Vouchers which is a subset of the HCV program described previously. Under HCVs, HUD pays the difference between what tenants can pay (defined as 30 percent of household income) and what HUD estimates as the fair-market rent on the unit. Based on HUD's 2022 fair-market rents, the total cost to subsidize rental costs for a very low-income four-person household for 20 years would be $140,400 for a two-bedroom home and $335,520 for a three-bedroom home.

Replacement with New Construction – Another alternative to preserve the overall number of affordable housing units in the county is to construct new units to replace other affordable housing stock that has been converted to market-rate housing. Multifamily replacement property would be constructed with the same number of units, with the same number of bedrooms and amenities as the one removed from the affordable housing stock.

The cost of new affordable housing can vary greatly depending on factors such as location, density, unit sizes, construction materials, type of construction (fair/good), and on- and off-site improvements. Looking at a sample project with 93 assisted units and one manager's unit, the cost for land acquisition is approximately $24,314 per unit, or $2,261,270 total. Costs for multifamily construction are approximately $156 per square foot. This is based on costs calculated for a four -story building in Sonoma County with 40 units and an average unit size of 800 square feet each. The total construction costs for the building are $5,005,762, based on the total cost of building this development, it can be estimated that the per-unit cost to replace low-income housing would be $120,400 per unit. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking.[1]

[1] 2022 National Building Cost Manual and 2022 945-33,91,90,34,89,85,93,71,35,12,92, and 956-87,20,18,94,90,25,96 zip code modifiers Craftsman Book Company.

Cost of Preservation Versus Replacement

The cost to the cities within Sonoma County of preserving units that are projected to expire between 2021 and 2031 is estimated to be less in most cases than replacing the units through new construction. Replacing the units with rehabilitated units may be cost-effective in some instances. Actual costs involved in each option will depend on the rental and real estate market situations at the time the affordability restrictions on these projects expire.

Extending low-income use restrictions to preserve the units as affordable may require financial incentives to the project owners. Other scenarios for preservation would involve purchase of the affordable units by a nonprofit or public agency, or local subsidies to offset the difference between affordable and market rents. Scenarios for preservation depend on the type of project at risk.

Funding Sources for Preservation

The types of resources needed for preserving at-risk units fall into three categories: financial resources available to purchase existing units or develop replacement units; entities with the intent and ability to purchase and/or manage at-risk units; and programs to provide replacement funding for potential reductions in funding for Housing Choice Voucher Program rent subsidies (previously known as the Section 8 Program).

A variety of federal, state, and local programs are available for potential acquisition, subsidy, or replacement of at-risk units. Due to both the high costs of developing and preserving housing and limitations on the amounts and uses of funds, multiple funding sources would be required. The following summarizes federal and state financial resources available to the cities within Sonoma County for preservation of assisted, multifamily rental housing units.

Financial Resources

Federal Programs

Community Development Block Grant (CDBG). This program is intended to enhance and preserve the affordable housing stock. Eligible activities include acquisition, rehabilitation, economic development, and public services. CDBG grants benefit primarily persons/households with incomes not exceeding 80 percent of the county AMI. Santa Rosa is an entitlement city and received an annual allocation of funding of $1,498,757 in 2021/2022.

HOME Investment Partnership. HOME funding is a flexible grant program awarded on a formula basis for housing activities; it takes into account local market conditions, inadequate housing, poverty, and housing production costs. HOME funding is provided to jurisdictions to either assist rental housing or homeownership through acquisition, construction, reconstruction, and/or rehabilitation of affordable housing. Funding is also provided for possible property acquisition, site improvements, and other expenses related to the provision of affordable housing and projects that serve a group identified as having special needs related to housing.

Housing Choice Voucher (Section 8) Program. This program provides rental assistance payments to owners of private market-rate units on behalf of very low-income tenants.

Section 811/202 Program. Nonprofit organizations and consumer cooperatives are eligible to receive no-interest capital advances from HUD for the construction of very low-income rental housing for senior citizens and persons with disabilities. Project-based assistance is also provided in conjunction with this program. Section 811 can be used to develop group homes, independent living facilities, and intermediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.

State Programs

California Housing Finance Agency Multifamily Housing Programs. This state program provides below-market-rate financing to builders and developers of multiple-family and elderly rental housing. Tax-exempt bonds provide below-market mortgage money. Eligible activities include new construction, rehabilitation, and acquisition of properties with 20 to 150 units.

Low-Income Housing Tax Credit. This state program provides tax credits to individuals and corporations that invest in low-income rental housing. Tax credits are sold to corporations and people with high tax liability, and proceeds are used to create housing. Eligible activities include new construction, rehabilitation, and acquisition.

California Community Reinvestment Corporation. This private, nonprofit mortgage banking consortium provides long-term debt financing for affordable multifamily rental housing. Eligible activities include new construction, rehabilitation, and acquisition.

Local Programs

Overseen by the Santa Rosa Housing Authority, the Housing Trust (Trust) partners with many private-sector organizations to develop affordable housing projects. Typically restricted to very low- and low-income households, these projects are scattered throughout Santa Rosa. The Trust has sponsored over 4,000 units in Santa Rosa, representing over $155 million invested in affordable housing in Santa Rosa. The Trust is also responsible for the mobile-home rent control program, homeownership programs and referrals, and providing funding for homeless shelters and programs. The City also has the HOME - Tenant Based Rental Assistance program that provides eligible residents with a rental subsidy to help pay their rent for up to two years. Residents who are at or below 60% of the area median income are eligible to apply. The amount awarded in a HOME subsidy varies depending on income and family size. Participants can expect to pay 30-40 percent of their monthly income toward rent of a unit - within reasonable limits. The remainder of the rent payment will be paid by HOME to the rental property. For homeownership opportunities, the Trust works with various developers to create new homebuyer units and conduct resales to income-eligible households. Burbank Housing Development Corporation recently completed Lantana Village, a 48-unit development for low and moderate-income homebuyers.

4. Fair Housing Assessment

Assembly Bill (AB) 686 requires that all housing elements due on or after January 1, 2021, must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015. Under state law, AFFH means "taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." AB 686 requires the City of Santa Rosa (City) and all jurisdictions in the state to complete three major requirements as part of the housing element update:

1. Conduct an AFH that includes a summary of fair housing issues; an analysis of available federal, state, and local data knowledge to identify patterns of segregation or other barriers to fair housing; and prioritization of contributing factors to fair housing issues.

2. Prepare the Housing Element Land Inventory and identification of sites through the lens of AFFH.

3. Include a program in the Housing Element that affirmatively furthers fair housing and promotes housing opportunities throughout the community for protected classes and addresses contributing factors identified in the AFH (applies to housing elements beginning January 1, 2019).

Outreach

The city has used a variety of outreach methods to augment the standard public hearing process to reach stakeholders and members of all socioeconomic segments of the city. Feedback obtained through stakeholder interviews, surveys, and community and local group workshops highlighted prominent fair housing issues Santa Rosa residents experience. These issues and needs have been incorporated into the analysis of fair housing issues in the city. In concert with the concurrent General Plan Update, the city held the following opportunities for community engagement on the Housing Element Update:

- Between May and July 2021, the city held Community Vision Workshops (10 total) for Santa Rosa community members and stakeholders. All workshops were held in English and Spanish.
- On November 16, 2021, the city met for a virtual joint Planning Commission and City Council study session on the Housing Element Update. Spanish translation was available for anyone who requested it.
- Between November 2021 and May 2022, the City contacted stakeholders that serve Santa Rosa residents in capacities related to housing and special-needs groups for one-on-one consultations. In total, nine stakeholder groups participated in the consultations with the city, inclusive of affordable housing developers, fair housing providers, and unhoused persons service providers.

- On March 10, 2022, the city hosted a virtual Housing Workshop and five in-person workshops between March 16 and 26, 2022. During both the virtual and in-person meetings, participants provided feedback via a housing survey. All workshops were held in English and Spanish.
- On April 25, 2022, a Study Session was held with the City's Housing Authority to provide an overview of the Housing Element progress and solicit feedback from Commissioners and members of the public.

Outcomes of outreach efforts with community members are summarized herein.

With respect to barriers to fair housing related to affordability, residents emphasized high housing costs and the need for a variety of affordable housing types other than single-family residences, and supported denser housing, "missing middle" housing, and housing for the homeless. Residents described increased housing costs following large-scale fires, and a need for affordable housing to be in proximity to transit and services, but also that affordable housing be well-distributed across the city. Stakeholders reinforced during one-on-one consultations that housing costs have been prohibitive to increasing access to affordable housing in Santa Rosa. Affordable housing was identified as a particular need for large families (addressed in Program H-27), but also for single adults (Program H-25), seniors (Program H-26), and those living with disabilities (Program H-22). Feedback from stakeholders echoed this need, specially identifying a lack of permanent supportive housing, which could provide an important source of housing stability for extremely low-income households and households vulnerable to homelessness (Program H-25).

With respect to barriers to fair housing related to issues of exclusion and/or discrimination, one resident described having experienced housing discrimination against voucher holders, large families, and lower-income households, and stated that poor transit access and connectivity "break[s] us down as a community." Residents described residual impacts of historical and ongoing exclusionary housing practices, and a need for diverse community spaces to help foster belonging, emphasizing a need for queer; transgender; and Black, Indigenous, Tribes and Tribal Citizens, and people of color community spaces. In light of the recent fires, residents emphasized the need for more equitable access to parks, and housing that is planned and designed in consideration of fire safety, with a connection made between fire impacts, housing, and mental health.

Residents expressed a perception that Latinx communities and businesses are concentrated downtown, and that there should be diversity in business types, employment, and housing citywide. Black residents described move-in costs as a barrier to housing for their community members, along with issues of financial literacy.

With respect to connectivity, mobility, and access to resources as obstacles to fair housing, residents expressed a desire for more public transit options and described Route 101 as "dividing" the city. An excess of parking downtown was identified, which could be repurposed for housing, though other residents expressed concern that reduced parking could make working downtown more difficult. A general need for more transit options, in concert with denser housing, was identified for the downtown area. For disabled community members, connectivity via transit with increased routes and sidewalk

gaps being addressed was identified as a priority (Program H-31). Residents also identified childcare as a pressing need for many community members and an obstacle to economic mobility (Program H-31).

Feedback gathered through stakeholder consultations with consequences for fair housing access focused on the high costs of development in the city, including fees and the misuse of environmental laws to push back against the development of a service center downtown. Stakeholders described housing providers as less likely to accept new tenants with poor credit or eviction histories, and a need for case managers or housing counselors to assist these residents (Program H-30). Stakeholders also described landlords bypassing AB 1482 tenant protection laws to evict renters without formal oversight, and a need for housing providers to be monitored for misuse of "no fault" just cause evictions.

Relevant Factors

History of Development

The City of Santa Rosa sits on the homeland of the Pomo Native Americans. Europeans arrived in the mid-nineteenth century, displacing the Native American population either through direct violence or indirectly through the introduction of diseases like smallpox. Massacres of Native American people were common in the 1850s, and perpetrators were rarely, if ever, held accountable.[2]

Europeans established permanent settlements in the Santa Rosa area shortly after arrival in the region, and by 1850, a post office and general store had been constructed in today's downtown Santa Rosa. During this period, a gridded street pattern was laid out, which survives to this day as the layout of downtown Santa Rosa. Santa Rosa was incorporated as a city in 1867, growing steadily in population over the next few decades; by 1900, the city had around 10,000 residents, less than other population centers in the growing state, and the 1906 earthquake further slowed the city's growth. Following the Second World War, the city saw rapid growth; a Naval Auxiliary Air Station in Southwest Santa Rosa supported population growth, with rapid growth between 1950 and 1970 of an average of 1,000 new residents per year. Based on U.S. Census data, between 1970 and 1991, when the city's first modern General Plan was adopted, population growth averaged 3,000 new residents each year, tripling the pace of the two preceding decades.

Overt and discriminatory real estate practices have existed in Santa Rosa from the time of its establishment through the mid-twentieth century with the passage of the Fair Housing Act in 1968. In the 1870s, just following the City's incorporation in 1867, Black residents were barred from registering to vote by the Sonoma County Clerk. Consistent with many other American cities, Santa Rosa saw practices during the twentieth century, which sought to limit and/or outright restrict the sale and rental of housing to non-White residents. The Great Migration of the 1940s brought many more Black

[2] Montojo, Nicole, Eli Moore, and Nicole Mauri, 2019,"Roots, Race, & Place: A History of Racially Exclusionary Housing in the San Francisco Bay Area," Othering & Belonging Institute, University of California, Berkeley, https://belonging.berkeley.edu/rootsraceplace.

residents to Sonoma County and Santa Rosa, but these residents were faced with an exclusionary community that found myriad ways to create barriers to access, including housing and employment discrimination, residential segregation, and police violence. The pattern of white flight and the corresponding growth of residential suburban cities in the Bay Area between the 1950s and 1990s resulted in concentrated areas of wealth and poverty in addition to racial/ethnic concentration. As a result of institutional racism and discriminatory real estate practices, the growth of Santa Rosa's population primarily consisted of White residents. [3]

As seen in Table 4-1, Santa Rosa's nearly exclusively White demographic composition did not begin to shift substantially until the end of the twentieth century, reflecting the highly exclusionary conditions during this period. Diverse communities in Santa Rosa, though growing in size, continue to experience disparities in access to housing, economic opportunity, and environmental health.[4]

Table 4-1 COMPOSITION OF WHITE RESIDENTS OF SANTA ROSA POPULATION, 1950-2019

Year	1950	1960	1970	1980	1990	2000	2010	2019
Percentage White	99.2%	98.9%	97.5%	93.4%	89.5%	77.6%	71.0%	66.8%

Source: US Census (1950, 1960, 1970, 1980, 1990, 2000, 2010); ACS 5-year Estimate (2015-2019)

Santa Rosa's first modern General Plan, *Santa Rosa 2010,* was adopted in 1991. The city's population at that time was 113,000, and projected a population of 175,000 in 2010, slightly above the actual population in that year, which was 167,815. Santa Rosa's population did not exceed the projected population of 175,000 until 2020 when the population reached 178,127, an increase of 6.1 percent from 2010. Although this is the largest population in the city's history, the period between 2010 and 2020 reflects the slowest population growth over a 10-year period in Santa Rosa's history.

The 1991 General Plan further expanded the city's boundaries. Growth at this time was characterized by "urban sprawl" along with infill development. Roseland, a neighborhood entirely enclosed within the boundaries of Santa Rosa, was annexed in 2017, shortly after the Tubbs fire. Santa Rosa experienced severe loss due to the Tubbs Fire; the majority of homes in Coffey Park, and Fountaingrove were destroyed. These fires caused significant displacement for Sonoma County and Santa Rosa residents – over 100,000 people were evacuated, and as many as 7,000 residents may have left Santa Rosa in 2017. An estimated 5 percent of Santa Rosa's housing stock was lost during this period. Housing lost to the Tubbs fire was in the city's Eastern and Northwestern areas, including several of the highest-income, least diverse areas including the Fountaingrove and Hidden Valley areas, as well as several moderate- and lower-income, more diverse neighborhoods west of Route 101 in Northwestern Santa Rosa, closer to regional agricultural uses. The fires exacerbated existing

[3] Sonoma State University Library, 1870, "No negroes need apply," Sonoma State University Library Gaye LeBaron Digital Collection, https://library.sonoma.edu/about/gallery/digital-exhibits/lebaron/black-americans.

[4] Chavez, Nashelly, 2019, "Sonoma County Latinos, a growing population, reflect on identity, heritage," The Press Democrat. https://www.pressdemocrat.com/article/news/sonoma-county-latinos-a-growing-population-reflect-on-identity-heritage/

housing pressures in the county, with particularly devastating consequences for farmworkers and low-income residents who did not have an ability to recover from the loss as easily as higher-income residents.[5]

Route 101 runs north/south directly through the center of Santa Rosa, dividing the city into distinct east and west sides, which demonstrate a pattern of low resource areas to the west of the highway and higher resource areas to the east of the highway. However, some lower-income households are in neighborhoods east of the 101, with Franklin Avenue separating these communities from the higher-income areas of the east side. Rincon Valley, an area on the east side, is also home to lower-income households, though it is entirely surrounded by higher-income areas.

State Route 12 runs east-west, bisecting the city and creating a similar boundary separating the city into north and south sides. In general, the areas south of State Route 12 are lower-resourced than on its north side. Housing closer to these main thoroughfares tends to sit on smaller parcels in closer proximity to commercial and industrial uses, and these neighborhoods are more diverse than on the city's Eastern and Northeastern sides, which is characterized by larger lots and areas with exclusively residential land uses.

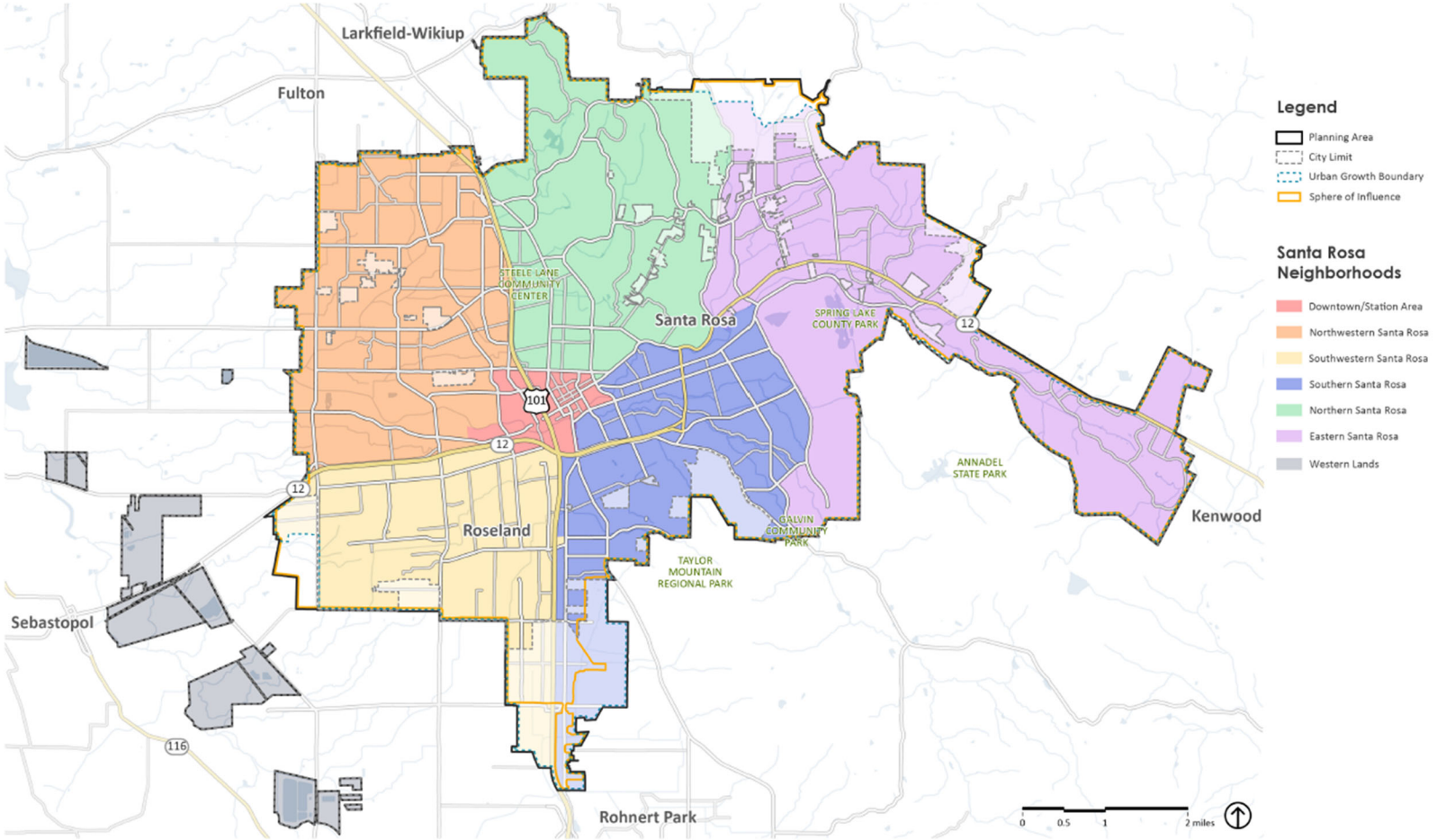
Figure 4-1 shows general areas of Santa Rosa that will be referred to throughout the analysis:

- Downtown/Station Area, bounded by College Avenue to the north, State Route 12 to the south, Santa Rosa Avenue (south of Sonoma Avenue) and Brookwood Avenue (north of Sonoma Avenue) to the east, and Cleveland Avenue/Wilson Street to the west.
- Northwestern Santa Rosa, bounded by the city limits to the north, State Route 12 to the south, Route 101/North Dutton Avenue to the east, and the city limits to the west.
- Southwestern Santa Rosa, bounded by State Route 12 to the north, the city limits to the south, Route 101 to the east, and South Wright Road to the west.
- Southern Santa Rosa, bounded by 4th Street (east of Brookwood Avenue) and Sonoma Avenue (west of Brookwood Avenue) to the north, the city limits to the south, Summerfield Road to the east, and Route 101 (south of State Route 12) and Santa Rosa Avenue/Brookwood Avenue (north of State Route 12) to the west.
- Northern Santa Rosa, bounded by the city limits to the north, College Avenue/4th Street to the south, Bush Creek Road to the east, and Route 101 to the west.
- Eastern Santa Rosa, bounded to the north, south, and east by the city limits, and Summerfield Road (south of State Route 12) and Brush Creek Road (north of State Route 12) to the west.

[5] Newberry, Laura, 2018, "One year after California's most devastating wildfire, Santa Rosa is a patchwork of loss and renewal." *The Los Angeles Times*, https://www.latimes.com/local/lanow/la-me-ln-santa-rosa-rebuild-20181015-story.html.

Santa Rosa sits in the Santa Rosa Plain, just to the south/southwest of several mountainous areas, which include notable features like Bennett Peak, Mount Hood, Sonoma, and Taylor Mountains. Large tracts of land to the west of the city are used for agricultural production, while the mountainous areas to the east are largely preserved as state parks, for residential uses or recreation, and as wineries. Industrial and commercial uses tend to cluster closer to transportation infrastructure and the downtown core. While the topography of the area limits development to the east, urbanization continues toward the agricultural areas, and especially along Route 101 in between urban areas (south toward Rohnert Park and north toward Windsor and Healdsburg). Residential areas closer to the mountains tend to have higher incomes and are predominantly White, while areas closer to the agricultural, industrial, commercial uses, and highways are more diverse.

Figure 4-1 SANTA ROSA GENERAL AREA MAP



Source: City of Santa Rosa, 2022

Zoning and Land Use Patterns

The Othering and Belonging Institute, a University of California (UC) Berkeley research center, published a report in 2020 analyzing the characteristics of communities in the Bay Area in relation to the degree of single-family zoning. The research identified that in Sonoma County and across the Bay Area regionally, cities with high levels of single-family zoning enjoy greater access to resources (this comparison is significant even when considering that the Bay Area region is generally wealthy and expensive). Predominance of single-family zoning aligned with higher median incomes, home values, proficient schools and other factors that are similarly associated with the highest-resource designation in the Tax Credit Allocation Committee (TCAC)/Department of Housing and Community Development (HCD) opportunity map. Single-family zoning predominates residential areas in the Bay Area. Only in the cities of Suisun and Benicia of the 101 Bay Area jurisdictions surveyed does single-family zoning comprise less than 40 percent of the jurisdiction's land area; Suisun has 0.0 percent single-family zoning since it allows between 4 to 10 units an acre in its low-density zoning district and Benicia has 11 percent single-family zoning. However, access to higher-quality resources was greatest in jurisdictions with at least 90 percent of the land area designated to single-family zoning.[6,7]

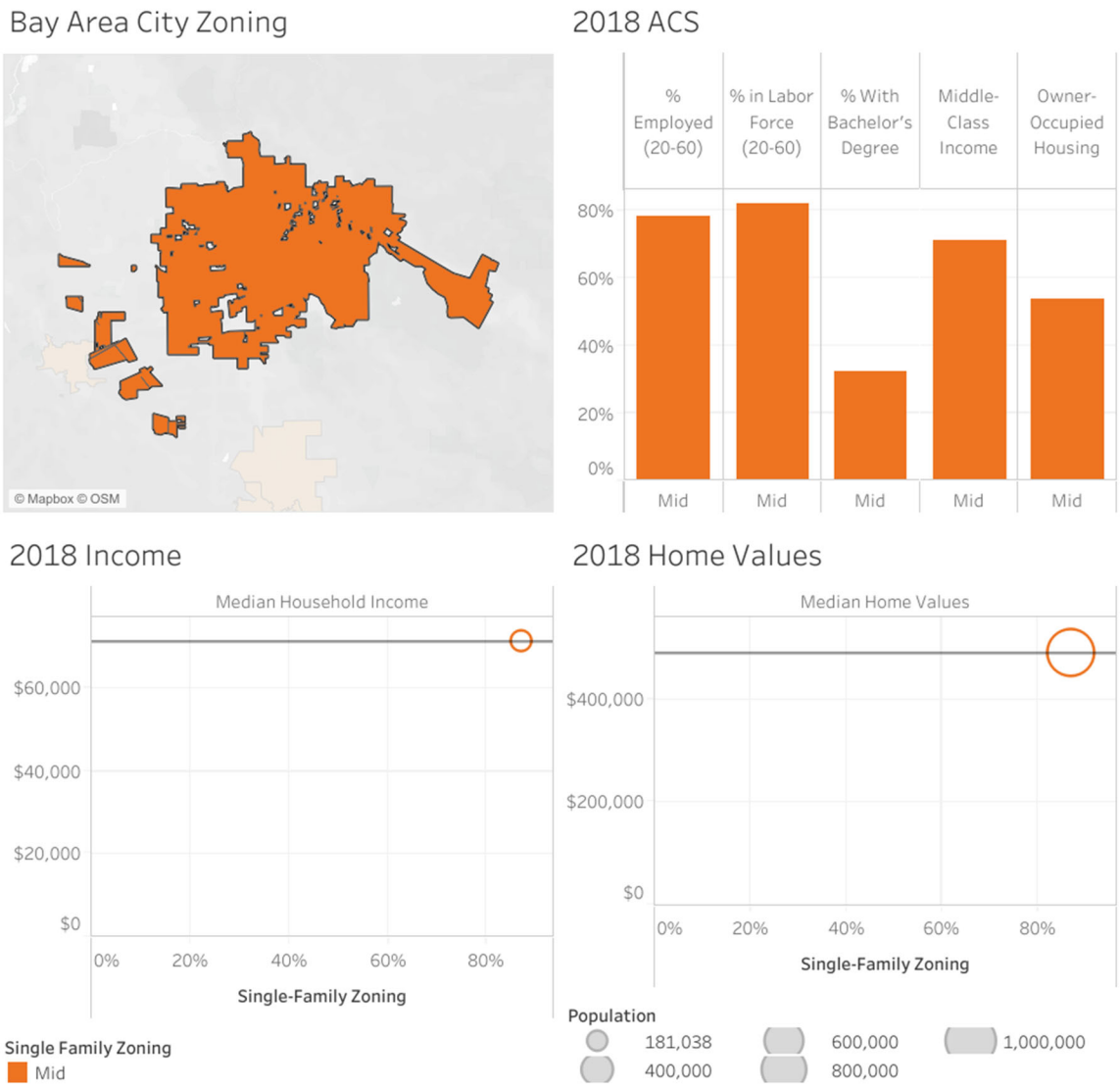
Santa Rosa is characterized by a predominance of single-family zoning; between 80 and 90 percent of Santa Rosa's residential areas are zoned for single-family (see Figure 4-2). As described in research conducted by the UC Berkeley Othering and Belonging Institute, there is a correlation between single-family zoning and racial residential segregation. Cities with high levels of single-family zoning uniformly have greater access to resources, providing better outcomes for children raised in these neighborhoods, while also demonstrating patterns of social and racial exclusion. Studies indicate that the "greater the proportion of single-family zoning, the higher the observed level of racial residential segregation." In Santa Rosa, the Othering and Belonging Institute identified that based on 2014-2018 American Community Survey (ACS) data, the rate of single-family zoning correlates with a "medium" score in the context of the Bay Area, where several jurisdictions see even higher rates of single-family zoning, between 90 and 100 percent. For jurisdictions with rates between 80 and 90 percent, such as Santa Rosa, median incomes are approximately $70,000, and median house values are approximately $490,000. Healdsburg produced a similar correlation, while Calistoga's rate of single-family zoning exceeded 90 percent, associating it with jurisdictions where median income exceeds $200,000, median house values are nearly $1.5 million, populations are typically employed and highly educated. Conversely, the cities of Sebastopol, Rohnert Park, Cotati, Sonoma, and Petaluma feature lower rates of single-family zoning compared to Santa Rosa (up to 80 percent) and correlate with lower median incomes and lesser median house values. While single-family zoning can create highly desirable places to live, higher entry costs associated with this housing type can pose a barrier to access for low- and moderate-income households, restricting access to economic, educational, and other opportunities

[6] Menendian, Stephen, Samir Gambhir, Karina French and Arthur Gailes. "Single-Family Zoning in the San Francisco Bay Area." Othering & Belonging Institute, University of California, Berkeley. October 2020. https://belonging.berkeley.edu/single-family-zoning-san-francisco-bay-area

[7] City of Suisun City. Zoning Ordinance, Title 18. 2017. https://www.suisun.com/wp-content/files/Zoning_Final.pdf

present in higher-resource communities. Single-family housing, when rented out, is typically more costly than higher-density multi-unit housing, and often poses more maintenance issues.[8]

Figure 4-2 SINGLE-FAMILY ZONING AND COMMUNITY RESOURCES



Source: Othering & Belonging Institute, UC Berkeley (2019); ACS 5-year Estimates (2014-2018)

[8] Menendian, Stephen, Samir Gambhir, Karina French and Arthur Gailes. "Single-Family Zoning in the San Francisco Bay Area." Othering & Belonging Institute, University of California, Berkeley. October 2020. https://belonging.berkeley.edu/single-family-zoning-san-francisco-bay-area

Assessment of Fair Housing

California Government Code Section 65583 (10)(A)(ii) requires the City of Santa Rosa to analyze areas of segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs, including displacement risk. Since 2017, TCAC and HCD have developed annual maps of access to resources such as high-paying job opportunities, proficient schools, safe and clean neighborhoods, and other healthy economic, social, and environmental indicators to provide evidence-based research for policy recommendations. The TCAC/HCD Opportunity Maps use a regional index score to determine categorization as high, moderate, and low resource. This effort has been dubbed "opportunity mapping" and is available to all jurisdictions to assess access to opportunities within their community.

The TCAC/HCD Opportunity Maps can help to identify areas within the community that provide good access to opportunity for residents or, conversely, provide low access to opportunity. The information from the opportunity mapping can help to highlight the need for housing element policies and programs that would help to remediate conditions in low-resource areas and areas of high segregation and poverty and to encourage better access to affordable housing in high-resource areas for lower-income households and communities of color. TCAC/HCD categorized census tracts into high, moderate, or low resource areas based on a composite score of economic, educational, and environmental factors that can perpetuate poverty and segregation, such as school proficiency, median income, and median housing prices. "High resource areas," as described throughout this assessment and its associated programs, are those that have one or more of the following conditions: a concentration of employment opportunities, strong public transit or pedestrian infrastructure, access to high-performing educational facilities, positive environmental conditions, generally good housing conditions, or low rates of overpayment and overcrowding compared to other areas of the city.

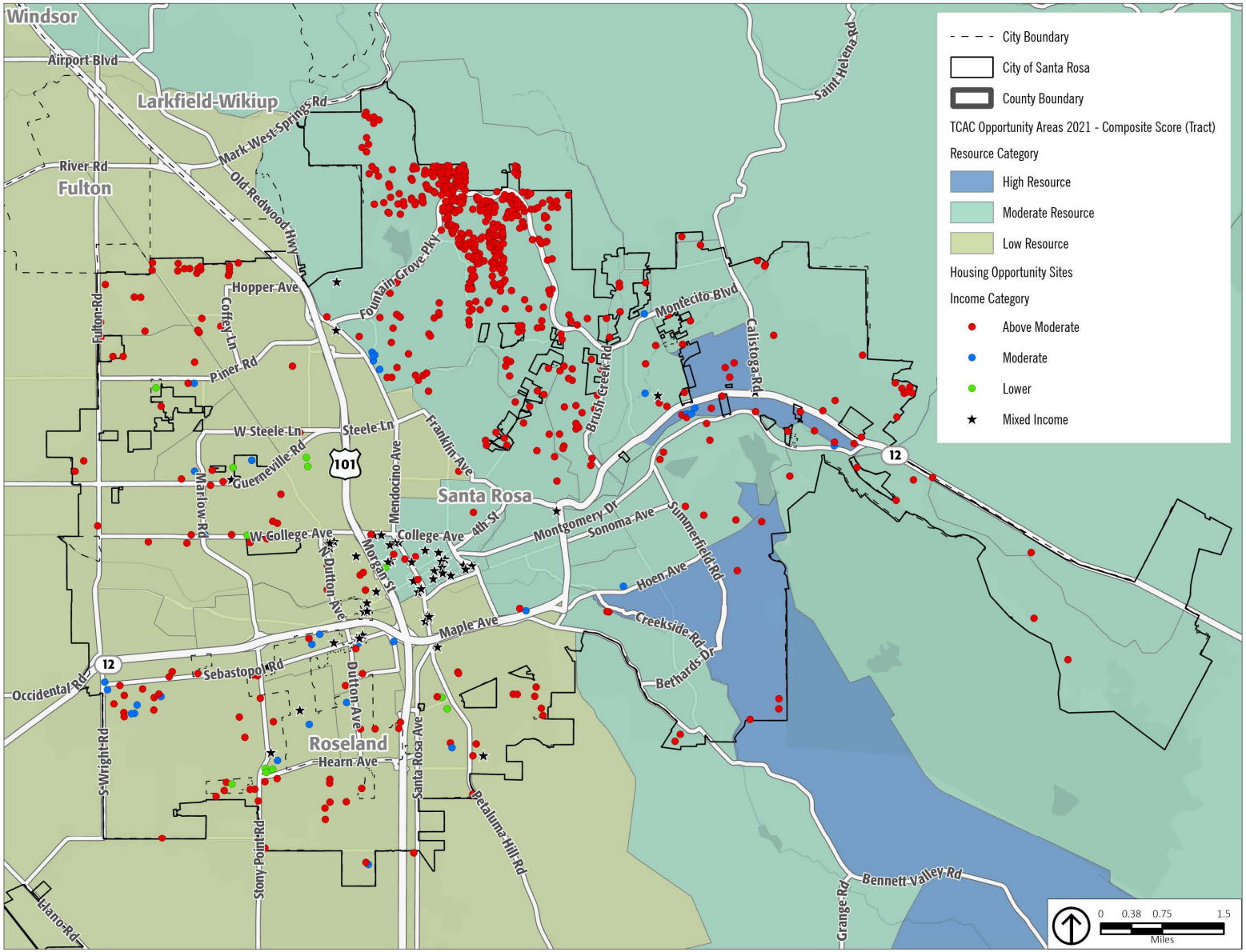
Santa Rosa falls within the Bay Area TCAC region, which includes all Bay Area counties. Within the Bay Area TCAC Region, 40 percent of census tracts are either highest or high resource and the remaining 60 percent of census tracts are evenly divided into moderate and low resource. Cities within Alameda, Contra Costa, Marin, San Mateo, and Solano Counties primarily designated "highest resource" include Orinda, Piedmont, Hillsborough, Mill Valley, and Lafayette; cities largely designated as "high resource" include Pleasanton, Clayton, and Berkeley; cities largely designated as "moderate resource" include Union City, Daly City, Brentwood, and Hercules. Cities in the previously mentioned counties with significant areas designated as "low resource" include Richmond, Hayward, Vallejo, and Pittsburg. Areas identified as having "high segregation and poverty" are census tracts that have an overrepresentation of people of color compared to their county as a whole, and at least 30 percent of the population in these areas is below the federal poverty line ($41,100 annually for a family of four in 2021). There are no areas identified as high segregation and poverty within Santa Rosa or Sonoma County; the closest tracts identified within the wider region are found in Alameda, Contra Costa, Lake, Solano, and Marin Counties, in the cities of Clearlake, Vallejo, San Rafael, San Francisco, Oakland, and Martinez.

The distribution of resource categorization within Santa Rosa (Figure 4-3) reflects public outreach feedback from residents and stakeholders regarding the character of the city, with the eastern side of the city perceived to be more affluent and less affordable relative to the western side. Commercial and industrial uses and small-lot housing are found in greater concentrations closer to Route 101 and State Route 12, with the greatest concentration found closer to their intersection in and around Downtown/Station Area of Santa Rosa. Route 101 broadly separates the primarily moderate- and high-resourced east side neighborhoods of Northern, Southern, and Eastern Santa Rosa, from lower-resourced west side neighborhoods of Northwestern and Southwestern Santa Rosa. Downtown/Station Area Santa Rosa is along both the east and west sides of Route 101 just north of State Route 12, in a transitional area between the east and west sides of the city. The lower-resourced sections of the city west of Route 101 contain a mix of smaller-lot, single-family residences and some multifamily housing. These neighborhoods tend to be more diverse and have relatively lower median household incomes as compared to the east side. The sections of the city east of Route 101 are mostly identified as moderate resource but include three tracts categorized as high resource, one of which also includes areas outside of the city limit. The east side of the city tends to have less diverse land use types, with the majority of these areas consisting of single-family residences. The city's highest-performing schools are found on the east side, homes generally sit on larger lots and at higher elevations, and neighborhoods tend to have denser foliage than those found west of Route 101. Several wineries and other recreational land uses lie just beyond the city's eastern boundaries, adjacent to the city's high- and moderate-resource hillside residential neighborhoods. The southernmost sections of Southern Santa Rosa, which lie on both the eastern and western sides of Route 101 south of State Route 12, are primarily commercial and industrial, and include some mobile home parks and small-lot housing. Similarly, the northernmost area of the city along Route 101 contains a concentration of commercial uses on both sides of the highway.

As detailed in the following subsections, patterns of integration and segregation in Santa Rosa generally align with the patterns in the TCAC/HCD Composite map. Based on ACS 5-year estimates for 2019, 54.6 percent of Santa Rosa's population identifies as White, non-Hispanic, making up the largest demographic group. 32.8 percent identify as Hispanic; when distinguished by Hispanic residents also identifying as White, the City's population consists of 12.2 percent White Hispanic residents, 16.9 percent Other Hispanic residents, and 2.72 percent Multiracial Hispanic residents. Asian residents make up 5.4 percent, and Black/African American residents make up 2.4 percent. All of the sections of the city that have a high share of Hispanic residents are found in low resource census tracts. The limited access to opportunity within the sections of the city that are home to the Hispanic community demonstrates spatial segregation of low-income communities of color typical to many American cities. By providing opportunities both for access to high resources areas by supporting affordable housing production areas with predominantly single-family development (Program H-18) and working to build community acceptance of a variety of housing types citywide (Program H-28) and for focusing place-based revitalization in target neighborhoods (Program H-31), the city will address current patterns of racial and income concentration.

Sonoma County is well-known for its desirable climate and agricultural industry, with a regional emphasis on wine grapes and winemaking. This makes the county, and Santa Rosa in particular, both a regional job center and a destination for tourists, retirees, workers, and households of varying income levels. Regionally, Santa Rosa is part of a corridor of primarily moderate and low resource tracts in central Sonoma County along Route 101, which is the main thoroughfare connecting jurisdictions in West Sonoma County. Sonoma County has a range of differently resourced areas. Highest resource census tracts are to the southwest of the city along the Bodega Highway towards the coast, northeast of Windsor, in and around Forestville and Sebastopol, south of Petaluma, east of Cloverdale, and between Santa Rosa, Glen Ellen, and the City of Sonoma. Low resource tracts near Santa Rosa are along the western side of Route 101, stretching between Rohnert Park and Windsor. Additional low-resource tracts are found in southeast and northwest Sonoma County. These tracts reflect regional patterns of resource distribution, with highest-resource areas found in desirable, often suburban hillside locations outside of dense urban areas and farther from major highways, and lower-resourced areas are along highways, closer to commercial and agricultural uses, near cities and in some rural areas, and typically at lower elevations.

Figure 4-3 TCAC/HCD OPPORTUNITY MAP



Source: TCAC 2021, PlaceWorks 2022

Patterns of Integration and Segregation

To assess patterns of segregation and integration, the city has analyzed six characteristics: diversity, household median income, rates of poverty status, rates of overcrowding and overpayment, familial status, and rates of persons with a disability. Household median income, poverty status, overcrowding, familial status, and disability rely on ACS 2015-2019 data, overpayment relies on Comprehensive Housing Affordability Strategy (CHAS) 2018 data, and racial demographics relies on ACS 2014-2018 data.

Race and Ethnicity

As identified by residents through community feedback, Route 101 serves as a physical barrier separating the city into distinct east and west sides. The east side is relatively less diverse and home to the city's most affluent households, while the west side reflects more diversity both in terms of race and ethnicity, and household incomes. Based on ACS data for 2019, the largest demographic category in Santa Rosa is White non-Hispanic, making up 54.6 percent of the city's population. Residents identifying as Hispanic, including those identifying as Hispanic in addition to another ethnic or racial identity, make up another 32.8 percent of the population. Santa Rosa is also home to relatively smaller populations of Asian (5.4 percent), Black/African American (2.4 percent), Multiracial non-Hispanic (3.3 percent), Native American (0.7 percent), and Native Hawaiian/Pacific Islander (0.6 percent) residents. Santa Rosa's population was 179,701 in 2019. Diverse populations (primarily, in this context, residents identifying as Hispanic,) are unevenly distributed both in Santa Rosa and Sonoma County, with greater concentrations of non-White populations generally found in lower-resource urban areas, a pattern also exhibited throughout the greater Association of Bay Area Governments (ABAG) region.

As seen in Figure 4-4, Santa Rosa's non-White communities are clustered in Southern and Southwestern Santa Rosa, primarily in mixed commercial/residential areas south of State Route 12 and east of Stony Point Road. A greater variety of housing types are found in the Southern and Southwestern sections of the city as compared with other, exclusively single-family areas of the city, including small-lot single family homes, mobile homes, and multifamily housing, as well as some older housing stock. These neighborhoods include South Park, Roseland, Bellevue, Hearn, Robles, Todd, and Corby, as well as the commercial and industrial areas along Route 101 and Petaluma Hill Road. The TCAC/HCD Composite Score Opportunity Maps (Figure 4-3), designate the majority of census tracts in these neighborhoods as low resource, including all of the city's lowest-income block groups, which are found Downtown and in Roseland/Hearn and see median household incomes of $26,250 and $21,726, respectively.

As seen in Figure 4-5, Santa Rosa's lowest-income block group is also one of its most diverse, with a median household income of $21,726 and non-White persons comprising 84 percent of the population. The Chelsea Gardens Apartments, which offers 120 subsidized apartments for seniors and families, is found in this lowest-income block group. According to the National Low-Income Housing Coalition (NLIHC), non-White households are more likely than White households to be extremely low-income renters, helping explain the racial disparity in this block group.[9] The two next lowest-income block groups, in residential neighborhoods just outside of the downtown area, see incomes of $26,591 and $26,520, with non-White populations of 29 percent and 34 percent, respectively. In Santa Rosa's context, these block groups are moderately diverse; several block groups on the more affluent east side are home to non-White populations at rates of less than 20 percent. The majority of Santa Rosa's neighborhoods with higher racial/ethnic representation are categorized as low resource, but several ethnically representative tracts also see household incomes at or above the median. Three census tracts on the west side in the in a residential neighborhood bounded by Guerneville Road to the south, Piner Road to the north, and Marlow Road to the east, see median incomes between $90,000 and $125,000, and range between 47 and 59 percent non-White, placing them both among the city's moderately high-income tracts and its more diverse tracts, though still within areas designated as low resource on the TCAC maps. Demographics in these tracts are consistent with other parts of the city, with Hispanic-identifying residents comprising the largest share of non-White residents, followed by residents identifying as Asian, Black, and multiracial. This data indicates that, while most of the City's population with lower incomes and low access to resources live in diverse neighborhoods, not all diverse neighborhoods have low access to resources or low household incomes. There are no majority-White census tracts in low resource areas in Santa Rosa.

The Northern and Northeastern areas of Santa Rosa east of Route 101 are moderate and high-resource neighborhoods with both small and large-lot single-family housing, many hillside residences, and fewer commercial and industrial uses. More than 20 census tracts on the east side are over 80 percent White – there are no census tracts on the west side that are over 80 percent White. Majority-White areas on the east side include the neighborhoods of Fountaingrove, Hidden Valley, Alta Vista, Cobblestone, Scenic Brush Creek, Skyhawk, Stonegate, Oakmont, Bennett Valley, and Fairway View Estates. These neighborhoods generally align with areas designated on TCAC maps as moderate and high resource. Although most areas of Eastern Santa Rosa are higher-income, several census block groups in the Rincon Valley neighborhood of Eastern Santa Rosa have below-median household incomes between $43,000 and $51,000. Still, proximity to east side amenities and resources still categorizes these low-income block groups as moderate resource. Rincon Valley, an Eastern Santa Rosa neighborhood, is more diverse than other parts of Eastern Santa Rosa. Block groups in Rincon Valley range between 21 and 43 percent non-White, as compared with nearby block groups in Eastern Santa Rosa with rates of non-White residents well below 20 percent. One block group in Rincon Valley both has a below-median income of $51,136, and high resource TCAC designation. This block group is between Middle Rincon Road and Jack London Drive, north of State Route 12 and south of

[9] National Low Income Housing Coalition, 2019, "Racial Disparities Among Extremely Low-Income Renters." National Low Income Housing Coalition Memo to Members

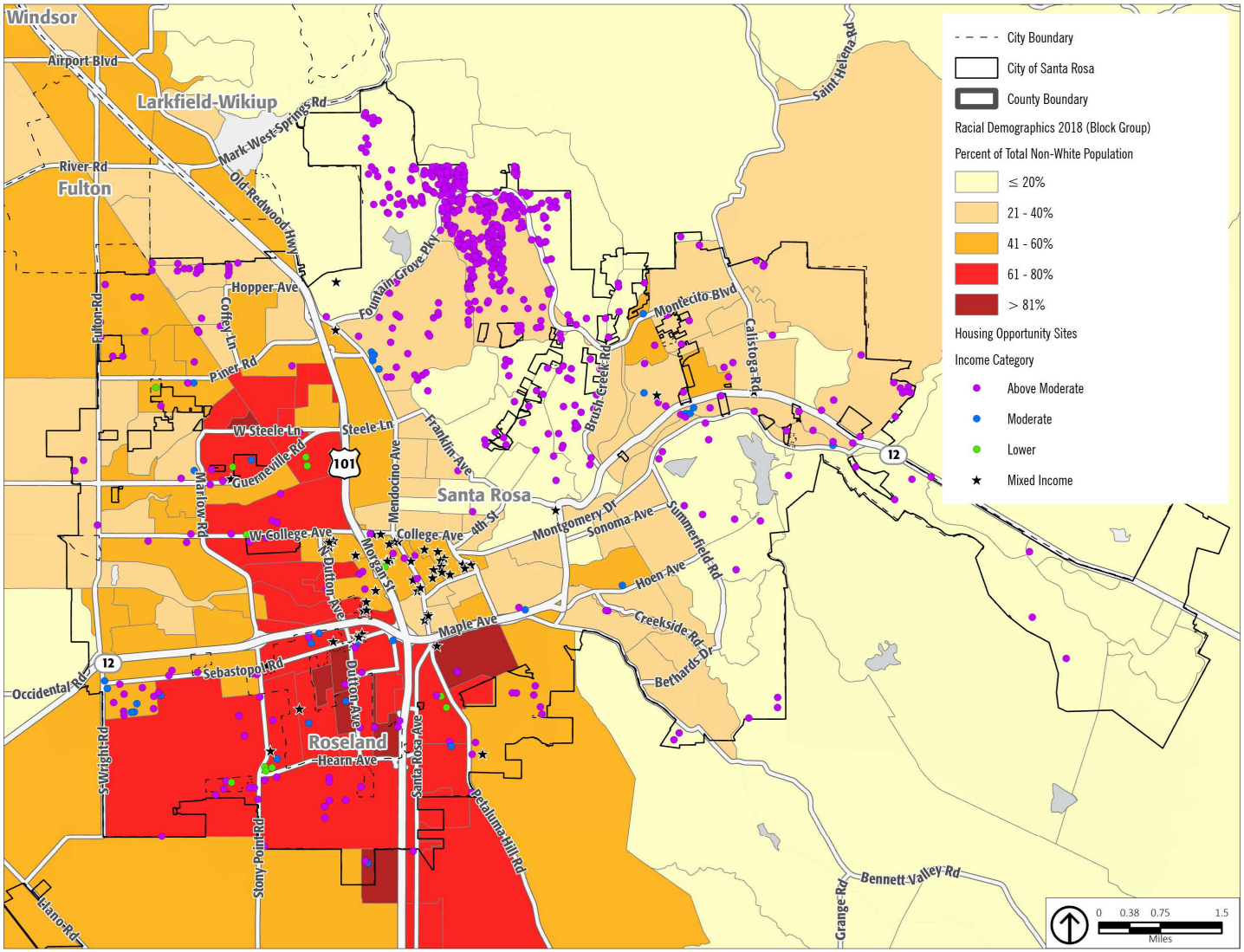
https://nlihc.org/resource/racial-disparities-among-extremely-low-income-renters

Hansen Drive. Low-income block groups in Rincon Valley are more diverse than other, higher-income areas of the east side, but are less diverse than areas on the west side with comparable median incomes. This data indicates that, although several block groups in Rincon Valley are lower income than is typical for Eastern Santa Rosa, they are less diverse and better resourced than low-income areas of the west side. This finding emphasizes the importance of location – in terms of access to resources and opportunities, is it imperative that housing is not only affordable, but that it is located in better-resourced areas. The city is supporting efforts to create housing opportunities in high resource areas through Programs H-3, H-4, H-5, H-6, H-16, H-17, H-18, and H-32.

Santa Rosa's highest-income block group is on the east side, north of the Fountaingrove Parkway. This block group, which partially extends beyond city limits, has a median household income of $221,736 and is 81 percent White. Other highest-income block groups on the east side see median household incomes between $140,000 and $160,000, and are 60 to 80 percent White, non-Hispanic. The highest-income block groups in the city are predominantly less diverse neighborhoods. The majority of these block groups are in hillside residential areas on the east side with high proportions of White non-Hispanic residents. An exception to this pattern is in an area on the west side of Route 101 around Railroad Square. This area includes the city's downtown train station and several restaurants, bars, and hotels. These commercial uses are bound by Route 101 to the east and surrounded by single-family residences on the remaining three sides. Homes north of this commercial area fall into the West End Neighborhood Association, a historic neighborhood with many older, well-preserved homes and buildings. The 2019 ACS 5-year estimate reports this block group as having a median income of $135,362, and an 88-percent White non-Hispanic population. The 2010 5-year estimate reports this same block group as 76 percent White non-Hispanic, with a median household income of $59,091 (approx. $69,000 in 2019 dollars). This data indicates that this central, amenity-rich area, which saw significant investment over the intervening decade spurred by the 2007 Downtown Station Area Specific Plan and other subsequent planning and development efforts, grew both wealthier and less diverse between 2010 and 2019.[10]

[10] Schmitt, Will, 2019, "Santa Rosa to rethink plan for luring developers downtown," North Bay Business Journal https://www.northbaybusinessjournal.com/article/industry-news/santa-rosa-to-rethink-plan-for-luring-developers-downtown/

Figure 4-4 DIVERSITY COMPOSITION



Source: ESRI 2018, PlaceWorks 2022

A Diversity Index score represents the likelihood that two people within a particular Census block group, chosen at random, will belong to different racial or ethnic groups (Figure 4-4) In Santa Rosa, the highest Diversity Index scores are between 85 and 90 percent and are all found in the city's lower-resourced areas, primarily in a cluster within Southwestern Santa Rosa, with a smaller number of diverse block groups outside of this cluster in Southern Santa Rosa and Northwestern Santa Rosa. The majority of block groups in Eastern and Northern Santa Rosa, which are primarily home to the city's moderate and high resource census tracts, receive diversity scores below 40 percent. However, three census block groups in Rincon Valley, a neighborhood in Eastern Santa Rosa, are high resource block groups and also score higher on the Diversity Index, with scores of 68, 53, and 53 percent and median incomes of $51,136, $102,321, and $83,438, respectively. These high-resource block groups along State Route 12 are more diverse than surrounding moderate resource block groups in the same neighborhoods, but also partially overlap with a cluster of lower-income block groups in Eastern Santa Rosa. Santa Rosa's low resource areas are its most diverse and its moderate resource areas are generally less diverse, a pattern consistent with Sonoma County and the ABAG region, though several outlier block groups that deviate from this pattern offer opportunities to build on existing access to resources for diverse populations. For example, the City's high-resource areas are more diverse than its moderate resource areas, though still less diverse than its low resource areas. Between 2010 and 2018, patterns of diversity remained relatively consistent across the city. Some block groups in Southwestern Santa Rosa and Eastern Santa Rosa, which were already somewhat diverse, became more so. No census tracts became less diverse, and tracts that scored the lowest in 2010 remained low scoring in 2018.

As seen in Figure 4-4, the city's largest continuous area of diverse neighborhoods, home to many Hispanic residents, is in the southern part of the city and extends beyond the city's boundary along Route 101 and Petaluma Hill Road. These Hispanic-majority census tracts are characterized by commercial or light industrial uses and residential neighborhoods with small-lot, single-family residences, including two mobile home parks. Neighborhoods just outside of Santa Rosa to the southwest of the city have below-median household incomes and receive higher scores on CalEnviroScreen 4.0 than any census tracts within the city. Three contiguous census tracts in this area form a Senate Bill (SB) 235 Disadvantaged Community – the northernmost tract is partially within city limits, while the other two are immediately south along the west side of Route 101. The Roseland neighborhood is immediately adjacent to these tracts to the north and is a formerly unincorporated area of Santa Rosa that has been a historic "gateway" for immigrant communities.[11] These areas in particular, and Southern/Southwestern Santa Rosa in general, are lower-resourced and more diverse than other parts of the city, and part of a triangle between Santa Rosa, Sebastopol, and Rohnert Park that shares these characteristics.

[11] Ibarra, Ricardo, and Eloisa Ruano Gonzalez, 2018, "Roseland Rising: Residents of Santa Rosa's newest neighborhood reflect on what makes their community special."

https://www.pressdemocrat.com/article/specialsections/roseland-rising-residents-of-santa-rosas-newest-neighborhood-reflect-on-w/

Regionally, clusters of low resource and lower-income census tracts are in rural/low-density areas to the northwest and southeast, and in higher-density/urban parts of central Sonoma County. (Figures 4-3, and 4-4) Regional patterns are similar to those in Santa Rosa; low-resource and low-income areas in Sonoma County tend to be more diverse than high-resource, high-income parts of the county. The central cluster of low-resource census, higher-diversity tracts forms a continuous corridor along Route 101, with Santa Rosa at its center. Other clusters of low-resource communities are in and around the City of Sonoma, Healdsburg, Windsor, Petaluma, Rohnert Park, and El Verano. The majority of Sonoma County's highest-resource and high-income census tracts are outside of major cities in suburban or semi-rural hillside residential areas. As is the case in Santa Rosa, Sonoma County's clusters of census tracts with greater proportions of Hispanic residents tend to coincide with relatively lower-resource areas. Within Sonoma County, communities with diverse populations primarily of Hispanic residents are primarily along the Route 101 corridor; communities outside of the Route 101 corridor are near El Verano/Boyes Hot Springs, where several tracts along the west side of Sonoma Highway see rates of non-White residents as high as 50 to 70 percent, surrounded by tracts with rates of 12 to 20 percent. Within these highly diverse areas, Hispanic residents form the overwhelming majority of residents; for example, Hispanic residents comprise 94 percent of non-White residents in the most diverse tract in El Verano (70 percent non-White residents). Outside of Sonoma County in neighboring jurisdictions, diverse communities are in Calistoga, around Napa, Richmond, San Rafael, and in Vallejo and Fairfield (Figure 4-4). As seen in Figure 4-4, several Sonoma County census tracts home to majority non-White populations are adjacent or close to census tracts where a majority of residents identify as White, indicating a pattern of residential segregation in the county. This pattern is found in Santa Rosa, where rates of non-White population are much higher on the city's western side; other cities demonstrating this pattern include Healdsburg, Windsor, Petaluma, and El Verano. This demographic data indicates that some urban areas in Sonoma County are effectively segregated by race, with some neighborhoods consisting of almost entirely White residents, and others consisting of almost entirely non-White residents. Santa Rosa is the clearest example of this pattern in Sonoma County.

The City will implement Program H-31 to improve access to resources in diverse areas and/or areas categorized as low resource, and create more housing affordability in less diverse, high-resource areas.

Income

As shown in Figure 4-3, western Santa Rosa is considered a low resource area, while most of eastern Santa Rosa is moderate to high resource. This suggests that economic outcomes for Santa Rosa households vary depending on where in the city they reside. This is reflected by the income patterns shown in Figures 4-6 and 4-8. In Santa Rosa, those areas with the lowest median income and highest rates of poverty are located in the central portion of the city, and most of the western portion. In Santa Rosa, the median household income was $75,630 in 2019 according to the ACS. However, the median income varies significantly throughout the city. The highest median incomes are reported in areas such as Cobblestone and Hidden Valley, ranging from approximately $98,171 to $142,333 annually. In contrast, the median income in Downtown Santa Rosa ranges from $26,250 to $65,222. Neighborhoods adjacent to Downtown, and in central Santa Rosa, typically have median incomes at

or below the state median. In line with these income patterns, Downtown has a poverty rate of approximately 23.5 percent, compared to 2.6 percent in the Cobblestone area. The increase in poverty, and decrease in median income, in central and western Santa Rosa may be partially due to the types of housing available. In northeastern Santa Rosa, housing is primarily single family, which may be partially due to topography which can limit development of multifamily housing due to costs associated with leveling land and slope constraints, resulting in increased home prices that are a barrier to lower- and moderate-income households. In comparison, in central Santa Rosa, there is a greater variety of housing type available and a higher proportion of renter household. The availability of rental units in a range of sizes provides more opportunities for a range of incomes.

When comparing income patterns between Bay Area jurisdictions, patterns in Santa Rosa closely mirror many of the Bay Area cities, supporting the pattern of lower median incomes in neighborhoods close to transit, jobs, and with a greater supply of rental and multifamily units, and higher median incomes in medium-density urban and suburban areas. These patterns are clearly present in the neighboring cities of Napa, Saint Helena, and Petaluma, as well in the suburban areas of nearby counties. However, Santa Rosa has a lower citywide median income and higher rate of poverty overall than neighboring and nearby jurisdictions (Figure 4-5). For example, though the pattern of higher median incomes in suburban areas is reflected in the cities previously listed, their citywide median incomes range from $84,043 to $91,528 and poverty rates from 6.5 percent to 8.0 percent, compared to $75,630 and 10.3 percent in Santa Rosa. As shown in Figure 4-5, Santa Rosa has the lowest median income and highest rate of poverty among neighboring cities and similarly situated, nearby counties. This may indicate greater discrepancies between higher and lower income areas in Santa Rosa compared to other jurisdictions in the immediate region. The City has included a variety of programs, listed in Table 4-5, to facilitate greater housing and economic mobility opportunities to reduce income gaps.

Figure 4-5 INCOME PATTERNS IN THE REGION



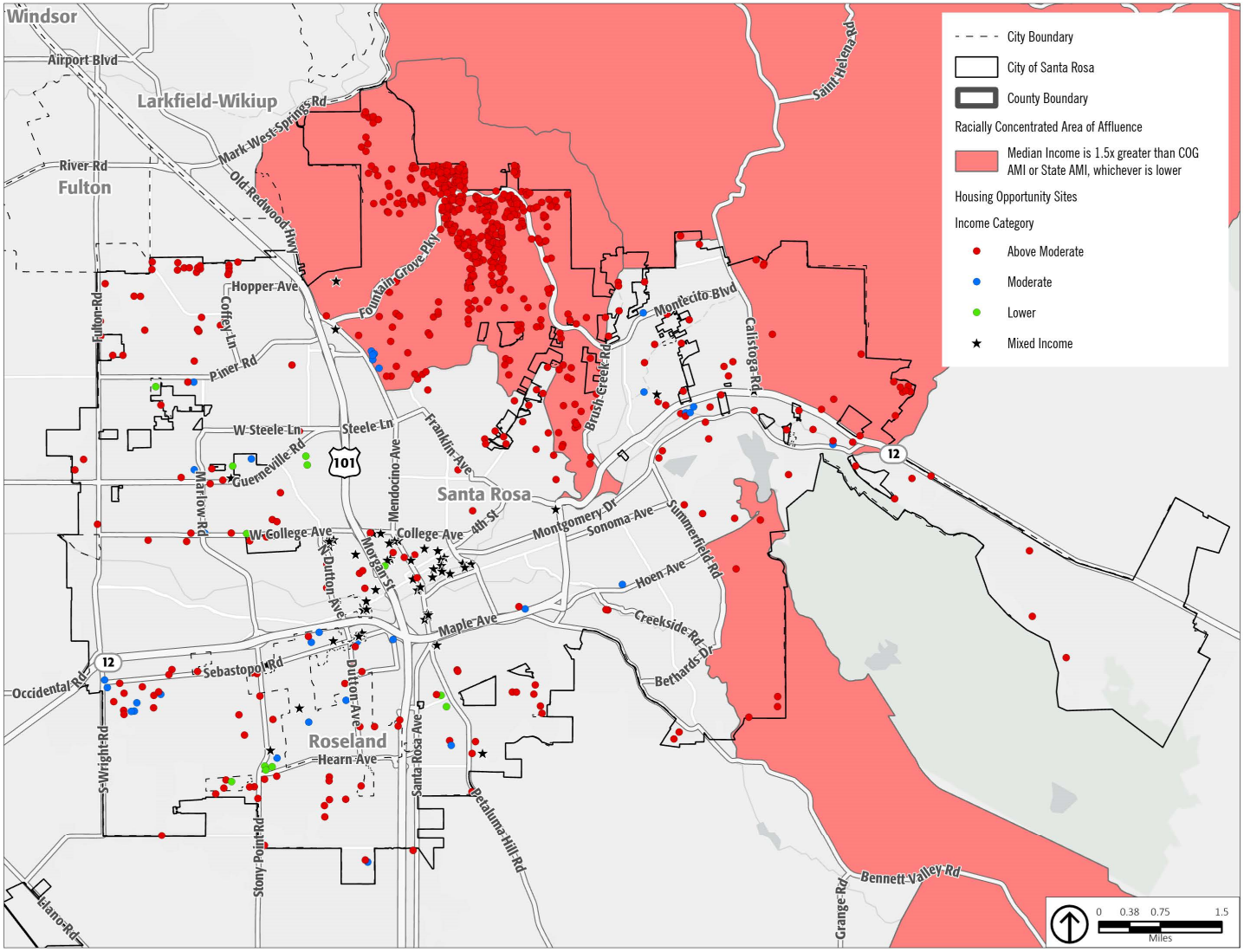
Source: 2015-2019 ACS

A racially and ethnically concentrated area of poverty (R/ECAP) is defined by HUD as an area in which 50 percent or more of the population identifies as non-White and 40 percent or more of households are earning an income below the federal poverty line. Racially concentrated areas of affluence (RCAAs), while not formally defined, signify the opposite of R/ECAPs; that is, areas largely exclusive to non-Hispanic White households who earn the highest incomes. In Santa Rosa, several census tracts on the Northeastern sides of the city qualify as RCAAs which include the neighborhoods of Scenic Brush Creek, Hidden Valley, Cobblestone, and Lomita Heights, as well as other residential areas in their vicinity that fall into the identified census tracts (Figure 4-6).

Santa Rosa does not contain any R/ECAPs as defined by HUD, and rates of poverty in Santa Rosa are no higher than 30 percent in any single census tract. As demonstrated in Figure 4-7, rates of poverty are generally under 10 percent in Northern and Eastern Santa Rosa, and between 10 and 20 percent in Northwestern, Southwestern, and Southern Santa Rosa, reflecting the TCAC/HCD map's designation of these areas as moderate and low resource, respectively. Southern and Southwestern Santa Rosa are also home to the majority of the city's mobile home parks, typically a more affordable

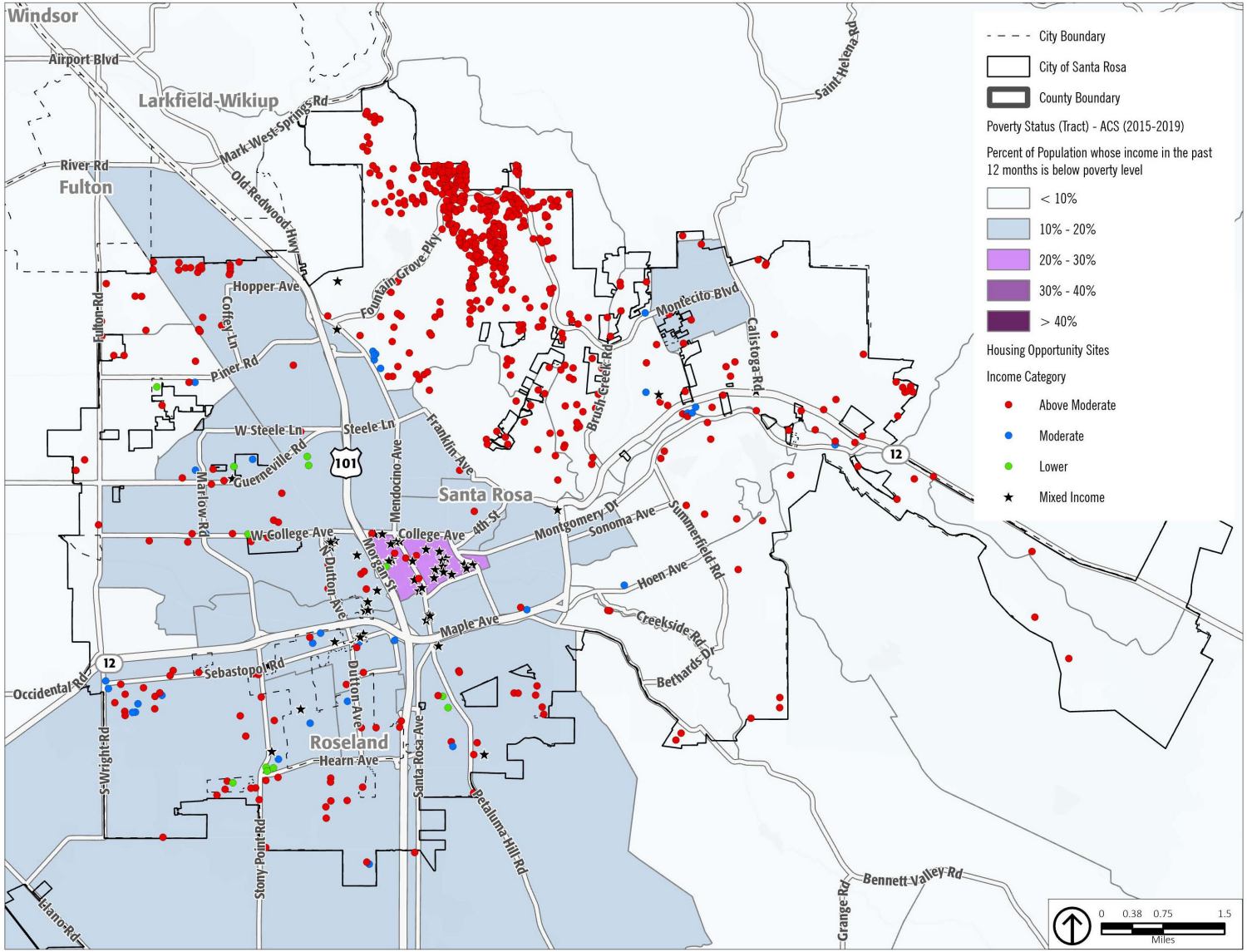
housing type. The only census tract in the city with a relatively higher poverty rate, between 20 and 30 percent, is in the Downtown/Station Area neighborhood. This tract contains Santa Rosa Plaza, Fremont Park, City Hall, and the Old Courthouse Square, and forms the city's historic downtown core. Several apartment buildings with affordable housing for seniors and families are in this area, including Silvercrest Housing for Seniors, Rosenberg Apartments, and Bethlehem Towers. It is one of two census tracts in the city with the highest rates of renter households using Housing Choice Vouchers (HCVs) at a rate of 15 percent of renter-occupied housing units (Figure 4-8). The other tract is in Southeastern Santa Rosa, in a neighborhood with below-median household incomes and rates of non-White residents above 60 percent, which is relatively high for Santa Rosa, indicating greater than average diversity for the city and reflecting a pattern of high rates of HCV usage in lower resourced, more diverse neighborhoods.

Figure 4-6 RACIALLY CONCENTRATED AREAS OF AFFLUENCE



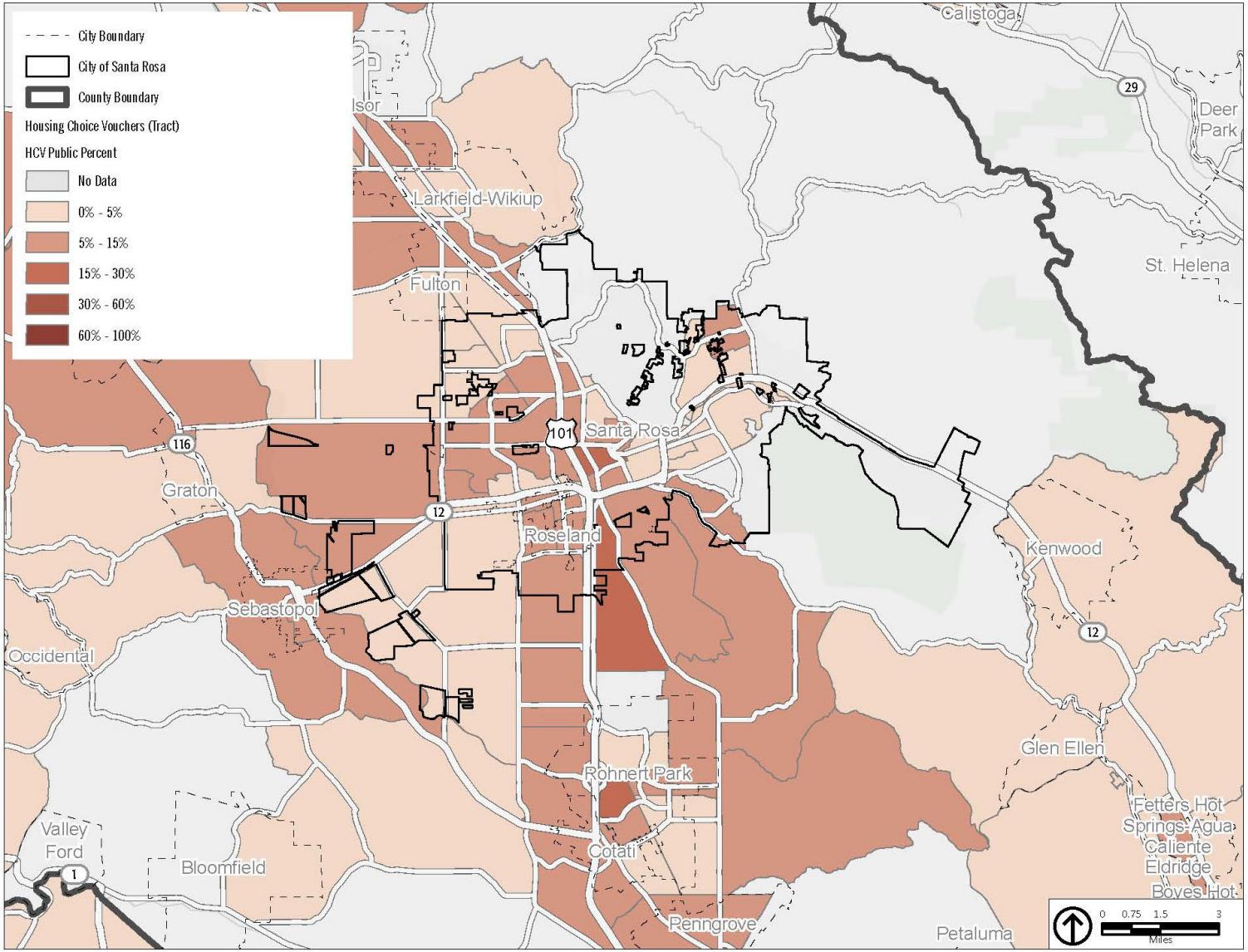
Source: U.S. Census 2019, PlaceWorks 2022

Figure 4-7 POVERTY STATUS



Source: U.S. Census 2019, PlaceWorks 2022

Figure 4-8 HOUSING CHOICE VOUCHER USAGE MAP



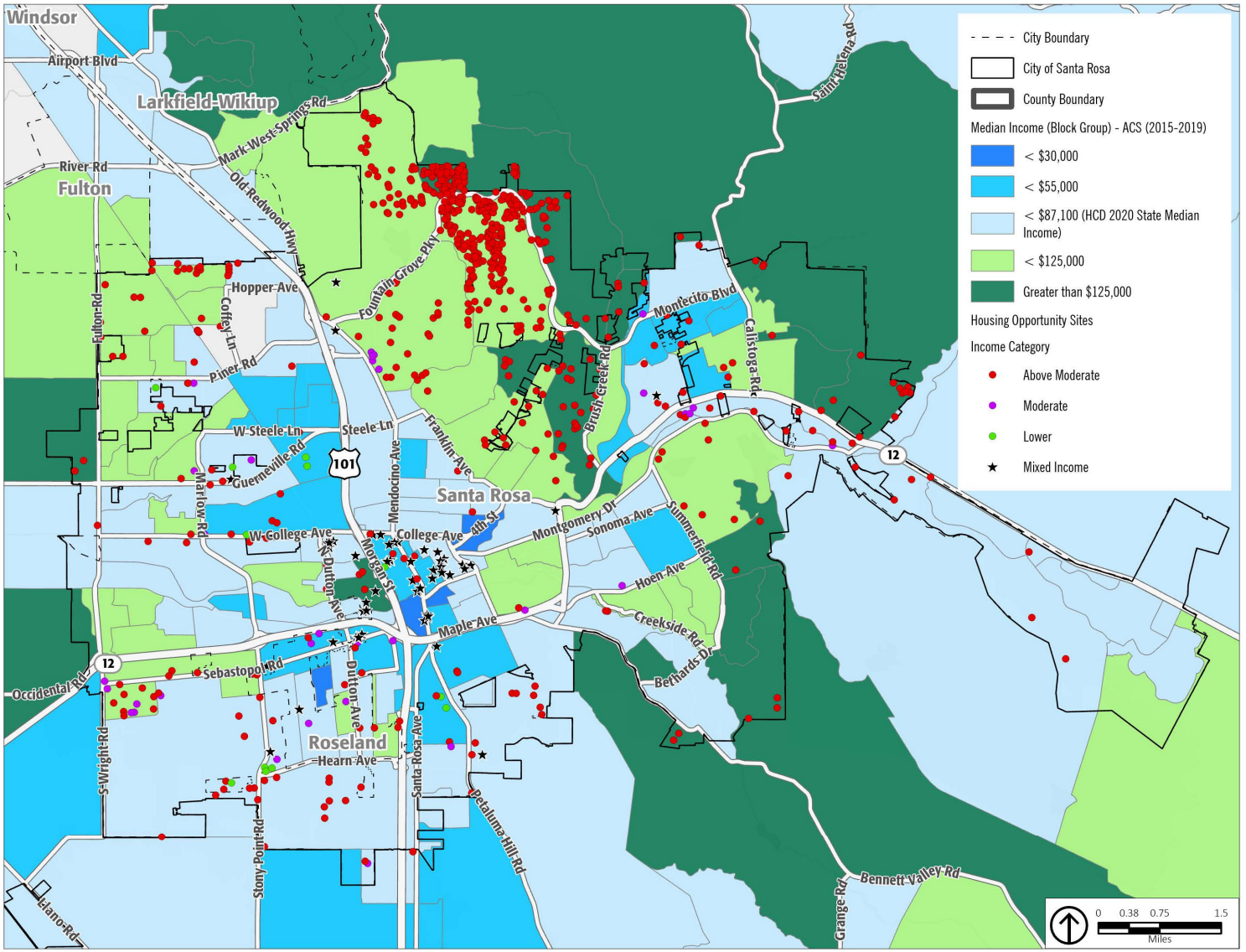
Source: HUD 2020, PlaceWorks 2022

As described previously, high-resource neighborhoods tend to be among the city's least diverse, with specific exceptions in cases where low-income, low-diversity neighborhoods on the east side are considered to be high resource due to their proximity to other resources and opportunities. As demonstrated in Figures 4-4 and 4-9, several low-income neighborhoods in Southern and Northwestern Santa Rosa with incomes below $55,000 are also among the city's most diverse, with the largest non-White demographic group made up of Hispanic residents. No racial or ethnic groups other than Hispanic or White non-Hispanic comprise demographic majorities in any census tract, regardless of income. Additionally, no individual census tract is over 50 percent Hispanic. The city's highest-income block groups are all in Eastern Santa Rosa and are adjacent to other highest-income block groups outside of the city. The singular exception to this pattern is the downtown block group described previously, which is very close to downtown amenities and has become both higher-income and less diverse over the past decade. Although these trends mirror the correlations of racial and ethnic concentration of poverty associated with areas that meet HUD's R/ECAP criteria, census tracts in Santa Rosa do not have high enough rates of poverty and/or large enough non-White majorities to qualify as R/ECAPs.

Regionally, there are also no R/ECAPs in Sonoma County. R/ECAPs are similarly not present in Napa County but are found in Solano County in the cities of Fairfield and Vallejo and Contra Costa County in Pleasant Hill (Figure 4-10). However, the absence of R/ECAPs in Sonoma County and Santa Rosa does not necessarily indicate equitable integration of housing and resources or an absence of segregation. Although poverty rates are lower than the threshold, this may reflect a lack of sufficient affordable units for households experiencing poverty, excluding them from the county entirely, and skewing R/ECAP criteria. Regional patterns of income distribution in Sonoma County are similar to those found in Santa Rosa – suburban and hillside residential areas in defined sections of some cities, as well as in suburban areas outside of cities, see the highest incomes. Lower incomes are also in distinct sections of cities, while rural and semi-rural areas further from the Route 101 corridor in the northwest part of the county reflect incomes around the median. In contrast, much of Sonoma County, and the greater Bay Area, is considered a RCAA. The tracts to the east and west of Windsor, northeast of Santa Rosa and east of Rohnert Park, and most of unincorporated, central Napa County are considered RCAAs, as well as central Contra Costa County, southern Marin County, and most of San Mateo County. RCAAs in each of these counties, with the exception of Marin, are typically inland suburban areas where single family housing is the dominant housing type. In the ABAG region, higher rates of poverty, multifamily housing, and closer proximity to a range of jobs are generally located closer to the San Francisco and San Pablo bays, resulting in greater diversity and a mix of incomes.

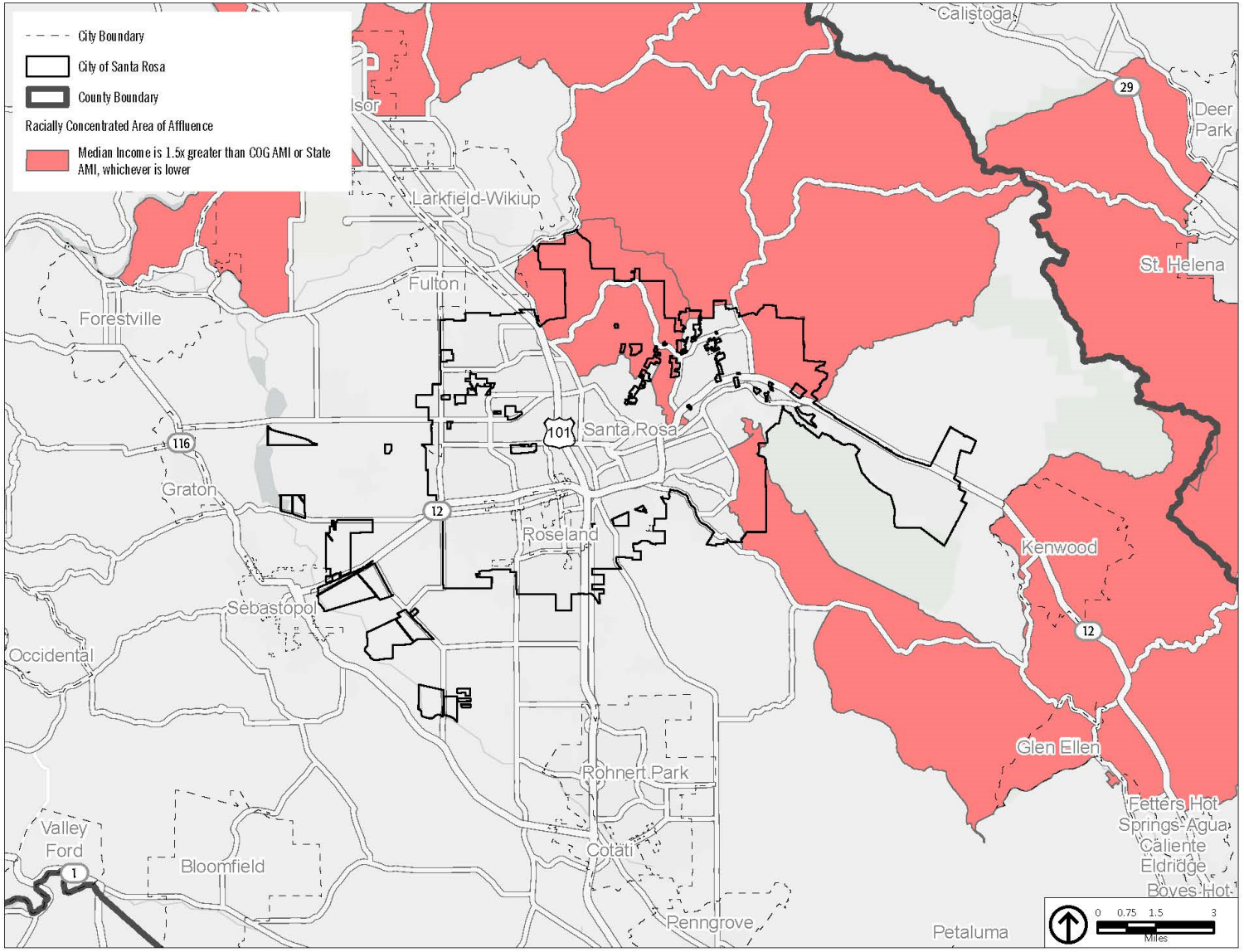
The City has included Program H-31 to foster a more inclusive city for lower-income populations by promoting greater housing affordability.

Figure 4-9 MEDIAN INCOME



Source: U.S. Census 2019, PlaceWorks 2022

Figure 4-10 REGIONAL RACIALLY CONCENTRATED AREAS OF AFFLUENCE



Source: U.S. Census 2019, PlaceWorks 2022

Persons with Disabilities

As discussed in the Community Profile section of the Housing Element, approximately 6 percent of the Santa Rosa population have an ambulatory difficulty, 4 percent of residents have a cognitive difficulty, and 4 percent have an independent living difficulty. Rates of population living with a disability by census tract (Figure 4-11) have even spatial distribution in Santa Rosa, with similar rates in low- and moderate-resource tracts on both the east and west sides of Route 101. Although moderate and low-resource census tracts across the city generally see similar rates of 10 to 20 percent of residents living with disability by census tract, residents in the city's high resource census tracts in Rincon Valley and Bennett Valley see consistently lower rates of disability, at 2 to 3 percent. Overall, rates are no higher than 19 percent in any census tract in the city, with the majority of the city's areas in the 10 to 19 percent range and a small number of tracts in low-, moderate-, and high-resource areas in Northwestern, South, and Eastern Santa Rosa at rates of less than 10 percent.

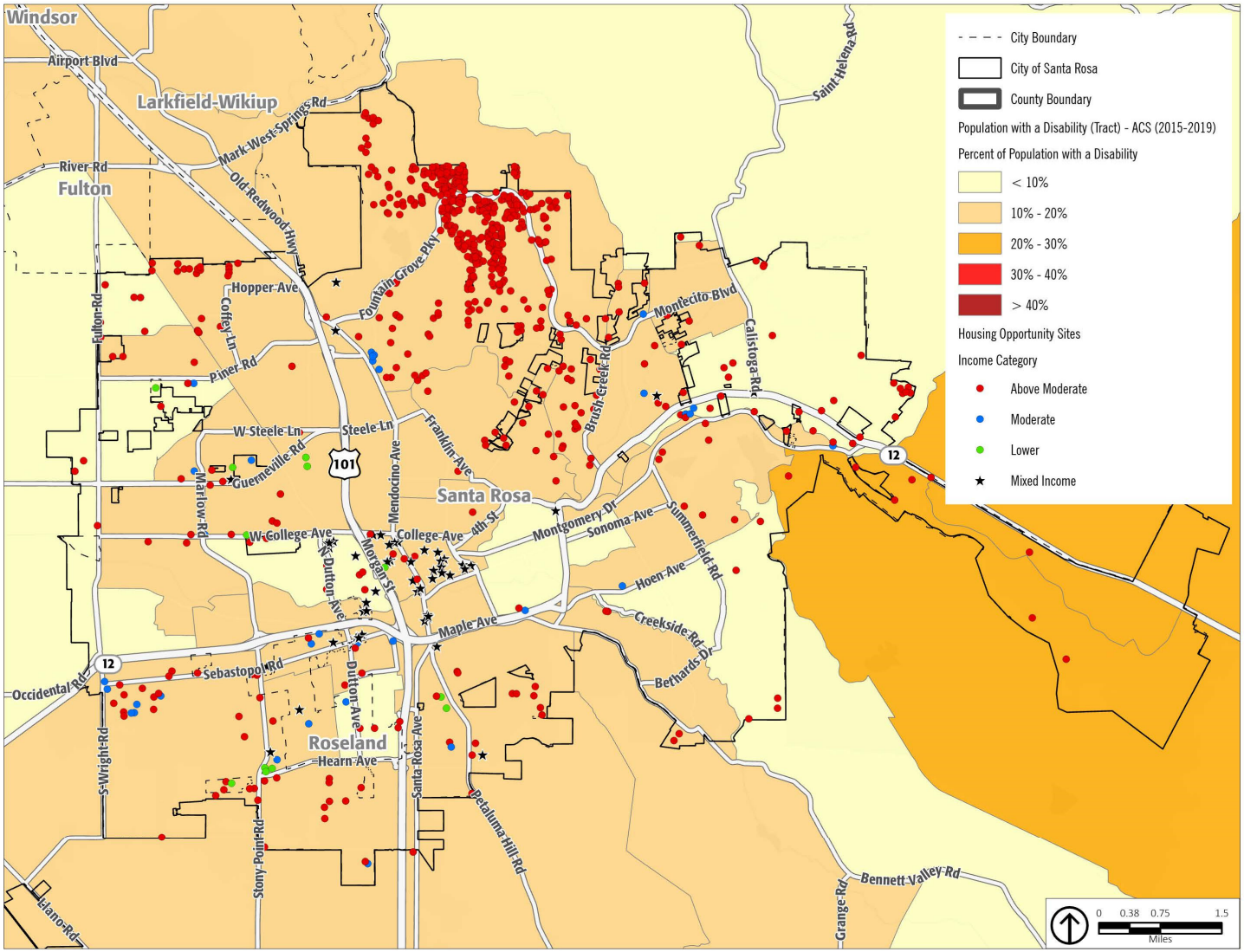
One moderate-resource area, the Oakmont neighborhood in Eastern Santa Rosa, is an exception to this pattern. Oakmont is split between two census tracts with rates of 20 and 23 percent, distinguishing them as the highest in the city and among the highest in the region. However, this area contains Oakmont Village, a senior living community where a generally older population may skew the tract toward a higher rate of disability. The two census tracts that intersect Oakmont are mostly external and also cover Hood Mountain State Park and Trione Annadel State Park. These census tracts are at or above median income, are predominantly White, and have a lower population density than tracts within city limits. These census tracts have a higher proportion of adults living alone than in surrounding areas. These two census tracts have median ages of 71, among the highest in Sonoma County. Oakmont is categorized as moderate resource and is in a generally higher-income area of the city, suggesting that Santa Rosa's largest concentration of persons with disabilities benefits from increased access to resources.

Regionally, concentrations of persons living with disabilities in Sonoma County include census tracts near Monte Rio, Villa Grande, Cazadero, and the southern section of the City of Sonoma. However, in several of these cities, areas with elevated rates of disability directly coincide with areas of low income and low access to resources. On the south side of the City of Napa, just outside Sonoma County, a low-income block group with a median income of $9,191 has a rate of disability of 74 percent. In the City of Sonoma, a low resource tract has a disability rate of 24 percent. Just south of Guerneville, near the coast in Sonoma County, a low resource tract with disability rate of 20 percent has household incomes well below the state median, including block groups with incomes of $44,167, $51,585, and $72,361. As will be discussed in more detail, Santa Rosa serves as a hub for social services resources, including for persons with disabilities. The concentrations of persons with disabilities coupled with the median age and income of these census tracts, reflect a regional pattern of above-income seniors seeking communities like Glen Ellen, Monte Rio, and Villa Grande for retirement and indicate a high level of housing choice for above moderate-income senior households in the city. Data also indicates a regional pattern demonstrating a connection between low-income neighborhood, low-resource TCAC areas, and elevated rates of disability. Some of these cases may reflect the placement of assisted living or residential care facilities. In Santa Rosa, contrary to this regional pattern,

the highest rate of disability is correlated with an above-moderate income retiree community, and is likely only a factor of age, and not income or access to resources.

To improve access to housing for those with disabilities, this Housing Element includes Programs H-38, which direct the City to review and revise reasonable accommodation standards. As stated in Program H-22 and H-25, the City will support and fund (when funds are available) services and developments targeted for developmentally disabled persons and households.

Figure 4-11 POPULATION WITH A DISABILITY



Source: U.S. Census 2019, PlaceWorks 2022

Familial Status

Average household size in Santa Rosa grew from 2.59 to 2.61 between 2010 and 2020. ABAG projects a continued increase in household size through 2040, when the average is expected to be 2.69 persons per household. The increase may be attributed to an increase in the number of children or additional multigenerational households. According to the 2015–2019 ACS, approximately 62 percent of households in Santa Rosa were composed of families. Among family households, over half included one or more children. Approximately 28 percent of households were single persons who lived alone, with the remaining 10 percent composed of other non-family households.

The rate of adults living alone is generally low citywide, other than the Oakmont Village adult community and parts of downtown. As seen in Figure 4-12, households in Santa Rosa composed of adults 18 years or older living with a spouse appear at higher rates of 40 to 60 percent in Northern and Eastern Santa Rosa, while Southwestern and parts of Northwestern Santa Rosa have relatively lower rates of 20 to 40 percent, tracking with higher and lower TCAC/HCD opportunity areas respectively. This suggests a relationship between rates of spousal cohabitation and resource availability, with married households seeking and obtaining housing in higher-resource areas at higher rates, and unmarried households seeking and/or obtaining housing in high-resource neighborhoods at lower rates. The Roseland neighborhood, which is within Southwestern Santa Rosa, has a slightly higher rate of spousal cohabitation than in surrounding neighborhoods, which may reflect its distinct character as former unincorporated county land annexed by the city in 2017, and a historical entry point for immigrant families.[12]

Regionally, rates of spousal cohabitation are generally between 40 and 60 percent in Sonoma County (Figure 4-12). Only tracts in and around Santa Rosa, Rohnert Park, and Guerneville/Monte Rio, see rates below 40 percent. As in Santa Rosa, regional tracts with relatively lower rates of spousal cohabitation under 40 percent generally coincide with TCAC-designated low resource tracts.

The percentage of children living in married-couple households by census tract is generally consistent, between 60 and 80 percent across the city, with slightly lower rates of 40 to 60 percent in lower-resource areas of Southwestern and Northwestern Santa Rosa (Figure 4-13). One census tract in the downtown area has a rate of less than 20 percent and is in this regard a citywide outlier. As discussed, the Downtown has the lowest median income in the city. The concentration of non-traditional family households with children in the Downtown, correlating with areas with the city's lowest median income, suggests a lack of affordable housing options to lower-income families that may have a single source of income (in the case of single-parent families) or fixed income (in the case of children raised by grandparents or guardians).

[12] Ibarra, Ricardo, and Eloisa Ruano Gonzalez, 2018, "Roseland Rising: Residents of Santa Rosa's newest neighborhood reflect on what makes their community special."

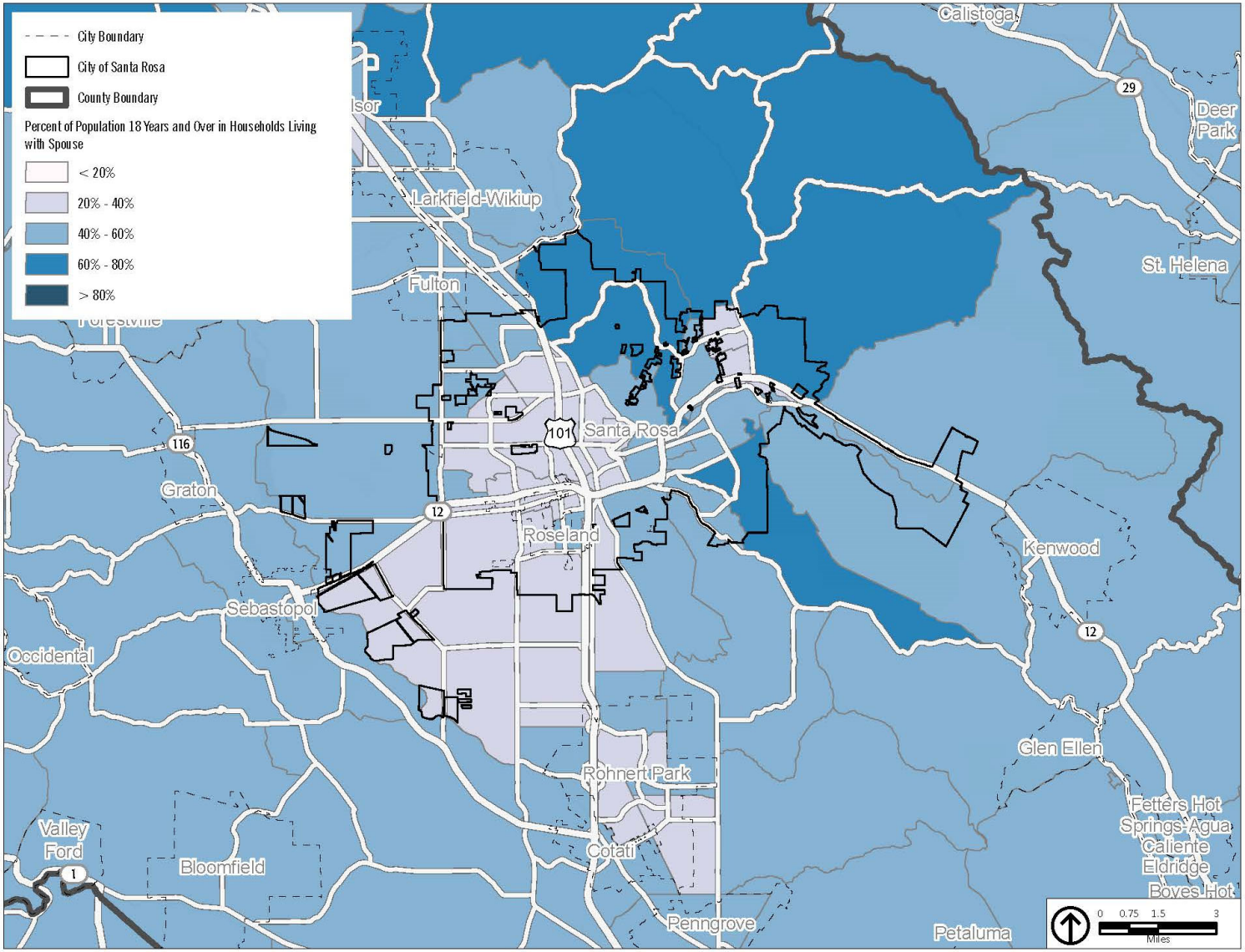
https://www.pressdemocrat.com/article/specialsections/roseland-rising-residents-of-santa-rosas-newest-neighborhood-reflect-on-w/

Regionally, tracts in Sonoma County see high rates of children living in married-couple households, with most tracts above 60 percent, and several above 80 percent in the Northeastern, Southeastern, and Southwestern parts of the county, further from the Route 101 corridor (Figure 4-13). Rates are typically between 60 and 80 percent along the Route 101 corridor, including Santa Rosa and stretching between Petaluma and Healdsburg, with several tracts in and around Santa Rosa at rates that are unusually low for the region. Although Sonoma County demonstrates a pattern of high rates of children living in married couple households, those tracts that do see relatively lower rates generally align with TCAC low-resource categorizations.

Female-headed households are identified as a special-needs group due to the challenges of working full-time as a single parent. The majority of census tracts in Santa Rosa report a rate of children living in single-householder female-headed households with children below 20 percent (Figure 4-14). A small number of tracts spread between Southern, Northeastern, Eastern, and Downtown Santa Rosa exhibit rates above 20 percent, though none exceed 40 percent. Three of these census tracts are in moderate- and high-resource neighborhoods, while five are found in the city's low-resource neighborhoods, including neighborhoods that are predominantly Hispanic. These include Downtown Santa Rosa, which sees the City's lowest median incomes and the highest rates of children living in single-householder female-headed households, at 39 percent.

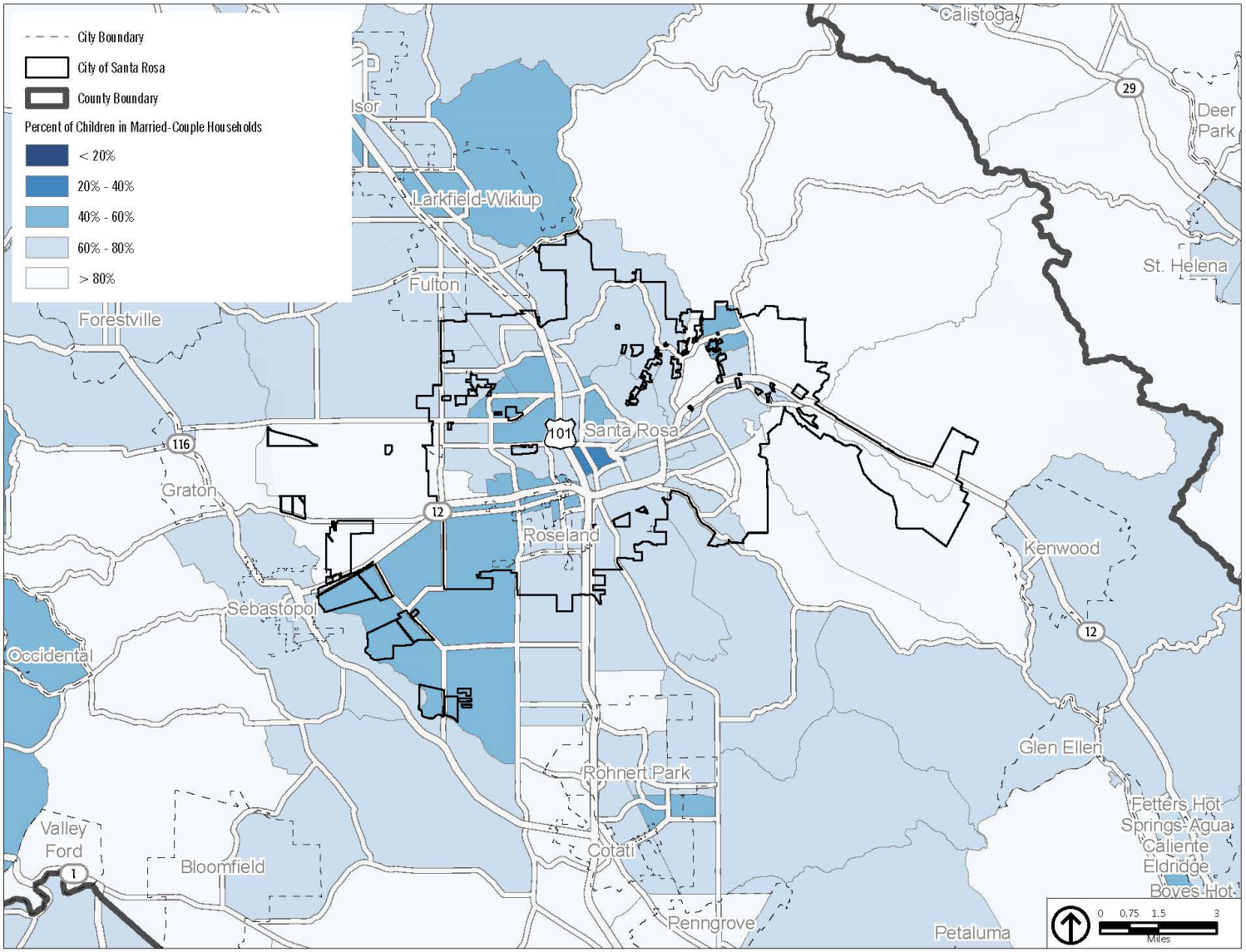
Regionally, rates of single-householder female-headed households are low in Sonoma County, with most tracts seeing rates below 20 percent (Figure 4-14). Tracts with rates above 20 percent but still below 40 percent are found in low, moderate, and high resource areas in a distribution that does not suggest a distinct pattern in relation to resource categorization. These tracts are primarily south of Healdsburg in cities along the Route 101 corridor, which is home to the county's most urbanized areas, suggesting that this type of household is more often found in cities than it is in rural or semi-rural areas.

Figure 4-12 REGIONAL POPULATION 18 AND OVER LIVING WITH A SPOUSE



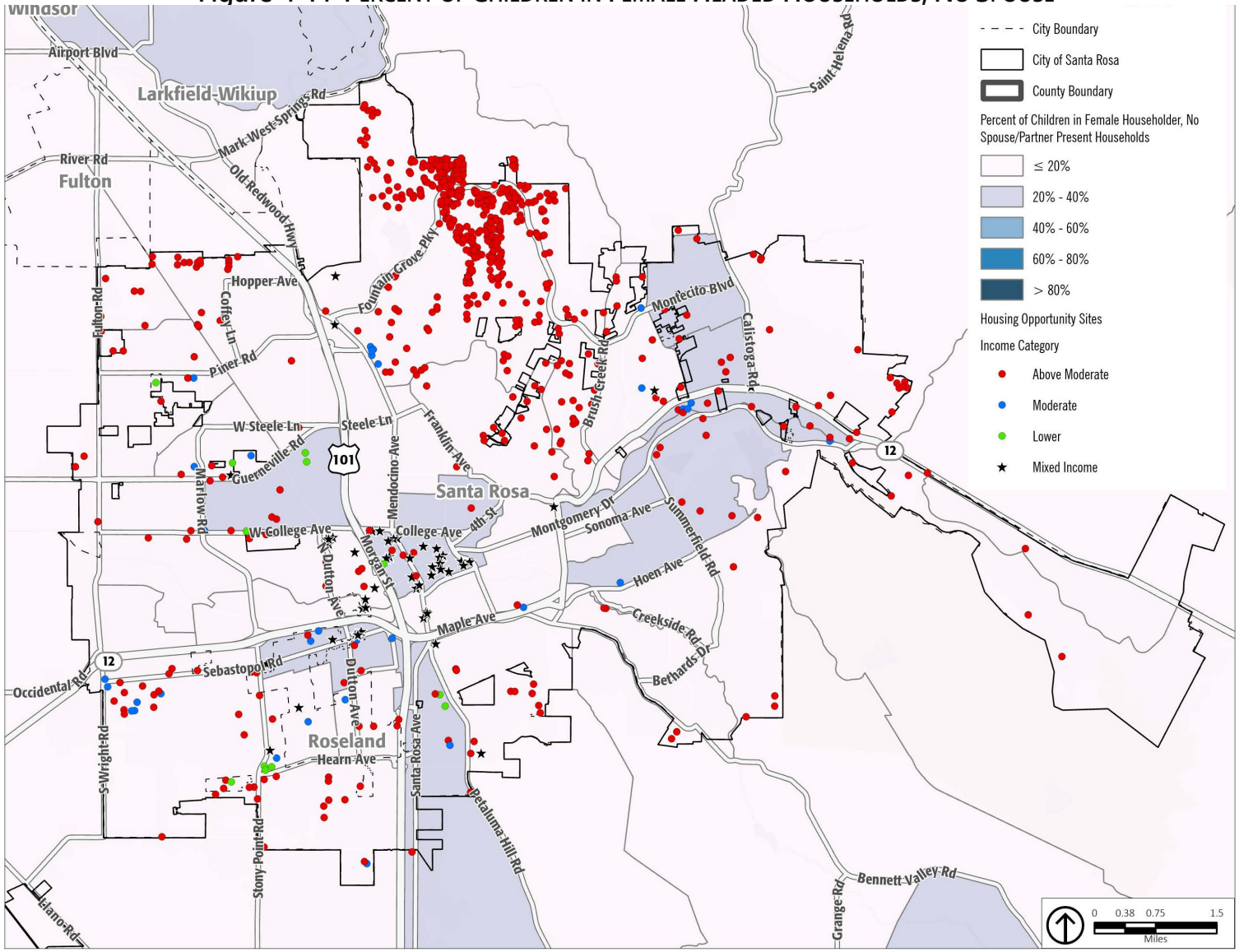
Source: U.S. Census 2019, PlaceWorks 2022

Figure 4-13 REGIONAL PERCENT OF CHILDREN IN MARRIED COUPLE HOUSEHOLDS



Source: U.S. Census 2019, PlaceWorks 2022

Figure 4-14 PERCENT OF CHILDREN IN FEMALE HEADED HOUSEHOLDS, NO SPOUSE



Source: U.S. Census 2019, PlaceWorks 2022

Access to Opportunity

Mobility

This assessment analyzes two types of mobility – transit and housing. Transit mobility refers to an individual's ability to navigate the city and region on a daily basis to access services, employment, schools, and other resources. Indicators of transit mobility include the extent of transit routes, proximity of transit stops to affordable housing, and frequency of transit. Housing mobility refers to an individual's or household's ability to secure affordable housing in areas of high opportunity, move between neighborhoods, and purchase a home if they so choose. Indicators of housing mobility include distribution of Housing Choice Vouchers (HCVs), availability of rental and ownership opportunities throughout the city, and vacancy rates.

Santa Rosa is well-served by regional transit systems, including the Santa Rosa City Bus, Sonoma County Transit, Golden Gate transit, Greyhound, Amtrak Mendocino Transittheand Sonoma-Marin Area Rail Transit (SMART) train, with two stations: the North Station at Guerneville Road and the Downtown Station in Railroad Square. Local transit service is provided by Santa Rosa CityBus, which operates 13 routes across the city. Two routes operate 15-minute services on some or all of the route, eight operate on the half-hour frequency and three of these routes operate hourly service. The Santa Rosa CityBus serves the SMART Downtown Station with ten buses an hour and the North Station with one bus an hour. Santa Rosa is roughly bisected by Route 101, which also divides the low-resource areas of the city to the south and west from the moderate- and high-resource areas on the north and east sides. The city is also divided by State Route 12, which runs east to west.

A "WalkScore" is an index that measures walkability on a scale from 0 to 100 based on walking routes to destinations such as grocery stores, schools, parks, restaurants, and retail.[13] WalkScore data is used by analysts and researchers in the fields of real estate, urban planning, government, public health, and finance. Santa Rosa receives a WalkScore of 47, indicating an average degree of walkability. The city's most walkable neighborhoods by WalkScore include St. Rose, Julliard Park, and West End.

The City of Santa Rosa's 2020-2024 Consolidated Plan reviewed HCV distribution. As of April 2022, the City had issued 1,903 HCVs, including 414 HUD-VASH (Veterans Affairs Supportive Housing) vouchers, and administered the vouchers for approximately 250 households exercising portability from other jurisdictions. There are also 131 vouchers issued as part of a separate Emergency Housing Voucher program. As seen in Figure 4-8, relatively higher rates of HCV use are found in Downtown and Southern Santa Rosa, coinciding with the city's lower-resource, more diverse neighborhoods. There are 7,928 families on the waiting list and the wait is approximately 7 to 10 years. The Housing Authority last opened its waiting list in Fall 2021 and received over 5,000 applications, demonstrating a substantial demand for HCVs in Santa Rosa. As seen in Figure 4-8, regionally, HCV use is higher along the Route 101 corridor than elsewhere in the county, where rates are generally low, with most tracts below 5 percent. Santa Rosa and Rohnert Park are home to tracts that see the highest rates of

[13] WalkScore, 2022 (accessed), "Data Services: Walkability, Real Estate, and Public Health Data." WalkScore Professional https://www.walkscore.com/professional/research.php

usage in the county, ranging between 15 and 17 percent. Feedback received through public outreach indicated a need for affordable housing for different income groups and different household compositions, including elderly residents and single men, and of the need for planning related to the impacts of wildfires on housing affordability.

The Santa Rosa Housing Authority ensures adequate, decent, safe, and sanitary housing for qualified people within Santa Rosa, consistent with federal, state, and local laws. The Housing Authority primarily consists of the Santa Rosa Housing Trust and Rental Housing Assistance programs, both of which are responsible for improving the quality and affordability of housing in the city.

Key objectives include:

- Administering contracts with developers of new affordable units pursuant to the Housing Allocation Plan.
- Committing funds to developers of new affordable units.
- Providing rental assistance to approximately 2,000 families with the funds allocated by HUD to the City of Santa Rosa.

Manufactured homes can be an accessible type of affordable housing. There are 17 privately owned manufactured home parks in the city with a total of 2,155 spaces, most of which are rented to manufactured homeowners. There are also two manufactured home subdivisions where the manufactured homeowners own their individual lots. The majority of manufactured home parks in Santa Rosa are in Southern Santa Rosa along Route 101 and in Northwestern and Southwestern Santa Rosa, with an additional small number found in Northeastern Santa Rosa along State Route 12. Manufactured home parks are primarily found in the city's more diverse census tracts, which in the context of Santa Rosa indicates areas with larger proportions of Hispanic-identifying residents. Regionally, manufactured home parks are in and around cities along the Route 101 corridor and Gravenstein Highways, and in a cluster in the City of Sonoma/El Verano, similarly in more diverse parts of the county. Manufactured home park placement tracks with low-resource TCAC designations and are primarily in communities at or below the state's median income level. This pattern indicates relatively low access to resources near this type of affordable housing, and/or that sites used for this housing type are restricted by a combination of land costs and land use regulations to areas of low-resource availability.

The impact of wildfires on housing has been significant; the city saw a 235-percent increase in the number of buildable lots between 2017 and 2018, and a 16.6-percent drop in single-family home listings. Existing low vacancy rates, exacerbated by the loss of housing stock due to wildfires, along with high housing costs and stagnant wages, has increased displacement risk for Santa Rosa residents, and for the lowest-income residents in particular.[14]

[14] Guhin, David, 2018, "Formation of the Renewal Enterprise District Joint Powers Authority," City of Santa Rosa https://renewalenterprisedistrict.org/wp-content/uploads/2021/05/2018.12.04-City-Presentation.pdf

Educational Opportunities

Access to proficient schools was a significant compelling factor in the development of cities in California during the 1960s to 1980s and continues to hold considerable influence in housing choice. Santa Rosa students attend 9 public school districts, 1 community college, 2 private colleges, and 27 private schools. Sonoma State University's main campus is located nearby in Rohnert Park.

Schools are dispersed throughout the community so that most students live within walking or biking distance of at least one school. In addition, the Sonoma County Library has four branches in the city. Despite their prevalence, school districts and libraries are suffering from decreased enrollment, financial hardship, and budget cuts due in part to the 2017 Tubbs Fire and the COVID-19 pandemic. Extracurricular programs, non-essential educational services, and facility maintenance and improvements may see inconsistent availability for an unknown length of time. Services like these benefit low-income households and the consequences of their reduction or suspension place further burdens primarily on already low-resource households.

Elementary School districts in the Santa Rosa area primarily feed into the Santa Rosa City High School District, a sub-district of Santa Rosa City Schools. Public school districts in Santa Rosa are supported by the Sonoma County Office of Education, which provide leadership, support, fiscal oversight, and accountability assistance to the county's school districts. The day-to-day operations of each public school district are overseen by a district superintendent and an elected board of education. In the 2017-2018 school year (the most recent year for which data is available), Sonoma County schools had a 63-percent college-going rate, with 65 percent of those students entering community college, 14 percent entering the California State University system, 7 percent attending the UC system, and the remainder entering private California colleges and out-of-state colleges.[15] This is close to the statewide average college-going rate of 64.4 percent, though lower than nearby counties, including Alameda (71 percent), Contra Costa (70 percent), Napa (67 percent), and San Francisco (68 percent).[16]

Districts serving students in the immediate Santa Rosa area are found in Table 4-2. Due to the COVID-19 pandemic, state law has suspended reporting of state and local indicators on the 2020 dashboard. Student Profile Data is available for 2020 and 2021, while the most recently available Subject Performance data is available for 2019. Due to the impacts of the COVID-19 pandemic on students and on data collection, 2019 data is shown.[17] The Roseland and Bellevue school districts have the highest percentage of socioeconomically disadvantaged students, high percentages of English learners and lower subject performances, and are found in the City's low-resource Southern and

[15] Herrington, Steven D., Ph.D, 2021, "Education Facts for Sonoma County Schools." Sonoma County Office of Education. https://www.scoe.org/blog_files/Ed%20Facts%202020-21%20draft.pdf

[16] DataQuest, 2018, "2017-18 College-Going Rate for California High School Students by Postsecondary Institution Type." California Department of Education, https://dq.cde.ca.gov/dataquest/DQCensus/CGRLevels.aspx?agglevel=State&cds=00&year=2017-18

[17] Sonoma County Office of Education, 2022 (accessed), "Sonoma County School Districts." Sonoma County Office of Education.

https://www.scoe.org/files/district_map.pdf

Southwestern areas. Bennet Valley and Rincon Valley districts show the highest scores for subject performance and have low percentages of socioeconomically disadvantaged students and are found in the city's relatively higher-resource Eastern side. School locations and performance indicate a pattern of higher-performing schools in higher-resource, higher housing cost areas, and lower-performing schools in lower-resourced, lower housing cost areas.

Table 4-2 PERFORMANCE LEVELS OF SCHOOL DISTRICTS SERVING CITY OF SANTA ROSA STUDENTS

Subject Performance Key				
Blue	**Green**	**Yellow**	**Orange**	**Red**
Best	Best-Middle	Middle	Middle-Low	Lowest

District Name	Student Profile				Subject Performance	
	Enrollment	Socio-Disadv. (%)	English Learning (%)	Foster Youth (%)	English	Math
Bellevue Union	1,621	85	61.6	0.4	Yellow	Orange
Bennett Valley Union Elem.	995	25.3	13.3	0	Green	Green
Mark West Union Elem.	442	50.2	18.6	0	Green	Green
Oak Grove Elem./ Willowside Middle	770	24.9	5.3	0.1	Green	Yellow
Piner-Olivet Union Elem.	279	44.1	23.7	1.8	Orange	Yellow
Rincon Valley Union Elem.	1,283	22.8	9.5	0.2	Green	Green
Roseland	1,412	93.3	75.8	0.4	Yellow	Yellow
Santa Rosa City Schools	14,618	54.4	22.0	0.6	Orange	Orange
Wright Elem.	1,024	68.8	44.6	0.7	Green	Green

Source: California Department of Education Dashboards, 2019

Santa Rosa City Schools is the largest school district in Sonoma County and the fifth-largest employer in the City of Santa Rosa. Data on schools within this district can be found in Table 4-3.

Table 4-3 PERFORMANCE LEVELS OF SANTA ROSA SCHOOL DISTRICT SCHOOLS

Subject Performance Key				
Blue	**Green**	**Yellow**	**Orange**	**Red**
Best	Best-Middle	Middle	Middle-Low	Lowest

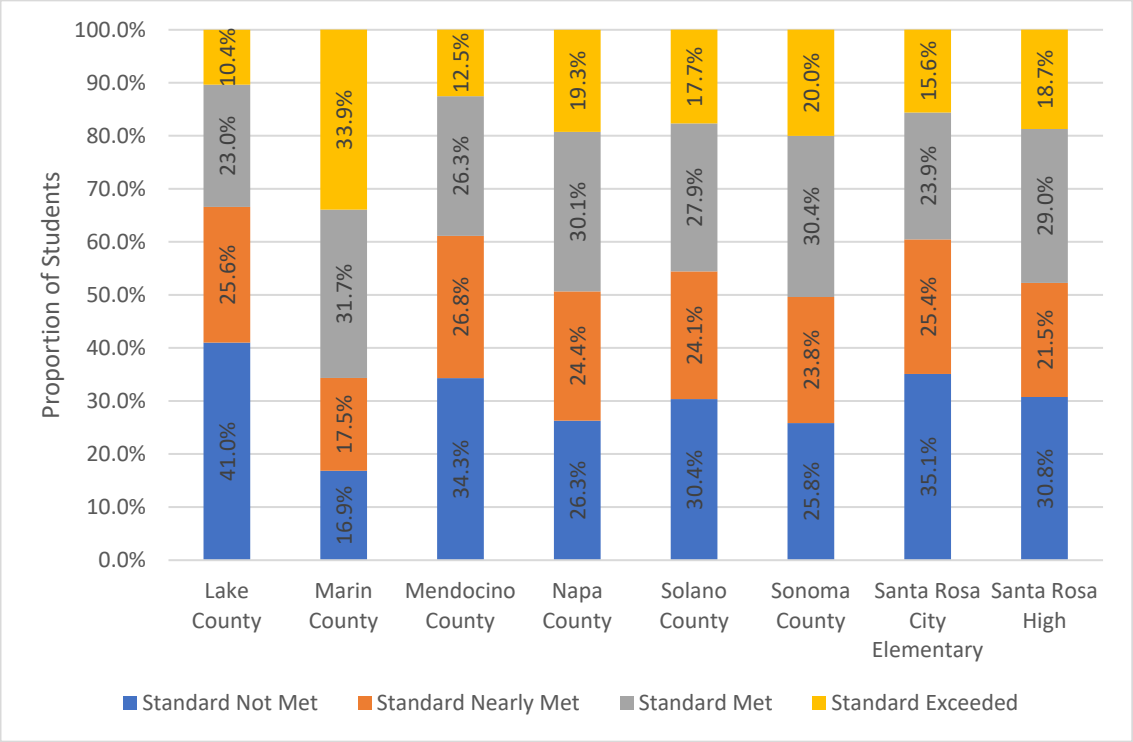
District Name	Student Profile				Subject Performance	
	Enrollment	Socio-Disadv. (%)	English Learning (%)	Foster Youth (%)	English	Math
Abraham Lincoln Elementary	289	83.4	68.5	1.0	Orange	Orange
Albert F. Biella Elementary	334	73.1	41.9	1.8	Orange	Orange
Brook Hill Elementary	396	88.6	66.4	0.8	Orange	Orange
Elsie Allen High	1,042	78.6	29.1	1.2	Orange	Orange
Helen M. Lehman Elementary	512	81.8	59.8	0.8	Orange	Orange
Herbert Slater Middle	766	49.2	15.7	0.5	Orange	Orange
Hidden Valley Elementary	536	29.9	16.0	0.4	Orange	Orange
Hilliard Comstock Middle	440	88.9	29.5	1.1	Orange	Orange
James Monroe Elementary	408	87.7	64.7	0.0	Orange	Orange
Lawrence Cook Middle	459	78.9	42.0	0.4	Orange	Orange
Luther Burbank Elementary	319	85.6	57.1	0.3	Orange	Orange
Maria Carrillo High	1,462	24.2	3.6	0.3	Orange	Orange
Montgomery High	1,642	42.3	11.3	0.6	Orange	Orange
Piner High	1,388	62.0	14.8	0.6	Orange	Orange
Proctor Terrace Elementary	410	35.4	9.5	0.0	Orange	Orange
Ridgway High (Continuation)	284	72.2	21.1	0.7	Orange	Orange
Rincon Valley Middle	899	20.9	3.9	0.1	Orange	Orange
Santa Rosa High	11,964	41.9	7.2	0.4	Orange	Orange
Santa Rosa Middle	548	58.2	13.0	1.1	Orange	Orange
Steele Lane Elementary	420	80.2	54.8	0.2	Orange	Orange

Source: California Department of Education Dashboards, 2019

Santa Rosa City Schools vary widely in their proportions of socioeconomically disadvantaged students. Among elementary schools, the highest rate of socioeconomically disadvantaged students is at James Monroe Elementary School (87.7 percent), while the lowest rate is at Hidden Valley Elementary School (29.9 percent). Among middle schools, Rincon Valley Middle School has the lowest rate (20.9 percent) and Hilliard Comstock Middle School has the highest rate (88.9 percent). The district's high schools tend to have lower but still substantial disparity in rates of socioeconomically disadvantaged students; Santa Rosa High School is by far the largest school, with a rate of 41.9 percent. The lowest rate is at Maria Carrillo High (24.2 percent) on the city's high-resource Rincon Valley neighborhood, while Elsie Allen High, in the city's low-resource Southwestern side, has the highest (78.6 percent). School location, percentage of socioeconomically disadvantaged students, and educational attainment outcomes generally correspond with the TCAC/HCD opportunity maps, which use proximity to proficient schools as a factor (Figure 4-17). This indicates a pattern of high-performing schools with low percentages of socioeconomically disadvantaged students and an absence of affordable housing availability in high-resource areas. Lower-performing schools tend to have higher rates of socioeconomically disadvantaged students and are in more affordable neighborhoods in the city's low-resource areas west of Route 101 and south of State Route 12, where residents tend to rent at higher rates than in other parts of the city. Higher-performing schools tend to be in neighborhoods with more prohibitive housing costs east of Route 101 and north of State Route 12, closer to neighborhoods where the majority of housing is owner-occupied.

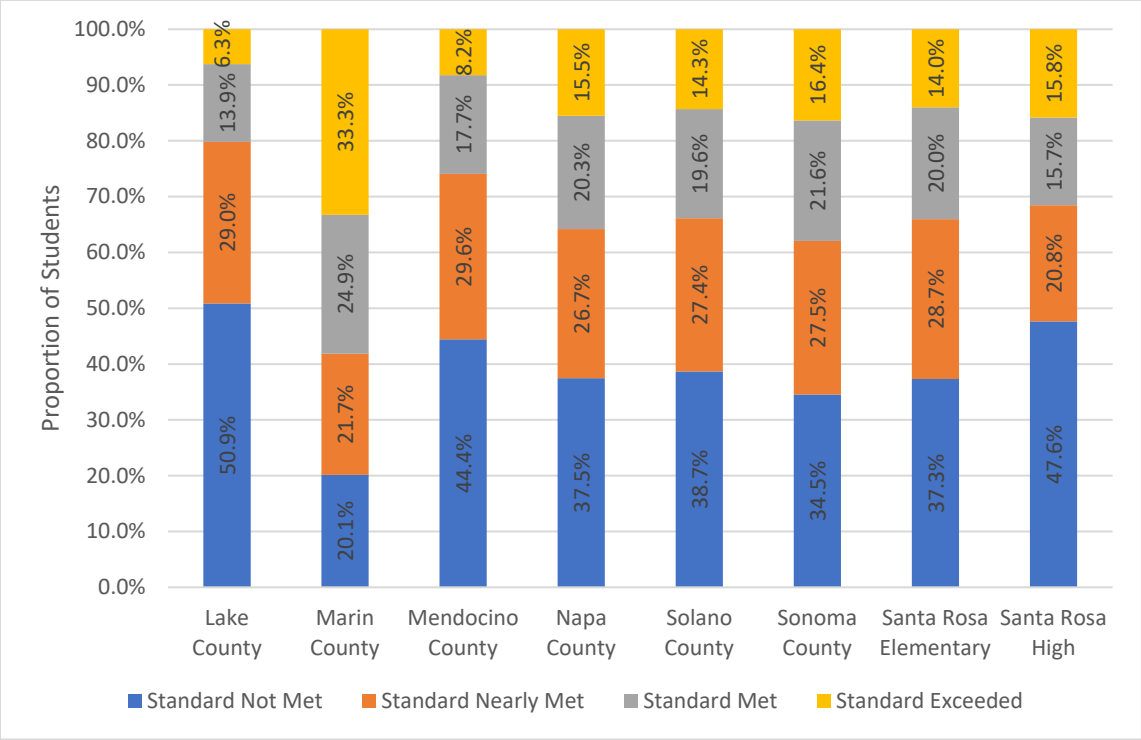
ELA scores for school districts in Sonoma County in 2019 ranged from 75.8 points below grade standards to 58.9 points above, while math scores ranged from 98.4 points below to 38.6 points above. In comparison, Santa Rosa City schools scored, on average 23.7 points below grade standards in ELA and 65.8 points below in math, indicating that ELA scores were within one standard deviation of the countywide mean (5.4 points above) and math scores were within two deviations of the mean (26.6 points below). In both cases, Santa Rosa schools scored below county averages but accounted for 28.7 percent of the student population in Sonoma County. As shown in Figure 4-15, at the county level, 39.5 percent of students in Santa Rosa City Elementary district and 47.7 percent of students in the Santa Rosa High district met or exceeded grade standards in the 2018-2019 school year. Compared to students throughout the North Bay region, performance scores are higher in Sonoma County as a whole, Napa County, and Marin County. Math scores were distinctly lower in Santa Rosa schools, with just 24.0 percent of students in Santa Rosa City Elementary district and 31.5 percent of students in the Santa Rosa High district met or exceeded grade standards (Figure 4-16). A lower proportion than all but Lake County. This suggests that students in Santa Rosa face most limited access to proficient schools, which has been identified in Table 4-5 as a fair housing concern with associated programs aiming to improve educational opportunities in the city.

Figure 4-15 ENGLISH LANGUAGE ARTS OVERALL TEST SCORES



Source: California Department of Education, Data Quest, 2019; accessed December 2022

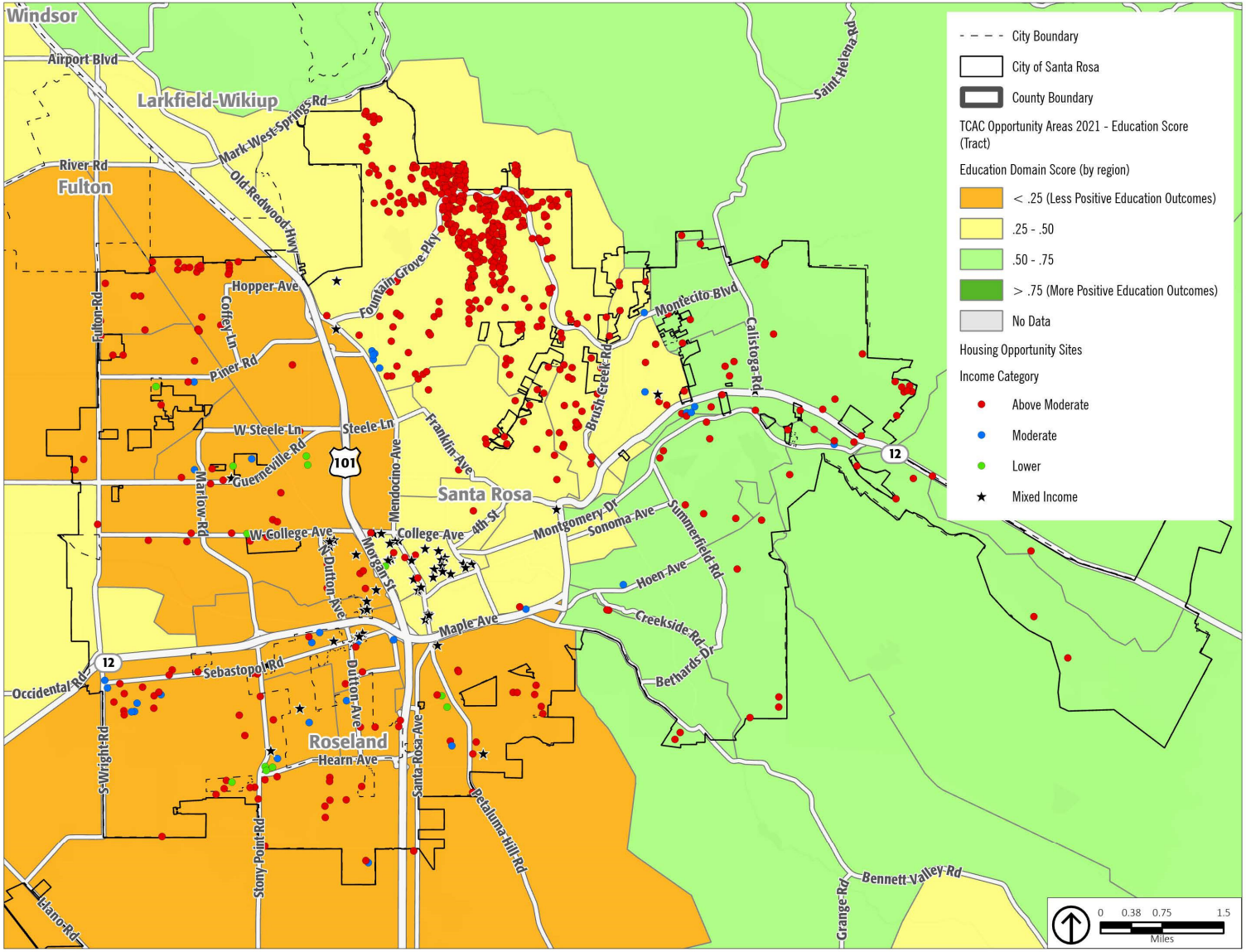
Figure 4-16 MATHEMATICS OVERALL TEST SCORES



Source: California Department of Education, Data Quest, 2019; accessed December 2022

Geographically, expected educational outcomes tend to be highest in affluent and low- to medium-density neighborhoods and communities, and highly urbanized areas typically have higher proportions of disadvantaged students and lower performance scores. While there are many jurisdictions with similar scores overall, such as Sonoma, Napa, and Rohnert Park, the relatively low educational outcome scores in the higher income areas of Santa Rosa is in contrast to other areas of the region that have similar demographic and economic characteristics. This suggests that students in Santa Rosa may have more limited educational opportunities than students in similarly situated neighborhoods throughout the ABAG region, particularly those outside of Sonoma County.

Figure 4-17 TCAC/HCD OPPORTUNITY MAPS – EDUCATION SCORE



Source: TCAC 2021, PlaceWorks 2022

Employment Opportunities

Santa Rosa is a major economic and employment center within the region. As described in the Housing Needs Assessment, employment trends indicate a need for a variety of housing types to support Santa Rosa residents who are employed in a wide range of industries. There is a particular need for lower and moderate-income housing units affordable to workers in low- and moderate-wage jobs including retail, agriculture, and other industries. Projections indicate that Santa Rosa will add 5,855 jobs between 2020 and 2040.

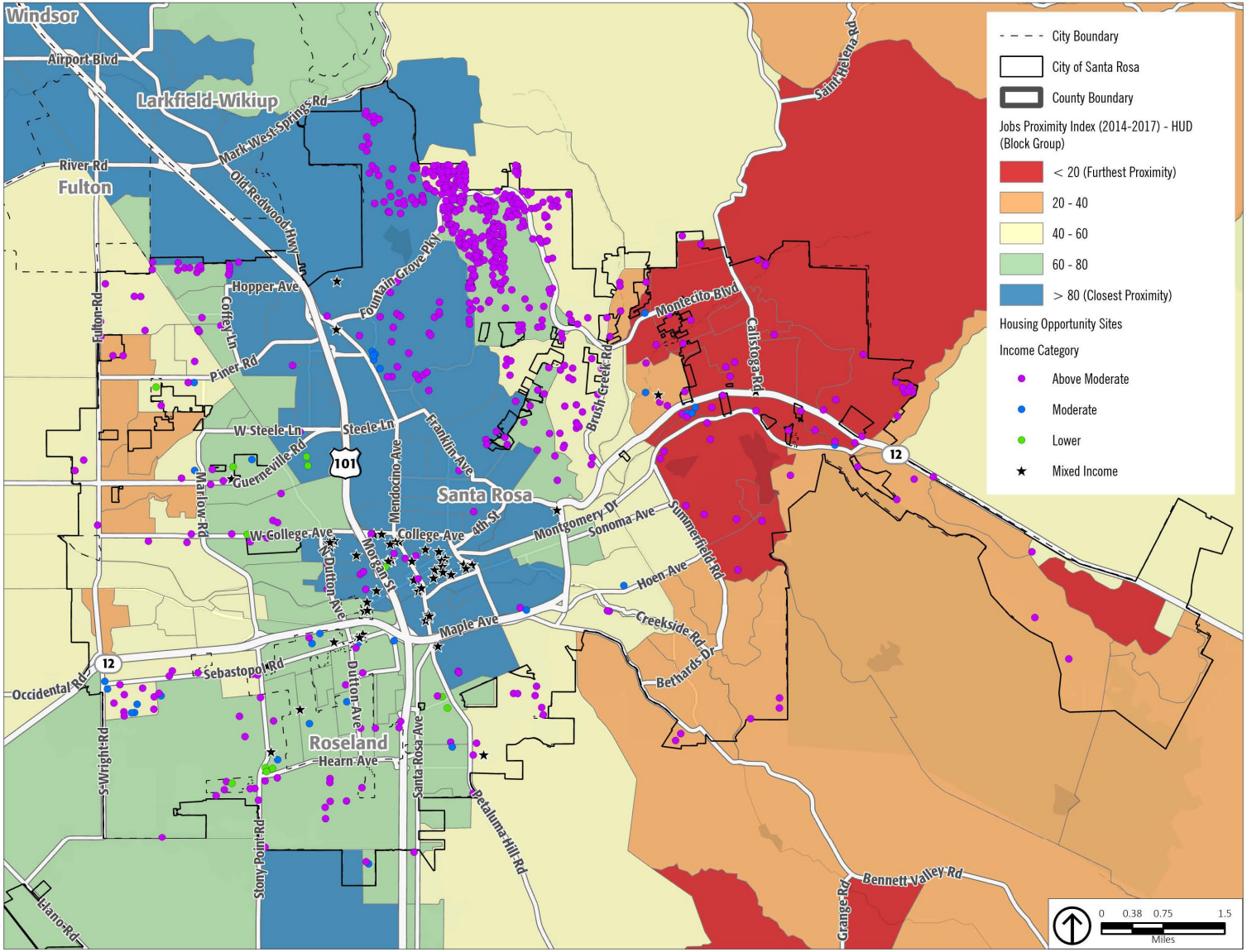
The HUD jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a Core-Based Statistical Area (CBSA,) with larger employment centers weighted more heavily. As seen in Figure 4-18, much of Central Santa Rosa, especially along Route 101, scores very highly, demonstrating that residents in the city's low-resource areas along Route 101 benefit from a close proximity to jobs. This suggests that prioritizing development of moderate- and lower-income housing units in Central Santa Rosa is key. As discussed, Central Santa Rosa (such as the Downtown area) corresponds with higher concentrations of non-traditional families with children and female-headed households. Both of these population groups are disproportionately impacted by economic hardship, childrearing, and conflicts in their work–life schedule that significantly limit employment decisions. Prioritizing moderate- and lower-income housing in Central Santa Rosa specifically supports these populations. Some sections of Eastern Santa Rosa receive very low scores, corresponding with Santa Rosa's high-resource areas. Eastern Santa Rosa is largely residential and is surrounded by a State Park. As median income trends higher in Eastern Santa Rosa than the rest of the city, resulting in greater access to housing choice, Eastern Santa Rosa residents likely choose to prioritize access to higher rated schools and open space, over close proximity to job centers. Additionally, the costs of car ownership and related commuting expenses are less prohibitive for moderate- and higher-income households, who may rely less on public transportation options to access employment locations.

Although there are more jobs in Santa Rosa and greater Job Proximity Index scores than in other parts of the county, housing costs are also higher than in other parts of the county. More than one-third of employed Santa Rosa residents work locally, filling roughly 60 percent of jobs in the city. This balance also contributes to fewer average daily VMT by Santa Rosa residents (13.7) and employees (9.1), compared to the county-wide averages of 16.5 and 12.5 VMT, respectively[18]. Through the 40-percent expansion of city bike lanes since 2010, improvements to pedestrian facilities, and other measures, the city has demonstrated a commitment to minimizing VMT to alleviate congestion and pollution, particularly near Route 101. Nearly 90 percent of employed Santa Rosa residents drive to work either in Santa Rosa or elsewhere, most traveling alone.[19] According to the U.S. Census Bureau's Longitudinal Employer-Household Dynamics, Workplace Area Characteristics 2018, Santa Rosa has a jobs-to-household ratio of 1.13 (higher than the county average of 1.03), indicating that there are more jobs than occupied households in the city. This suggests that improvements in public transportation could also help reduce VMT for non-resident workers commuting into Santa Rosa from outside the jurisdiction.

[18] Sonoma County Transportation Authority, 2020, Sonoma County Travel Behavior Study

[19] Santa Rosa Forward, 2021, "Briefing Book on Santa Rosa's Existing Context," PlaceWorks

Figure 4-18 JOBS PROXIMITY INDEX



Source: ESRI 2018, PlaceWorks 2022

At 2.9 percent, Santa Rosa has a similar unemployment rate as other jurisdictions in the North Bay region. Further, Santa Rosa's jobs-housing ratio is relatively balanced compared to many jurisdictions in the surrounding North Bay. For example, in Windsor the jobs-housing ratio is 0.90, in Sonoma County it is 0.80, in City of Napa it is 1.14, in Napa County it is 0.95, in Marin County it is 0.96, in San Rafael it is 1.6, in in nearby Vallejo in Solano County it is 0.74. However, while on its face this data suggests that Santa Rosa residents have relatively good access to jobs and housing in their community, stakeholders have expressed that the price of the homes do not necessarily correspond with the jobs available. However, Santa Rosa's downtown offers one of the largest concentrations of employment opportunities in the region, providing economic opportunities for the current workforce. In order to support furthered economic opportunities through housing, the City has identified Program H-3 to prioritize housing in Downtown to create balanced access to housing and jobs for the workforce.

Services for Persons with Disabilities

To meet the needs of the population living with disabilities in Santa Rosa, there are 38 licensed Adult Residential Facilities and 5 licensed ARFPSHNs (Adult Residential Facilities for Persons with Special Health Care Needs.)

Santa Rosa CityBus, Sonoma County Transit, Golden Gate transit, Greyhound, Amtrak Mendocino Transit and Sonoma-Marin Area Rail Transit (SMART) train all serve people living with a disability. All Santa Rosa CityBus vehicles have wheelchair ramps, priority seating and automated bus-stop announcements, meant serve people living with a disability. Santa Rosa CityBus, Sonoma County Transit and Golden Gate Transit operate paratransit services within three-quarters of a mile of their fixed-route transit services. All three paratransit operators offer a very similar service, operating seven days a week to those who are unable (temporarily or permanently) to independently use Santa Rosa CityBus due to a disability or health-related condition. As required by the Americans with Disabilities Act, all three paratransit providers have the same hours and days as the fixed-route service. CityBus provides paratransit services throughout the City of Santa Rosa. Sonoma County Transit provides intercity transit service traveling north to south between Cloverdale and Petaluma and east to west between Sonoma and Monte Rio. Golden Gate Transit provides services from Santa Rosa south into Marin County, San Francisco and Richmond. Additionally, people living with a disability can apply for a Regional Discount Card on Clipper and receive discounts on all public transit trips in the Bay Area.

Upon request, the City of Santa Rosa will provide appropriate auxiliary aids or services for those individuals who have hearing, sight, or speech impairments, to participate in City programs or activities. Accommodation requests and barrier removal are offered regarding employment issues, sidewalks, transit access, curb ramps, physical barriers within City facilities/properties, accommodations necessary to equally access a city program, service, activity, or benefits.

The city requires new developments to comply with Title 24 of the 2019 California Building Code to ensure that all new construction meets accessible design standards, thus ensuring that all new housing is accessible for all residents regardless of disability.

As discussed in the Housing Needs Analysis, Santa Rosa serves as a social services resource hub for Sonoma County, including services for persons with disabilities. Santa Rosa residents with disabilities

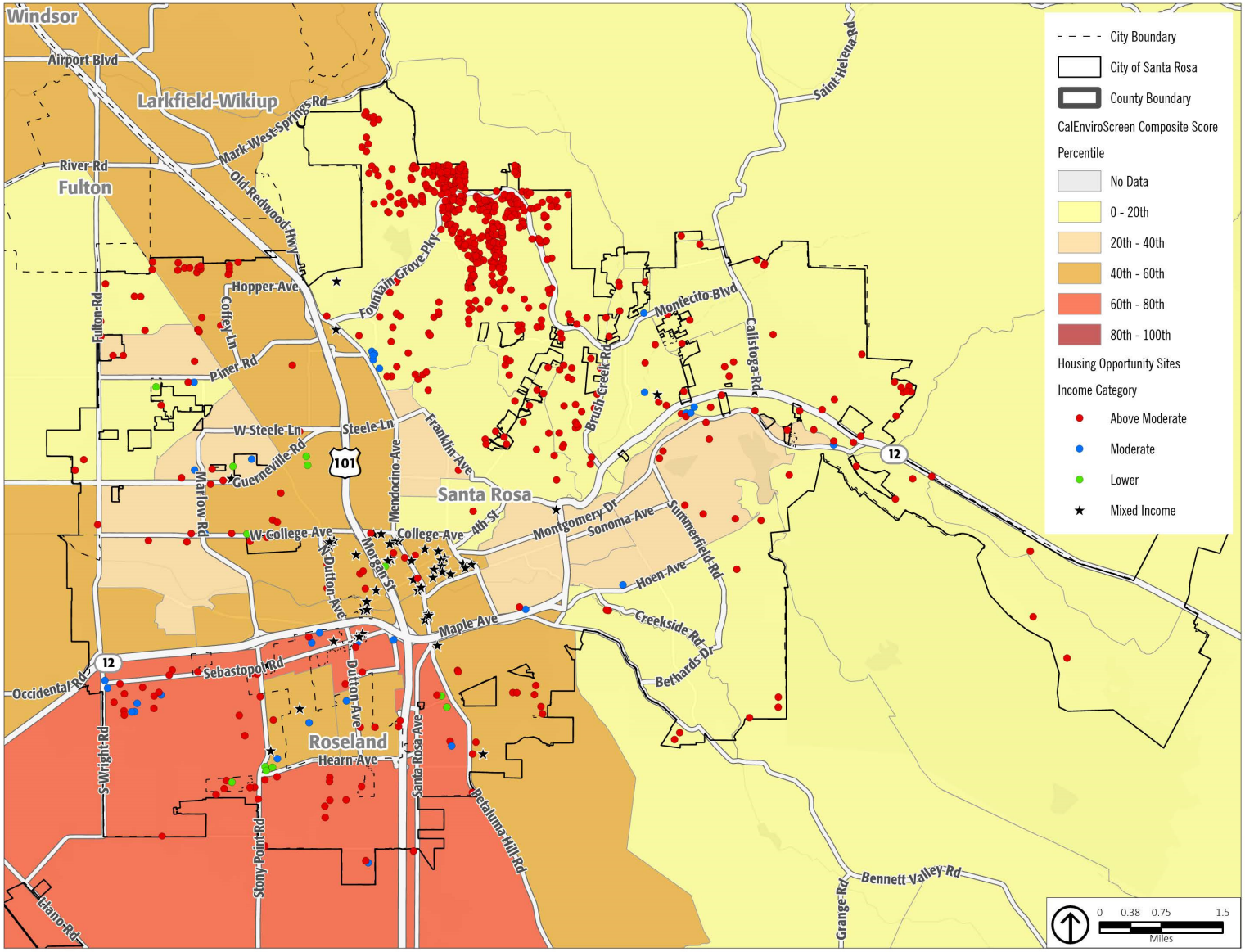
benefit from close access to a range of services and resources, especially when compared to the rest of Sonoma County. The North Bay Regional Center, which provides employment and housing-placement services for persons with developmental disabilities among other services, has a field office in Santa Rosa that is responsible for all of Sonoma County. The field office is in close proximity to public transit stops, the Sonoma County Library, Providence Memorial Hospital, and essential commercial services, such as pharmacies and grocery stores.

Environmental Health

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 environmental scores. A community within the 75th percentile or above is one with higher levels of pollution and other negative environmental indicators and is considered a disadvantaged community.

Santa Rosa contains one census tract in the Downtown area that is within the 75th percentile, meeting the criteria to be considered a disadvantaged community (Figure 4-19). This census tract comprises the area along Sebastopol Road from where it meets the 122/101 interchange at Olive Street, westward until Stony Point Road. This area is in close proximity to the highway and contains a mix of commercial, industrial, and residential uses. Other areas of the city along Route 101 south of State Route 12 score at the 73rd and 74th percentiles, just barely missing the CalEnviroScreen criteria for disadvantaged communities. These scores indicate adverse environmental conditions in these areas, which feature residential areas intermixed with light industrial and intensive commercial uses in close proximity to heavily trafficked Route 101 and State Route 12. Residents of these census tracts (lower-income households and Hispanic-majority populations, as described in the Income and Race analyses) are the most susceptible to the long-term health impacts of poor environmental conditions. As the most urbanized city in the county, Santa Rosa contains the highest-scoring census tracts in Sonoma County, with some overlap into Sebastopol and Rohnert Park. Other cities and areas with CalEnviroScreen scores over 40 percent include the Charles M Schulz Sonoma County Airport, Healdsburg, Cloverdale, and Petaluma. Most areas of Sonoma County enjoy environmental conditions that typically result in positive impacts on health, including reduced pollution and access to open space and parks. The closest census tracts with comparable scores are in the City of Napa and Vallejo, which, while smaller, similarly feature residential areas with adjacency to major highways. Scores in the highly urbanized San Francisco and San Pablo Bay Areas are substantially higher than in the North Bay Area, reflecting their greater density and closer proximity to a higher number of major highways.

Figure 4-19 CalEnviroScreen Composite Score



Source: CalEnviroScreen 2021, PlaceWorks 2022

Disproportionate Housing Need and Displacement Risk

Overcrowding and Overpayment

A household is considered to be "overpaying" or "cost burdened" when 30 percent or more of household income is spent on housing costs (e.g., rent, mortgage payments) Households spending more than 50 percent of their income on housing costs are considered to be "severely cost burdened." Households facing these circumstances are at an elevated risk of displacement.

Each year, HUD receives custom tabulations of ACS data from the U.S. Census Bureau. These data, known as the CHAS data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low-income households. The latest available CHAS data related to overpayment for the City of Santa Rosa covers the 2014-2018 ACS 5-year estimate period. This CHAS tabulation reports that 39.5 percent of all Santa Rosa households (both owners and renters) are cost burdened (>30 percent overpayment). The subset of these households that are severely cost burdened (>50 percent overpayment) represent 17.8 percent of total households in Santa Rosa. Among renters only, 51.6 percent are cost burdened, and a subset of 25.1 percent are severely cost burdened. Among owners only, 29.1 percent are cost burdened, and a subset of 11.5 percent are severely cost burdened.

Rate of overpayment for owners and renters overall in Santa Rosa is comparable to the average rate statewide but is higher than the average for Sonoma County. Individually, rates of renter overpayment are higher in Santa Rosa than in the county and state, while owner overpayment is slightly lower.

As shown in Figure 4-20, overpayment by renters and homeowners is distributed unevenly across Santa Rosa, where rates of overpayment by census tract are frequently at or above 40 percent for renters and 20 percent for homeowners. Moderate rates of overpayment by homeowners (40 to 60 percent) are found almost entirely on the west side of the city, in the city's lower resourced areas. Renters who overpay for housing are at an elevated risk of displacement. Overpayment by renters is found at relatively higher rates in Southern, Southwestern, and the Rincon Valley and Oakmont neighborhoods of Eastern Santa Rosa, and appears in high-, moderate-, and low-resource neighborhoods. The only areas with lower renter overpayment rates are in Northern Santa Rosa, which contains relatively affluent neighborhoods with very high rates of owner-occupancy. The total number of renter-occupied units in these areas is lower on average than in other parts of the city, especially for their size. This indicates that these areas are predominantly lower-density owner-occupied housing, and that renters who do live in these neighborhoods generally do not overpay for rent. In Southern and Southwestern Santa Rosa, where many of the city's lower to moderate income (<$55,000) census tracts are found, overpayment by renters is more serious (60 to 80 percent). Tracts in Rincon Valley and Oakmont with higher rates of overpayment (60 to 80 percent) may reflect the lack of diverse and/or higher density, more affordable housing types in these predominantly single-family residential neighborhoods.

One tract near Downtown Santa Rosa sees unusually high overpayment by owners (greater than 60 percent). This residential area around and east of Juilliard Park includes the Burbank Gardens Neighborhood Association. This older neighborhood of smaller, single-family residences is walkable, close to Santa Rosa Plaza and other amenities in Downtown Santa Rosa, and overpayment by owners here may be by choice, reflective of new homeowners who are stretching their budgets to live in the neighborhood.

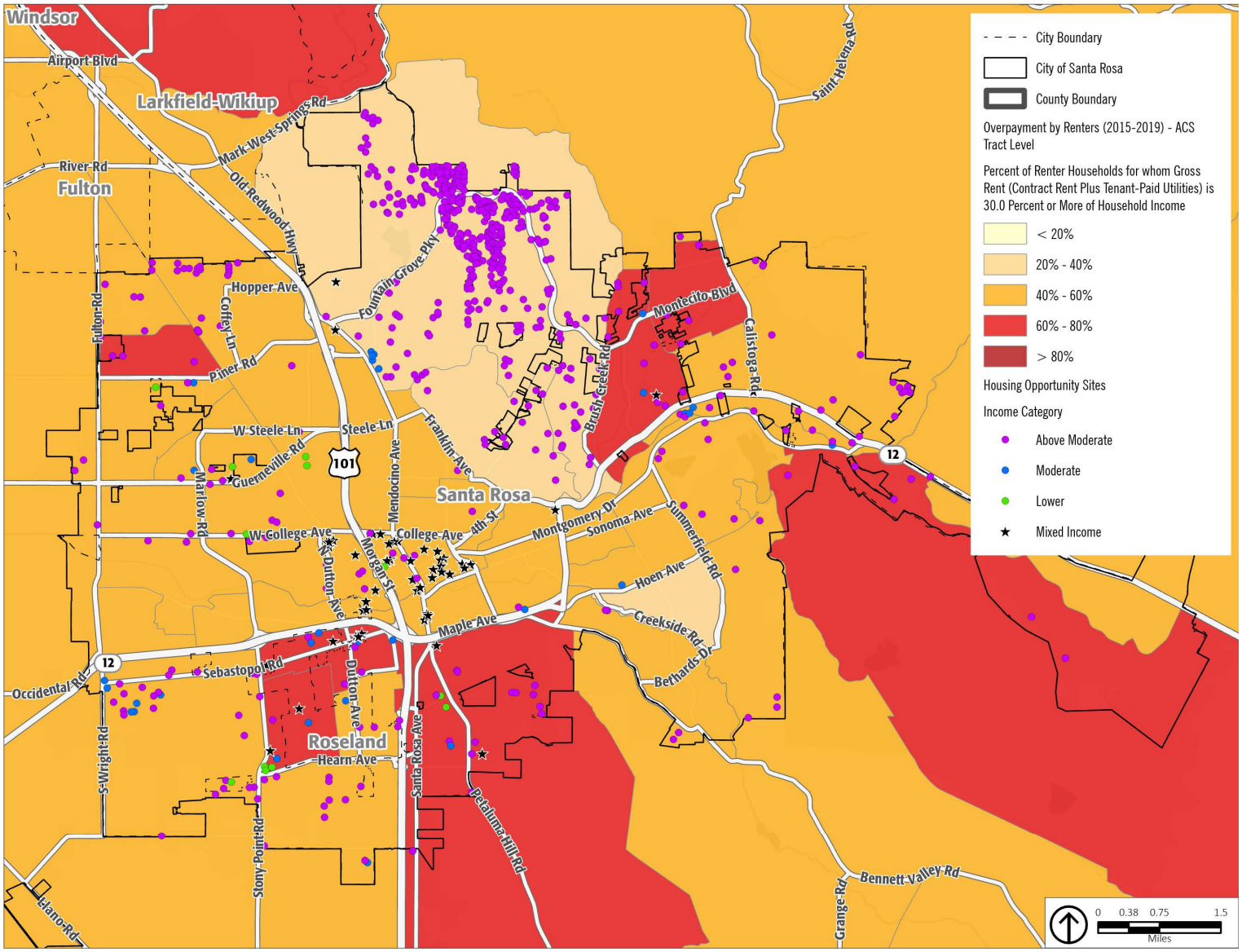
Regionally, rates of overpayment by Sonoma County homeowners is slightly lower in the Route 101 corridor than in more rural or semi-rural areas of the county, where rates are typically above 40 percent. This may indicate that the higher costs of housing in higher-resource areas further from Route 101 may create increased burden on homeowning households. Inversely, overpayment by renters is slightly higher along the Route 101 corridor, and highest in Southern Santa Rosa, Rohnert Park, and in less-populated rural tracts on the northwest side of the county. The county's high renter cost burden in denser, low-resource urban areas close to Route 101 likely reflects low incomes of residents in these areas, while higher cost burden in less dense rural areas to the northwest, while smaller in number, also coincide with areas below state median income, though not as low as in areas closer to Route 101. This reflects a pattern also found in Santa Rosa, with higher renter cost burden found in lower-resource, lower-income neighborhoods.

The US Census Bureau considers a household overcrowded when rate of persons per room is greater than 1.0. Overcrowding rates in Santa Rosa show a clear spatial pattern, with higher rates of overcrowding appearing in the city's Hispanic-majority census tracts and in its low-resource areas in South and Southwestern Santa Rosa. No tracts in Eastern Santa Rosa, generally the city's moderate and high-resource side, are overcrowded. The area in and around the Roseland neighborhood, a historically Hispanic neighborhood, exhibits the highest rates of overcrowding in the city, followed by the residential areas around Northwest Community Park. Rates of overcrowded households elsewhere in the city also generally correspond with Hispanic-majority census tracts, indicating that there is an inequitable burden. This population is at an elevated risk of displacement and living with extended families or multiple roommates in units without an adequate number of bedrooms may also be a cause of overcrowding.

Regionally, very few tracts in Sonoma County exceed the statewide averages for rate of overcrowded households, which is 8.2 percent. Santa Rosa sees the highest rates in the county, followed by a small number of tracts in El Verano/Boyes Hot Springs, Windsor, Healdsburg, and Calistoga. These areas only see marginally higher rates than the statewide average – Santa Rosa is a notable outlier, with rates of overcrowding at 14 percent in a tract in Northwestern Santa Rosa and 21 to 36 percent in the Roseland area, by far the highest in the county. As described previously, Roseland is a primarily Hispanic neighborhood and largely consists of family households and has been a gateway for arriving immigrants.

To actively protect residents from displacement due to housing pressures resulting from overpayment and/or overcrowding, the city has included Program H-6

Figure 4-20 OVERPAYMENT



Source: U.S. Census 2019, PlaceWorks 2022

Housing Condition

Almost a third of Santa Rosa's housing units are over 50 years old; 31 percent of housing units were built in 1969 or before, with an additional 11 percent built prior to 1950. Older units are generally more frequently subject to maintenance issues than newer housing stock. Even units that are not urgently in need of repair may benefit from energy-efficiency improvements to reduce energy usage and related climate impacts. The city's oldest neighborhoods include the West End, Cherry Street, St. Rose, Railroad Square, Olive Park, Burbank Gardens, and Ridgway. These neighborhoods are in and around the historic downtown section of the city, at the intersection of Route 101 and State Route 12. All of these neighborhoods, with the exception of Ridgway, fall within the Downtown Station Area Specific Plan, which has a higher rate of renter occupancy (71 percent) as compared with the city (46 percent).20 These neighborhoods are generally in low- or moderate-resource categories and incomes are at or around the state median, indicating that there may be limited capacity in household budgets for needed repairs. Additionally, landlords and/or renters may maintain buildings less thoroughly than an owner-occupant would, potentially accelerating the need for maintenance. Overcrowding is also slightly higher in several of these neighborhoods west of Route 101 and south of State Route 12, which can accelerate housing deterioration.

As described in the Housing Needs Assessment, another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2015–2019 ACS estimated that 0 of Santa Rosa's dwelling units lack complete plumbing facilities and 756 lack complete kitchen facilities. These numbers represent approximately 1 percent of Santa Rosa's total housing stock.

The City's Code Enforcement team completes inspections on a proactive bases and as a part of the City's Neighborhood Revitalization Program and the Housing Choice Voucher (HCV) Rental Assistance Program. Through the City's Neighborhood Revitalization Program 570 units were rehabilitation from 2015 to 2021 and through the Housing Choice Voucher (HCV) Rental Assistance Program 613 homes were rehabilitation from 2018 to 2021. Additionally, as a part of typical inspections to ensure that building code standards for existing plumbing, electrical, and other aspects of homes are maintained, 1,750 homes were rehabilitated. Overall, with assistance from both programs and other rehabilitation efforts a total of 2,933 homes were rehabilitated, representing 4.2 percent of the housing stock (69,406 total units, see Table 3-11 of the Housing Needs Assessment). It should be noted that this number does not include individual homeowner reinvestment, and therefore the percentage of overall rehabilitation of the housing stock is most likely higher.

CHAS data tabulations define "housing problems" as a cost burdened (>30 percent overpayment) households with one or more of the following problems: incomplete kitchen facilities, incomplete plumbing facilities, more than one person per room. In Santa Rosa, households meeting this definition comprise 43.7 percent of the city's total households. This figure is higher for renters (57.8 percent)

[20] Guhin, David, 2018, "Formation of the Renewal Enterprise District Joint Powers Authority." City of Santa Rosa. https://renewalenterprisedistrict.org/wp-content/uploads/2021/05/2018.12.04-City-Presentation.pdf

than it is for owners (31.5 percent), indicating an uneven disparity in housing conditions between renters and owners.

Regionally, renters fare slightly worse in Santa Rosa in terms of substandard housing conditions than is found both statewide and in Sonoma County. However, fewer homeowners are considered to have housing problems in Santa Rosa than in the county or state. The 2011 Sonoma County Regional Analysis of Impediments to Fair Housing Choice reported that 2,800 units in the county were severely substandard, indicating that units were lacking complete plumbing or kitchens. Recent wildfires, loss of housing stock in the southern portion of the city in 2017, along with an increasing demand for low-cost worker housing, has likely exacerbated substandard housing conditions in the county.[21]

Substandard housing conditions can have an adverse impact on health and are often a driver of displacement. To provide support in instances where residents are at risk of displacement due to safety concerns related to substandard housing conditions, the City will seek funding to provide housing rehabilitation loans to lower-income residents to reduce displacement risk due to housing conditions (Program H-12) and will continue to implement its reasonable accommodation ordinance to ensure all residents have accessible housing in their current and future homes (Program H-22 and H-38).

Homelessness/At-Risk Housing

As is described in the Housing Needs Assessment, the 2020 Sonoma County point-in-time count, conducted in February 2020, found 2,745 homeless persons countywide, 53 percent of whom were unsheltered. More than half of the County's homeless population (1,461 sheltered and unsheltered persons) were in the Santa Rosa area, a decrease from 1,661 persons and 56 percent in 2019. While the point-in-time report does not report the specific responses and characteristics of those homeless residents that reported sleeping in Santa Rosa, when comparing the characteristics of the countywide homeless population to those of Santa Rosa's population, it reveals that residents that identify as Black or African American, American Indian or Alaska Native, White, and multi-race or other are disproportionately represented in the countywide homeless population (Table 4-4). Similarly, residents with physical disabilities are disproportionately impacted by homelessness.

Table 4-4 CHARACTERISTICS OF THE HOMELESS POPULATION

Characteristic	Percent of Sonoma County Homeless Population	Percent of Total Santa Rosa Population
Seniors	13%	17%
Hispanic or Latino	26%	33%
Black or African American	7%	2%

[21] Coates, Kathleen, 2021, "Many live in squalid conditions to work in Sonoma County," *The Press Democrat*. https://www.pressdemocrat.com/article/news/many-live-in-squalid-conditions-to-work-in-sonoma-county/

Characteristic	Percent of Sonoma County Homeless Population	Percent of Total Santa Rosa Population
American Indian or Alaska Native	15%	1%
Asian, Native Hawaiian, or Pacific Islander	5%	6%
White	65%	55%
Multi-Race or Other	16%	4%
Physical Disability	23%	6%
Families with Children	9%	62%

Source: Sonoma County 2020 Point-In-Time Census Report, 2019 US Census, American Community Survey, ABAG Housing Element Data Package, 2021

In addition to the characteristics presented in Table 4-4, the following populations are impacted by homelessness in Sonoma County, though similar data on the total population is not available:

- 16 percent of respondents identified as lesbian, gay, bisexual, gender non-conforming, transgender, or queer (LGBTQ+)
- 17 percent reported a history of foster care
- 72 percent reported being unemployed
- 10 percent reported having a traumatic brain injury, 40 percent psychiatric or emotional conditions, 23 percent chronic health problems
- 40 percent met the level of HUD-disabling conditions that prevent maintaining housing and/or a job
- 59 percent report a history of domestic violence
- 139 homeless individuals were Veterans, 65 percent of whom were unsheltered

Santa Rosa is the largest service provider for homeless resources in the county, in addition to being the largest city in the county. The concentration of persons experiencing homelessness in Santa Rosa compared to other Sonoma County jurisdictions is likely a result of the City's larger size and its role as a regional service provider leading to persons experiencing homelessness to migrate to Santa Rosa to access those resources. Homeless persons most frequently cited inability to afford rent as an obstacle to securing permanent housing (70 percent). Additional obstacles included a lack of income or job (50 percent), no money for moving costs (31 percent), and lack of housing availability (20 percent).

Emergency shelters are allowed with a conditional use permit in every Santa Rosa zoning district and are, as of January 2020, allowed by right (without a discretionary permit) in the General Commercial (CG) district. New emergency shelters are subject to the same district requirements as other development projects in the same zone. In January 2011, the City's Zoning Code was amended to specify that transitional and supportive housing facilities are treated as residential uses, subject only to the same regulations as other residential uses of the same type in the same district. In addition to

continuing to implement these zoning regulations, the City will continue to provide funding and support to groups providing shelter and services to the homeless and explore new models for providing temporary housing solutions, including non-congregate shelters (Program H-24). Further, the City will work with service providers to target outreach to those groups that are disproportionately impacted by homelessness, and community organizations to identify strategies to prevent homelessness and eliminate the disproportionate impact.

Several emergency shelters, day services, and other programs provide services to Santa Rosa residents experiencing homelessness and housing instability.

Emergency Shelters

- The Family Support Center is a 138-bed emergency shelter operated by Catholic Charities for families experiencing homelessness. The center provides food, clothing, children's activities, medical and dental care, and client-focused family action plans and services to overcome homelessness.
- Samuel L. Jones Hall Homeless Shelter is a city-owned facility that has been operated by Catholic Charities since it opened in 2005. This housing-focused emergency shelter provides up to 213 year-round beds and wrap-around services for single adults experiencing homelessness. The total 213-beds are prioritized by the Homeless Outreach Services Team (HOST) with beds designed for medical respite, public safety, and the Homeless Encampment Assistance Program (HEAP) or during emergent situations.
- Samuel L. Jones Hall Shelter Annex is a prefabricated structure that provides 60 emergency shelter beds in conjunction with the existing facility. The shelter annex opened in January 2021 and restores the shelter bed capacity that was lost due to social-distancing restrictions during the COVID-19 pandemic. These 60 beds are part of the total 213 year-round beds provided on-site.

Day Services

- Homeless Services Center: Operated by Catholic Charities, is a multi-service day center in downtown Santa Rosa for persons experiencing homelessness in Sonoma County. The center provides showers, laundry, telephone, mail service, referrals, and shelter intake, all with the goal of exiting participants out of homelessness and into housing. Homeless Outreach Services Team (HOST) are based at this facility as well.
- The Living Room: For women and their children experiencing homelessness, the City of Santa Rosa provides funding to The Living Room for comprehensive case management and access to services through their daytime drop-in center.

Safe Parking

- A Safe Parking Pilot Program opened in March 2022. The program will provide community members who are experiencing homelessness a place to safely park their vehicle or RV with

access to basic services, as well as wrap-around services in alignment with the City's Housing First strategy. Additionally, the program is meant to lessen the impacts of homelessness on the broader community.

Street Outreach

» The Homeless Outreach Services Team (HOST), operated by Catholic Charities and funded by the City, is a street outreach team working to engage persons experiencing homelessness into services and housing in collaboration with the Police Department's Downtown Enforcement Team (DET) and other service providers and community partners.

Rental Assistance

» HCA Family Fund is a program operated by Community Action Partnership to assist individuals who are homeless or at risk of becoming homeless with rental assistance combined with financial coaching, to empower the participants for future housing stability.

» The Housing First Fund was authorized by City Council in 2018 to further HOST's efforts to assist persons experiencing homelessness to obtain housing. The funding goes towards landlord incentives, risk mitigation, tenant assistance, and housing assistance, such as security deposits and rental payments.

Other Programs

» Santa Rosa City Council approved the Community Homeless Assistance Program (CHAP) in 2016 to foster community solutions with the goal of reducing the impacts of homelessness on the community and to better serve persons experiencing homelessness. This program allows property owners to use commercial properties or properties/facilities that meet the Zoning Code definition for "Meeting Facility, Public or Private," for safe parking, safe camping, the placement and maintenance of portable toilets and access to existing bathroom facilities, provision of temporary overnight shelter and storage for personal belongings.

» Santa Rosa's Homeless Encampment Assistance Program (HEAP) program involves a multi-disciplinary team focused on a compassionate approach to address the health, safety, and shelter needs of persons living in encampments and to ease the impacts to surrounding communities.

Displacement Risk

According to Zumper.com's Rent Research tool, the average rent for a one-bedroom apartment in Santa Rosa in December 2021 was $1,870. This represents a year-over-year increase of 17 percent. The oldest rent price data available is for November 2014, when median rent for a 1-bedroom unit was $1,310, a 43-percent increase over a 7-year period. In comparison, the ACS estimates that the median rent in Santa Rosa has increased from $1,046 in 2010 to $1,466 in 2019 (4.5 percent average annual increase), in Sonoma County it has increased from $1,107 to $1,478 (3.7 percent average annual increase), and in the Bay Area it has increased from $1,234 to $1,849 (5.5 percent average annual

increase). While this data is slightly older than the current data provided by Zumper.com, and privately collected data is not available for current median rents, it is assumed that rents have continued to increase at similar rates. As such, rent increases in Santa Rosa are likely outpacing other communities in Sonoma County, but are increasing at a slightly slower rate than the Bay Area as a whole.

Zillow.com maintains a home value index that reports monthly change in typical home values for a given area. As of November 2021, the Zillow Home Value Index for Santa Rosa was $691,334. Values in 2013 were approximately $413,000, representing an increase of 67.4 percent over a 6-year period, or an average annual increase of 11.2 percent. The ACS 2019 5-year estimate (the most recent data available) reports median household income in Santa Rosa to be $75,630, while the 5-year estimate in 2013 was $60,354. This represents an increase of 25.3 percent over a 6-year period. Rises in rental prices and home values have rapidly outpaced rises in income in Santa Rosa, indicating a serious risk of displacement. This risk will be higher in areas where renters and owners are more heavily cost burdened and where housing units are more overcrowded, generally on the western side of the city. Regionally, the median home value in Sonoma County reflects that of Santa Rosa, while the median home value in the Bay Area as a whole exceeds $1 million. On average, the median home value has increased by 14.1 percent annually in Sonoma County and 15.2 percent annually in the Bay Area, both of which exceed the rate in Santa Rosa.

The Urban Displacement Project, a joint research and action initiative of the UC Berkeley and the University of Toronto, analyzes income patterns and housing availability to determine the gentrification displacement risk at the census tract level. Six displacement typologies exist in Santa Rosa:

- Low-Income/Susceptible to Displacement: These tracts are predominantly low- or mixed-income, susceptible to changes if housing prices increase.
- Stable Moderate/Mixed Income: These tracts are predominantly occupied by moderate-, mixed-moderate, mixed-high, or high-income households.
- At Risk of Becoming Exclusive: These tracts are also predominantly occupied by moderate, mixed, or high-income households, with housing affordable to middle- to high-income households but ongoing increases in prices.
- Becoming Exclusive: These tracts are characterized by a total loss of lower-income households between 2000 and 2018 and housing that is affordable only to middle- to high-income households but ongoing increases in price.
- Early/Ongoing Gentrification: These tracts are low- or mixed low-income with housing affordable to moderate or mixed moderate-income households, though there has been a rapid increase in housing costs exceeding regional median changes.
- Advanced Gentrification: These tracts moderate- to high-income with housing affordable only to middle, high, and mixed-moderate and -high income households.

According to the Urban Displacement Project, most of western Santa Rosa, north of Franklin Avenue and west of Brush Creek are considered At Risk of Becoming Exclusive or Becoming Exclusive. Downtown Santa Rosa and the area to the north, as well as the neighborhoods west of Highway 101 and north of W. College Avenue are considered Low Income/Susceptible to Displacement. Gentrification is furthest along in the Corby Olive, Roseland North, and Redwood Highway neighborhoods, which are designated as experiencing Early/Ongoing Gentrification and in the Peterson Lane neighborhood, which is designated as Advanced Gentrification. Displacement risk is estimated to be extremely high in the Roseland North and Corby Olive neighborhoods, and particularly elevated for very low- and low-income households.

In light of these conditions, Santa Rosa has identified and implemented a variety of policies to combat displacement and gentrification. The Urban Displacement Project rates Santa Rosa highly on its anti-displacement policy map, suggesting that the city has employed policies to help mitigate displacement. The City implements eight policy measures intended to counter forces of displacement, including mobile home rent control, single-room occupancy (SRO) preservation, condominium conversion regulations, foreclosure assistance, jobs-housing linkage fees, Housing Trust Fund, inclusionary zoning, and Community Land Trusts. Although Santa Rosa has relatively strong anti-displacement policies, the severity of California's housing crisis means that the residents in the city's vulnerable areas are still at risk of displacement.

Regionally, counties north of the San Francisco Bay Area have seen rents increase in recent years as housing market pressures drive even higher-income renters northward. Patterns of renter overpayment, an indicator of displacement risk, in Sonoma County have stayed consistent between 2019 and 2014 ACS 5-year estimates, with higher rates closer to the urbanized Route 101 corridor north and south of Santa Rosa, and lower rates in more remote parts of the county. Certain tracts in the county that have very few renters are also considered to have higher rates of cost burden, reflecting higher rental prices in predominantly owner-occupied neighborhoods. Low-resource areas in urban parts of the county tended to stay relatively more cost burdened between 2014 and 2019.

Enforcement and Outreach Capacity

The City enforces fair housing and complies with fair housing laws and regulations through a twofold process: review of City policies and code for compliance with state law and referring fair housing complaints to appropriate agencies. Any updates or revisions to the City Zoning Ordinance that are needed to comply with fair housing laws have been identified in the Housing Element programs. The City will continue to regularly review land use policies, permitting practices, and building codes for compliance with state and federal fair-housing laws.

In addition to assessing fair housing issues related to development standards, fair housing issues can include disproportionate loan rates by race, housing design that is a barrier to individuals with a disability, discrimination against race, national origin, familial status, disability, religion, or sex when renting or selling a housing unit, and more. The city ensures dissemination of fair housing information and available services through the City's Housing website. The city will continue to make fair housing information available, updating annually or as needed, on the City's website and through annual

distribution of printed materials at City buildings, and making materials available at community meetings.

The City will continue to regularly examine zoning and land use policies, permitting practices, and building codes to comply with fair-housing laws. Periodic reviews of the zoning regulations and policies confirm that, as the city grows and changes, it continues to ensure and enforce that all persons have access to sound and affordable housing. Regular reviews of policies and practices ensure that all persons have access to sound and affordable housing to the extent that such housing is available. The Housing Element will ensure compliance with fair housing law through the following:

- Density Bonus Law (Government Code Section 65915 et. seq.). The city has a density bonus ordinance most recently updated in 2021, as well as a Supplemental Density and FAR Bonus Program, which is coordinated with two Specific Plan Areas. The City has amended its density bonus program in accordance with ABs 2753, 2372, 1763, 1227, and 2345 that were passed between 2019 and 2022.
- No-Net-Loss (Government Code Section 65863). The City, through its General Plan Update, will designate sufficient land to maintain adequate sites at all times during the planning period commensurate with its assigned Regional Housing Needs Assessment (RHNA) allocation and will periodically review its land inventory to ensure site availability.
- Housing Accountability Act (Government Code, Section 65589.5). The City will not disapprove, or condition approval in a manner than renders infeasible, a housing development project for very low-, low-, or moderate-income households or an emergency shelter unless specified written findings are made.
- Objective Development and Design Standards (Government Code Section 65913.4). On November 19, 2019, the City passed an ordinance establishing Objective Design Standards for streamlined and ministerial review, which help to improve certainty for developer and the community regarding the design of residential and mixed-use projects (ORD-2019-018).
- Homeless Accommodations. The City's zoning code allows for emergency shelters, transitional housing, and supportive housing, in all residential zones and will amend its codes to allow for low-barrier navigation centers as a by-right land use in accordance with Government Code Sections 65582, 65583, and 65660 et. seq.
- Farmworker and Employee Housing. The City will revise its zoning codes to allow for farmworker housing, agricultural housing, and employee housing as a by-right residential use in accordance with Sections 17021.5 and 17021.6 of the Health and Safety Code.
- Application Processing (Government Code Section 65589.5). The City will rely on regulations set forth in state law for processing preliminary application for housing development projects, conducting no more than five hearings for housing projects that comply with objective General Plan and development standards, and making a decision on a project within 90 days after certification of an environmental impact report (EIR) or 60 days after adoption of a mitigated negative declaration (MND) or an EIR for affordable housing projects.

Fair Housing Advocates of Northern California (FHANC) is the local fair housing agency serving Sonoma County (with the exception of the City of Petaluma.) FHANC offers fair housing counseling services, complaint investigation, and assistance in filing housing discrimination complaints to homeowners and renters, with resources available at no charge in English, Spanish, and Vietnamese. Between July 1, 2020, and June 30, 2021, FHANC provided counseling or education to 2,930 tenants, homeowners, homebuyers, housing providers, children, social service providers, and advocates across Marin, Sonoma, and Solano Counties. Of the fair housing clients assisted by FHANC last year, 94 percent of clients were extremely low, very low, or low income. In addition, 27 percent were Latinx, 13 percent of whom spoke no English, and 20 percent were Black/African American. [22]

Between 2013 and 2021, 52 Fair Housing cases were filed in Santa Rosa. Of these 52 cases,

- 27 cases of alleged discrimination resulted in a no-cause determination,
- 13 cases of alleged discrimination were closed through conciliation or settlement,
- 32 cases alleged discrimination based on disability,
- 9 cases alleged discrimination due to retaliation,
- 5 cases alleged discrimination based on race,
- 0 cases alleged discrimination based on religion,
- 6 cases alleged discrimination based on sex, and
- 5 cases alleged discrimination based on familial status.

Of the 52 cases, 11 cases of alleged discrimination were based on more than one protected class. As a result, the sum of the figures above is slightly greater than the total number of individual cases.

In addition to these cases, there is currently, as of December 2022, an open lawsuit against the City (*Coser v. City of Santa Rosa*) alleging discrimination against homeless individuals and violations of their civil rights. The City has included Program H-30 to work with interested and impacted persons and agencies in Santa Rosa to address concerns associated with this case once it has been settled.

Regionally, Santa Rosa is the county's largest city and has seen the largest number of Fair Housing cases filed between 2013 and 2021. Other cities in Sonoma County with significant numbers of Fair Housing cases filed include nearby Sebastopol (2), Rohnert Park (14), and Cotati (3), as well as the City of Sonoma (8). These urban areas of the county are also home to low-resource census tracts and higher rates of residents in protected classes, indicating a pattern of fair housing case filings occurring with greater frequency in cities with higher rates of protected classes.

[22] Fair Housing Advocates of Northern California, 2022 (accessed), "Who we serve," Fair Housing Advocates of Northern California

https://www.fairhousingnorcal.org/who_we_serve.html

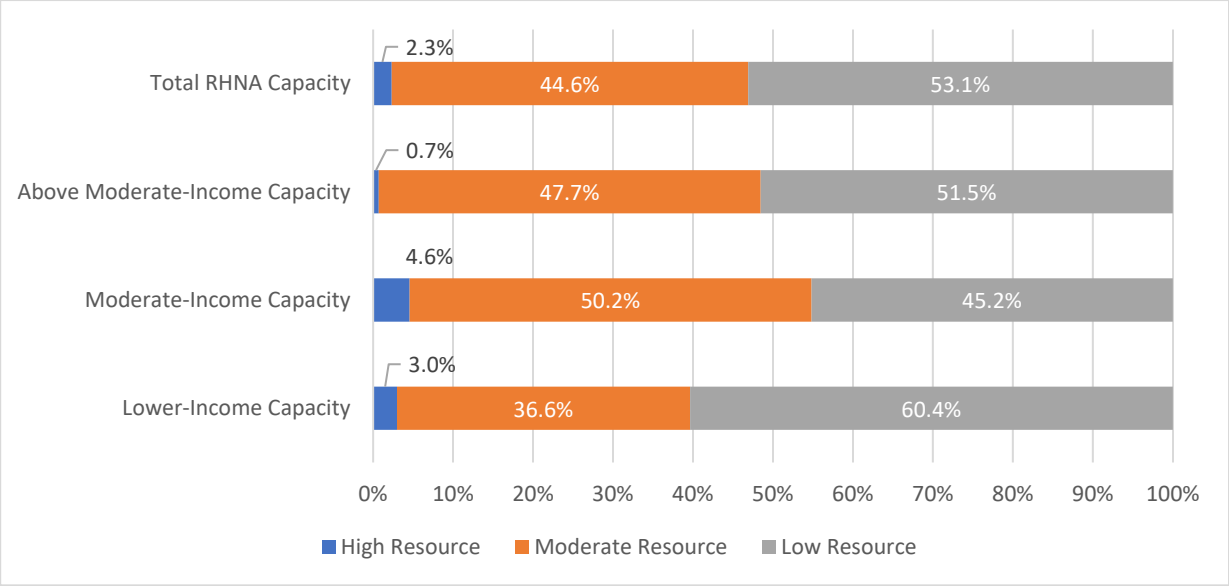
Sites Inventory Analysis

The location of housing in relation to resources and opportunities is integral to addressing disparities in housing needs and opportunity and to fostering inclusive communities where all residents have access to opportunity. This is particularly important for lower-income households. AB 686 added a new requirement for housing elements to analyze the location of lower-income sites in relation to areas of high opportunity. Figures 4-21 through 4-30 show the distribution of projected units by income category of the following indicators compared to citywide patterns. This is to understand how the projected locations of units will affirmatively further fair housing: TCAC opportunity areas, median income, familial status, disability rates, educational score, environmental health, overcrowding, and overpayment. The following sites inventory discussion includes an analysis of the number of projected units by income category to further assess the potential impacts of the sites inventory to affirmatively further fair housing.

Potential Effects on Patterns of Integration and Segregation

Figure 4-21 presents the breakdown of unit capacity in Santa Rosa by resource area designation and income category. Approximately 53.1 percent of the total unit capacity identified to meet the RHNA is in low-resource areas, which accounts for 51.5 percent of above moderate-income units, 45.2 percent of moderate-income units, and 60.4 percent of lower-income units, indicating a relatively even distribution, particularly between lower- and above moderate-income households. As seen in Figure 4-3, the only high resource areas in Santa Rosa are in the eastern area, and they account for a very small portion of the city's land area. Opportunity sites for lower- and moderate-income units have been identified primarily within the DSASP area, with close proximity to existing and proposed services, transit, and other opportunities to revitalize vacant areas without risking displacement of existing residents. Further, many sites identified to meet the City's RHNA have the capacity to accommodate units at all three income levels—lower, moderate, and above moderate—ensuring that, regardless of where a site is located in the city, it will help to facilitate mixed-income neighborhoods and encourage future integration in areas that are currently designated low and moderate resource.

Figure 4-21 PERCENT UNIT CAPACITY BY TCAC RESOURCE AREAS



Source: TCAC/HCD, 2021; City of Santa Rosa, 2022.

Income

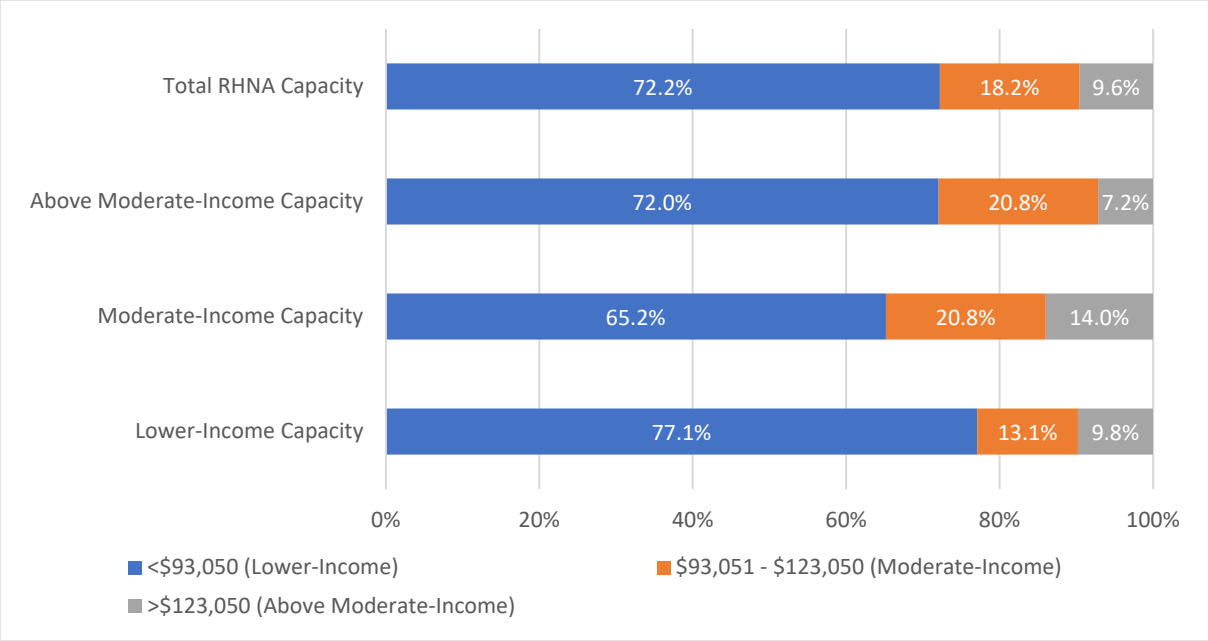
Figure 4-9 identifies that the median income in most of the City of Santa Rosa, with the exception of the northeastern area, is relatively low compared to the larger region. Most of Santa Rosa is prohibitively expensive for lower-income households, and there is limited housing stock affordable to low-income households, as discussed previously in this assessment. Also, approximately 73 percent of lower-income households overpaid for housing in 2019. However, the distribution of sites in Figure 4-9 promotes mixed-income development in targeted neighborhoods through construction of a range of housing types. While the northeastern portion of the city is most suitable for lower-density single-family development, which results in a potential concentration of above moderate-income households, the city has identified Program H-5 to encourage the construction of ADUs in this area as an affordable housing type to facilitate mobility opportunities.

Due to the topography of Santa Rosa, construction of higher density housing is best suited for the central areas of the city near resources and services. While these areas are considered low and moderate resource according to TCAC and HCD, these designations are likely based on the comparison of median income to other areas of the county, rather than availability of services. Construction of lower-income units in these areas will help to alleviate existing patterns of overpayment and overcrowding by increasing the supply of affordable housing and encourage place-based revitalization through redevelopment of underutilized parcels in the downtown area and provision of new, safe housing. By increasing the affordable supply, these units also ensure that lower-income households are not displaced when moderate- and above moderate-income units are constructed in the same area. Further, the City will encourage incorporation of lower-income units in areas with higher median incomes, with approximately 9.8 percent sited in areas with incomes of

$123,050 or higher (Figure 4-22). The City has also included Program H-5 to actively promote construction of affordable ADUs in high-resource areas and monitor affordability of new ADUs.

As shown in Figure 4-22, approximately 72.2 percent of the City's RHNA capacity is located in lower-income areas, in the central portion of the city as described above. This includes a similar proportion of all income categories. The combination of these programs and facilitating the development of a range of housing types will help ameliorate patterns of segregation by income both locally and regionally through facilitation of mixed-income neighborhoods in the central portion of the city, and integration of lower-income opportunities through ADUs in areas of affluence. The development of the sites for lower-income housing units will make Santa Rosa more accessible to households with a wider range of incomes, making the city itself less exclusive while simultaneously increasing mobility opportunities in the Sonoma County region, where lower-income households have typically been concentrated in historically redlined areas.

Figure 4-22 PERCENT UNIT CAPACITY BY MEDIAN INCOME



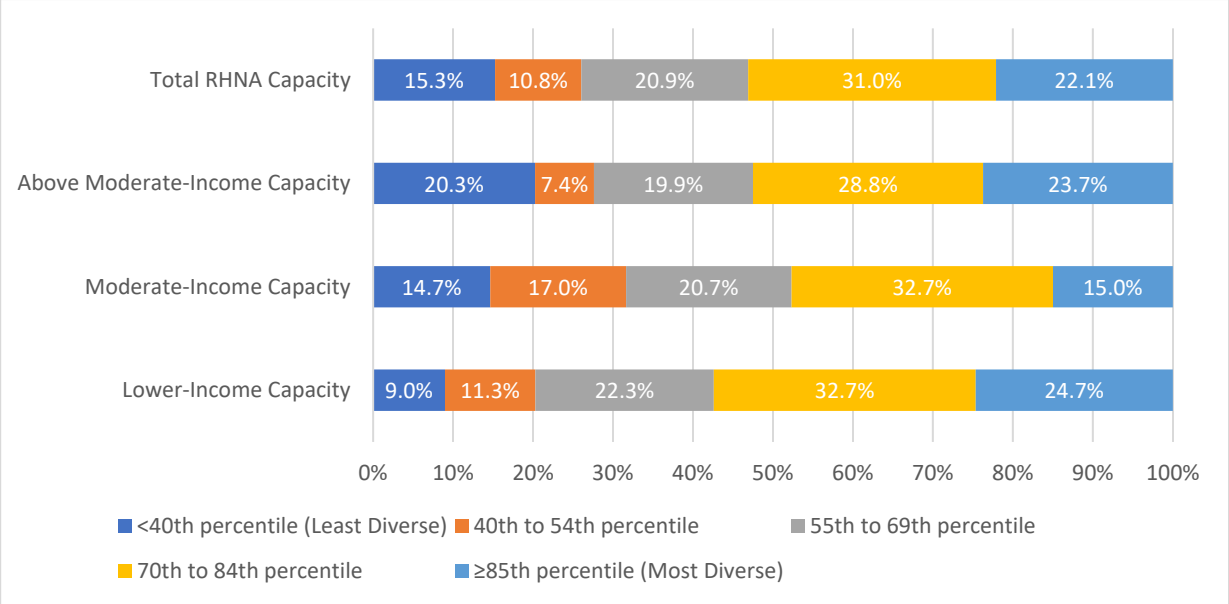
Source: 2015-2019 ACS; City of Santa Rosa, 2022

Racial and Ethnic Characteristics

As discussed previously in this assessment, Santa Rosa is predominantly White, which accounts for 54.6 percent of the city's population, though some areas are predominantly Hispanic, with Hispanic and Latinx residents representing 32.8 percent of the city's population. The city is also home to smaller populations of Asian (5.4 percent), Black and African American (2.4 percent), multiracial non-Hispanic (3.3 percent), Native American (0.7 percent), and Native Hawaiian/Pacific Islander (0.6 percent) residents. Route 101 serves as a physical barrier separating the city into distinct east and west sides. The east side is less diverse and home to the city's most affluent households, and the west side reflects more diversity both in terms of race, ethnicity, and household incomes. There are greater

concentrations of non-White populations generally in lower-resource urban areas, a pattern also exhibited throughout the greater ABAG region. The city's non-White communities are clustered in southern and southwestern Santa Rosa, primarily in mixed-use areas south of State Route 12 and east of Stony Point Road. The majority of Santa Rosa's neighborhoods with higher non-White representation are categorized as low resource, but several ethnically representative tracts also see household incomes at or above the median. Santa Rosa's lowest-income block group is also one of its most diverse, with a median household income of $21,726 and non-White persons comprising 84 percent of its population. Figure 4-23 demonstrates that there are diverse areas within the city—more than half (53.1 percent) of the total RHNA capacity is allocated to areas with higher diversity levels. This includes 57.4 percent of lower-income units, 47.7 percent of moderate-income units, and 52.5 percent of above moderate-income units. The range of affordability will further support increased diversity by providing housing options for a variety of households, without barriers based on income level, household size, race, or ethnicity. In contrast, a greater share of above moderate-income units (20.3 percent) have been identified in areas with the lowest diversity scores, compared to lower-income units (9.0 percent) and moderate-income units (14.7 percent). In order to promote mobility and reduce possible exclusion in areas of lower diversity, the city has included Program H-31 to address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristics protected by the California Fair Employment and Housing Act. This program includes exploring opportunities to establish community spaces, events, and resources to foster a sense of belonging in Santa Rosa, particularly for populations that were impacted by historical exclusionary practices, including Black, Indigenous, Tribes and Tribal Citizens, People of Color populations and Lesbian, Gay, Bisexual, Queer/Questioning, Intersex, Asexual, and Agender (LGBTQIA+).

Figure 4-23 PERCENT OF UNIT CAPACITY BY DIVERSITY INDEX SCORE

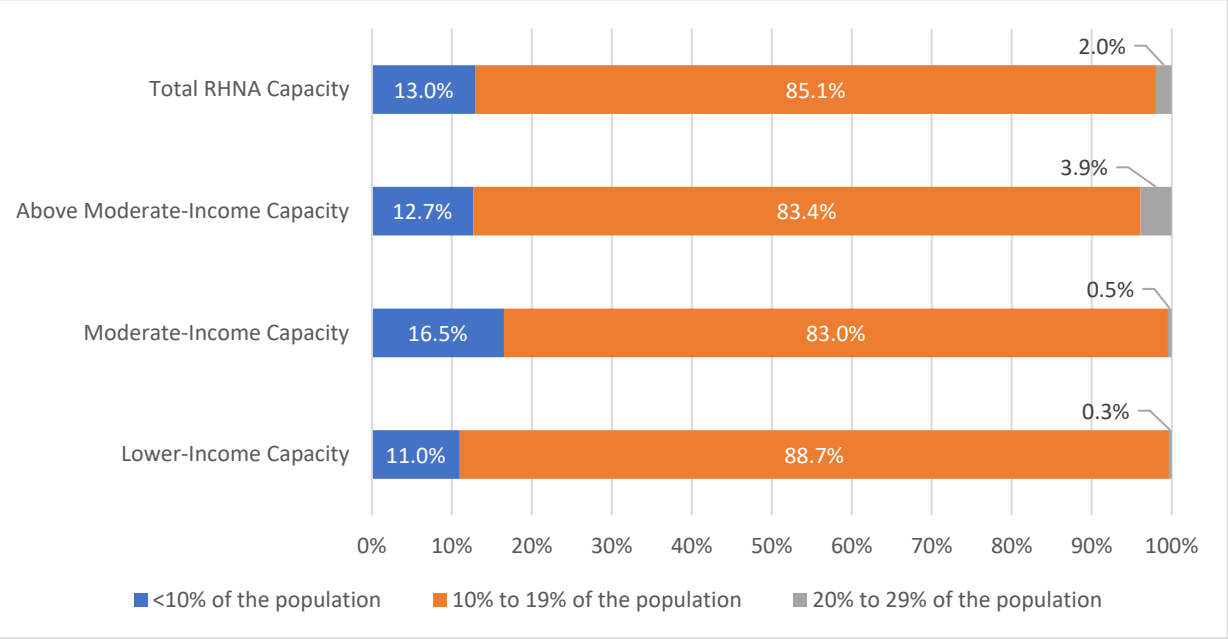


Source: HUD, 2018; City of Santa Rosa, 2022

Disability Rate

As of 2019, approximately 22.6 percent of Santa Rosa's population lives with at least one disability, a rate that is average compared to the region. As shown in Figure 4-24, approximately 85.1 percent of the total RHNA capacity identified in the sites inventory is in areas in which 10 to 19 percent of residents have a disability, closely reflecting the distribution of land in Santa Rosa by disability rate. As stakeholders identified, affordable housing is a dire need and could provide an important source of housing stability, particularly for seniors and persons with disabilities, given the lack of permanent supportive housing and high housing costs. Locating units affordable to lower- and moderate-income residents in and around the commercial centers will help to improve access for and accommodate the needs of persons living with disabilities, who benefit from close access to services and amenities as well as proximity to transit. Additionally, mixed housing types viable in the high-density and mixed-use zones can help accommodate the needs of residents living with disabilities by integrating services or amenities on-site.

Figure 4-24 PERCENT UNIT CAPACITY BY POPULATION WITH A DISABILITY



Source: 2015-2019 ACS; City of Santa Rosa, 2022

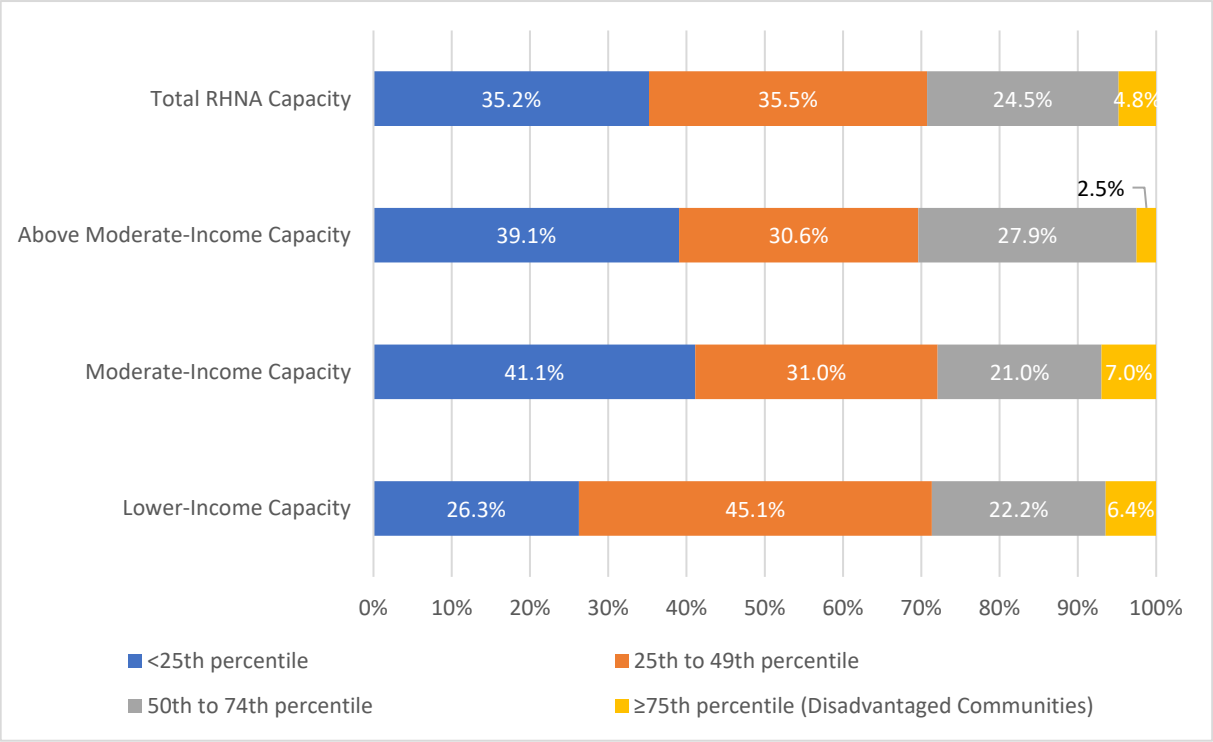
Potential Effects on Access to Opportunities

Environmental Health

Santa Rosa has tracts within its city limits scores that, according to CalEnviroScreen criteria, indicate adverse environmental concerns. These are primarily in the southeastern portion of the city. However, the only area that is considered "disadvantaged" according to CalEnviroScreen, is the area south of Hearn Avenue. As shown in Figure 4-17, there are sites for above moderate-income units, moderate-income units, and mixed-income sites located in this area, accounting for approximately 4.8 percent

of the total RHNA capacity as shown in Figure 4-25. These are residential areas intermixed with light industrial and intensive commercial uses in close proximity to heavily trafficked Route 101 and State Route 12. Residents of these census tracts (currently predominantly lower-income households and Latinx-majority populations, as described in the Income and Race analyses) are most susceptible to the long-term health impacts of poor environmental conditions. However, the integration if units at a variety of affordability levels ensure that future lower-income residents are not disproportionately concentrated here. Additionally, in order to mitigate existing conditions and facilitate revitalization for current and future residents, the City has identified Program H-31 to identify best practices to address negative health risk and impacts associated with State Route 12, Route 101, and industrial uses in this area.

Figure 4-25 PERCENT OF UNIT CAPACITY BY CALENVIROSCREEN



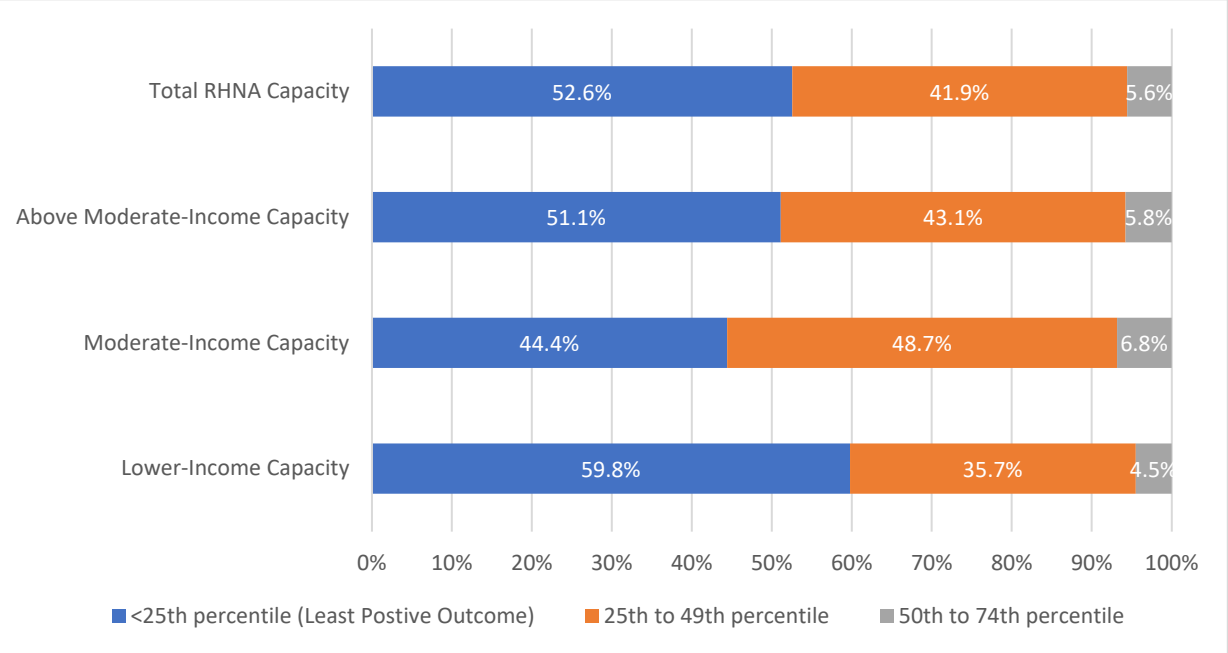
Source: CalEnviroScreen 4.0, 2021; City of Santa Rosa, 2022

Educational Opportunities

Approximately 47.5 percent of the City's total capacity to meet the RHNA is on sites in areas that score above the 25th percentile in expected educational outcome (Figure 4-26). TCAC/HCD expected educational outcomes are scored on a basis of 0 to 100, with 100 being the best possible educational outcome. This determination is based on proximity to schools and performance scores. The distribution of opportunity sites will provide equal housing opportunities for new households, including lower-income households, near high performing schools, and provide mobility opportunities for existing residents—who may currently have limited access to schools—to move closer to good schools. However, though 35.7 percent of lower-income units are also in areas falling in the 25th to 50th percentiles for expected educational outcome, this is a smaller share of these units than

moderate- and a similar share as above moderate-income households. In order to promote mobility opportunities in neighborhoods with the highest performing schools, the city has identified Program H-5 to encourage construction of ADUs.

Figure 4-26 PERCENT UNIT CAPACITY BY TCAC EDUCATION DOMAIN SCORE



Source: TCAC/HCD; City of Santa Rosa, 2022

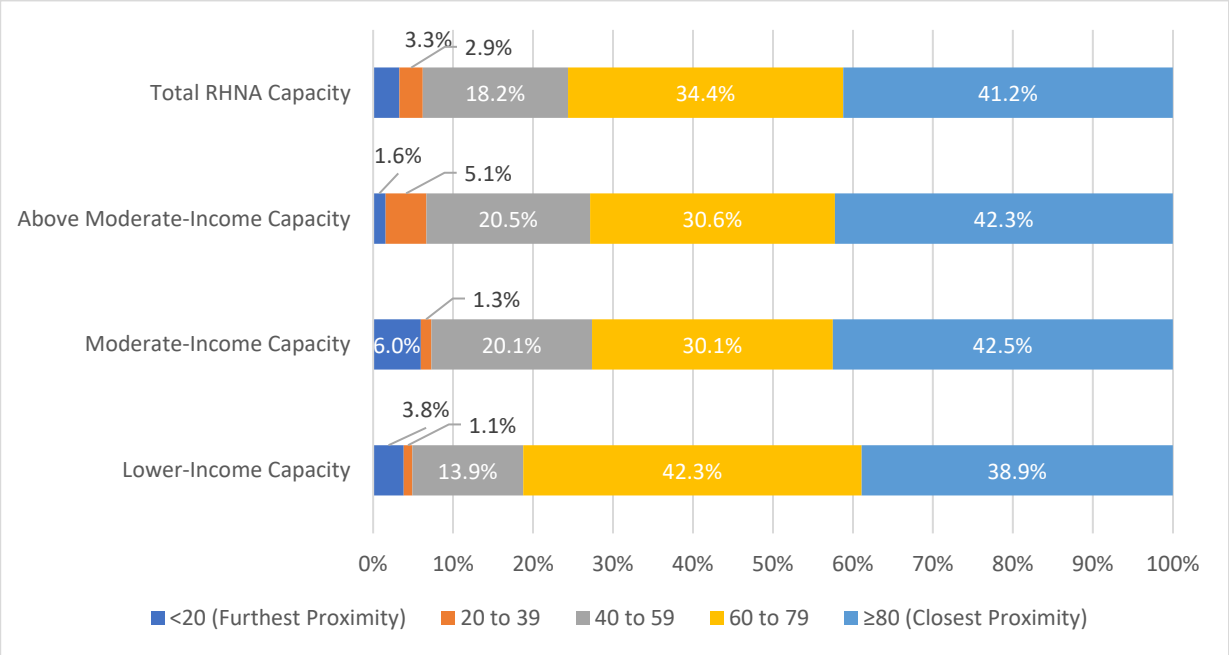
Further, to ensure that development of these units does not concentrate lower-income households in an area of limited educational opportunity, the city has included the following Program H-31 to work with the Santa Rosa Unified School District (SRUSD) to improve access to proficient schools for all students:

- Facilitate a meeting or other coordination between SRUSD, Santa Rosa Transit and CityBus, and Sonoma County Transit to assess the need for improved transit routes or access for students.
- Meet with the Sonoma County Social Services Agency by June 2024 to develop a program to assist SRUSD in training classroom aides through programs such as CalWorks and placing them in lower performing schools, such as those in west Santa Rosa, to improve educational opportunities for local students.
- Support applications by SRUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers.

Jobs and Transit Proximity

Jobs Proximity Index scores in the city range from the 9th to 95th percentile. Approximately 81.2 percent of lower-income units are anticipated in areas with scores at or above the 60th percentile (Figure 4-27), suggesting strong access to jobs for occupants of future affordable housing, thus improving access to opportunity. A similar share of moderate- and above moderate-income households are projected in areas scoring above the 60th percentile as well. Incorporation of units at very low-, low-, and moderate-income levels in future mixed-use projects, specifically in the Downtown Station Area Specific Plan area will help facilitate access to jobs. The city also intends to facilitate higher-density, affordable housing, and ADU developments in the identified Opportunity Areas within the Downtown Station Area Specific Plan and other Priority Development Areas (PDAs). When considering where to locate future housing for all income levels, and particularly lower-income units, central Santa Rosa offers the most convenient access to jobs in the city and transit to other parts of the Bay Area. Further, construction of these sites will help to improve the jobs-housing ratio with residential development in and near commercial and transit corridors as well as mixed-use development, thus improving jobs proximity for current and future residents of Santa Rosa.

Figure 4-27 PERCENT UNIT CAPACITY BY JOB PROXIMITY INDEX SCORE



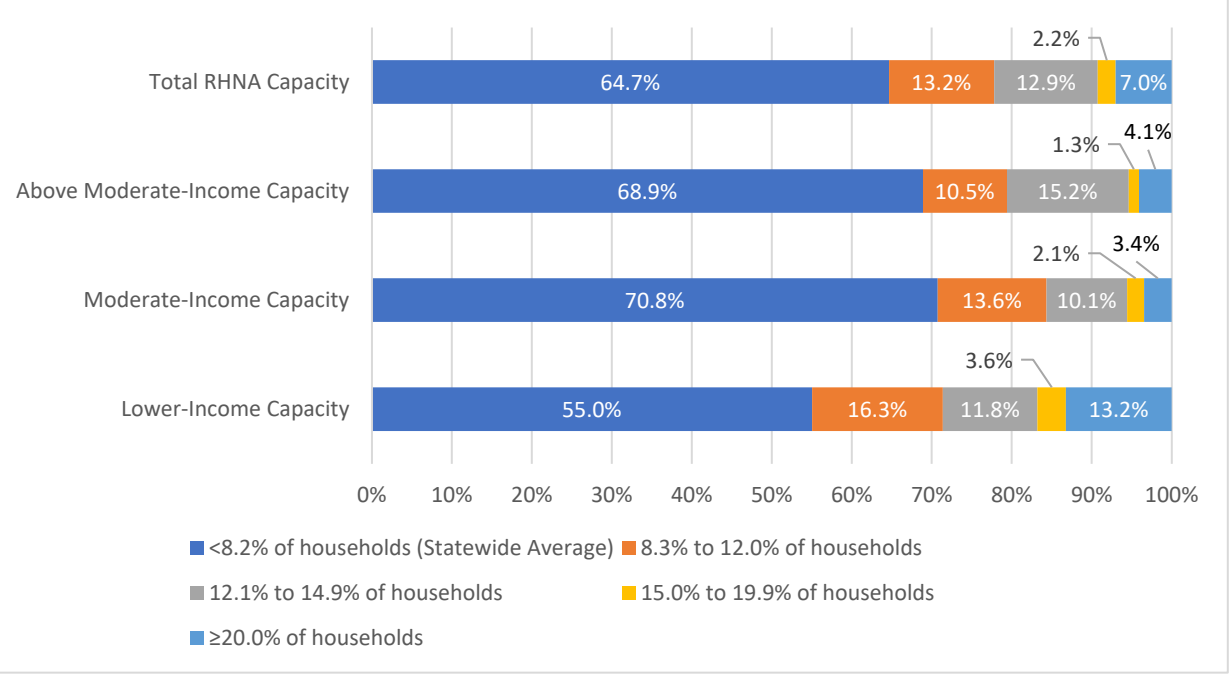
Source: HUD, 2017; City of Santa Rosa, 2022

Potential Effects on Displacement Risk

Overcrowding

As discussed previously, overcrowding is a significant problem in certain areas of Santa Rosa. The highest concentration of overcrowding is in the southern central area of the city, where more than 20 percent of residents live in an overcrowded housing unit. However, in northern Santa Rosa, fewer than 8.2 percent of households are overcrowded. Approximately 15.6 percent of moderate-income units and 28.6 percent of lower-income units are in areas with rates of overcrowding exceeding 12 percent in an effort to alleviate this issue by increasing the housing supply (Figure 4-28). The remainder of the lower- and moderate-income capacity will facilitate housing mobility opportunities throughout the city and near services and resources in commercial areas. Additionally, the above moderate-income sites will ease pressure on the housing stock, potentially reducing displacement risk and overcrowding for these households as more units become available.

Figure 4-28 PERCENT OF UNIT CAPACITY BY OVERCROWDED HOUSEHOLDS



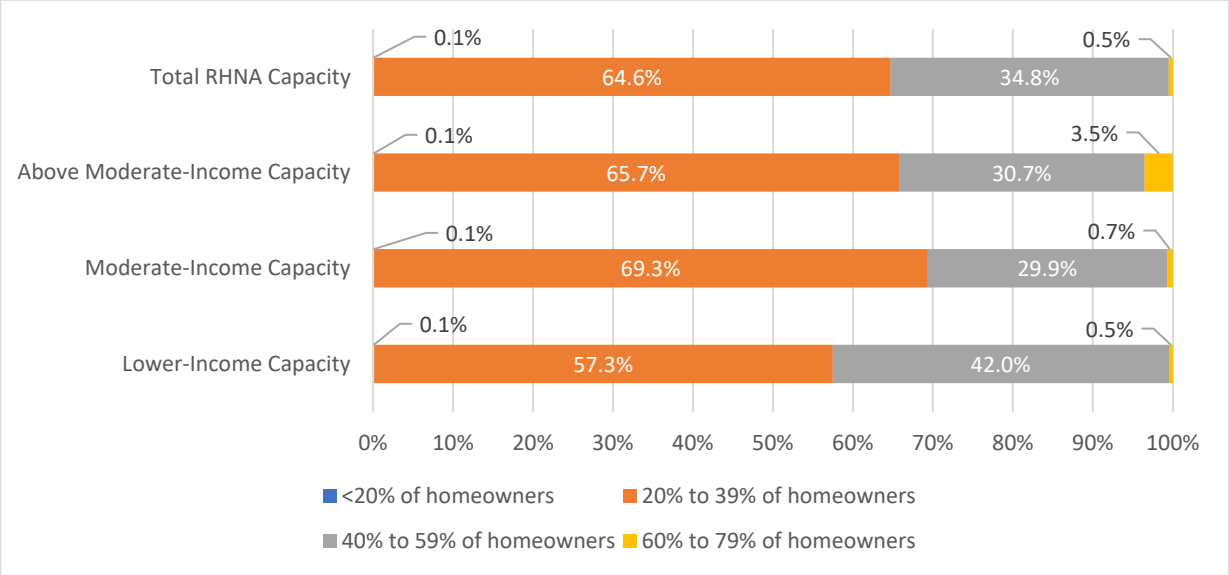
Source: 2015-2019 ACS; City of Santa Rosa, 2022

Overpayment

Owners and renters throughout Santa Rosa and the greater Bay Area are overpaying for housing because rapidly increasing housing costs outpace wage increases. An increase in the supply of lower- and moderate-income households throughout the city will help to alleviate conditions that contribute to overpayment by reducing the gap between supply and demand for this type of housing. Approximately 42.5 percent of lower-income units are in areas with high rates, 40 percent to 79 percent, of homeowner overpayment (Figure 4-29), and 84.3 percent of all lower-income units are in

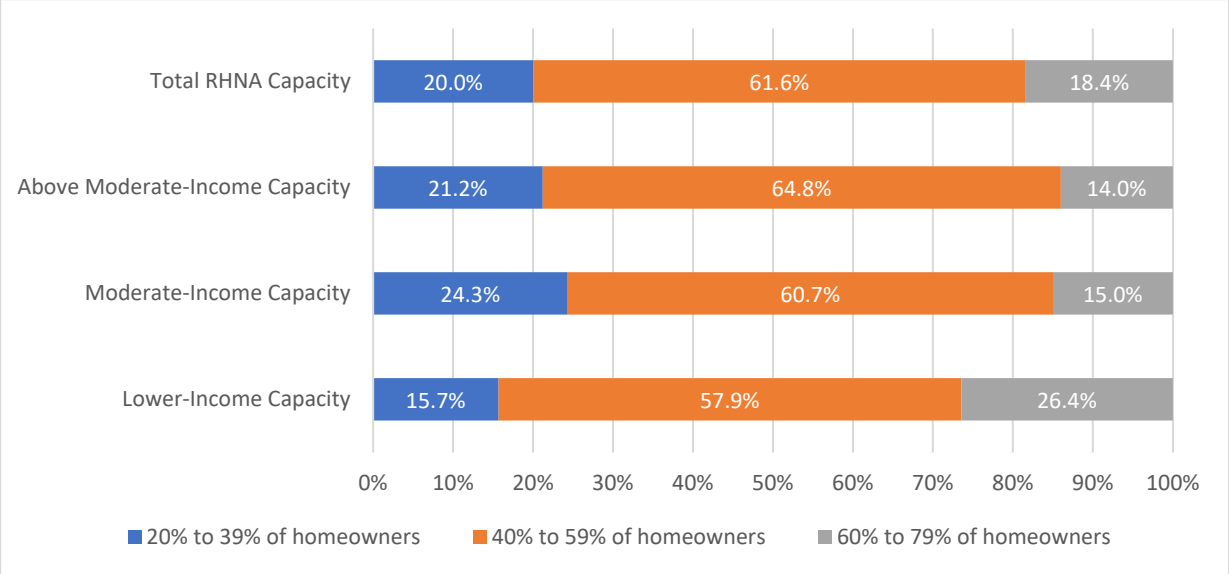
areas with similarly high rates of renter overpayment (Figure 4-30). Locating lower-income housing in these areas will help reduce displacement risk for households experiencing overpayment by providing affordable housing where there is the greatest demand for it. Typically, above moderate-income units are unaffordable to cost-burdened households, and lower- and moderate-income housing units can help alleviate overpayment. Sites for new units have been identified across a range of overpayment rates for both owners and renters—with the intent of increasing the supply of affordable housing for all income categories, thus reducing risk of displacement due to overpayment for all Santa Rosa residents.

Figure 4-29 PERCENT UNIT CAPACITY BY RATE OF OWNER OVERPAYMENT



Source: 2015-2019 ACS; City of Santa Rosa, 2022

Figure 4-30 PERCENT UNIT CAPACITY BY RATE OF RENTER OVERPAYMENT



Source: 2015-2019 ACS; City of Santa Rosa, 2022

Contributing Factors

Through discussions with stakeholders, fair housing advocates, and this assessment of fair housing issues, the City identified factors that contribute to fair housing issues in Santa Rosa, as shown in Table 4-5. While there are several strategies identified to address the fair housing issues, the most pressing barriers are the presence of RCAAs (or highly exclusive neighborhoods), disproportionate presence of Hispanic-identifying communities in low resource areas, and disproportionate presence of overcrowded and overpaying households on the west side of the city. Contributing factors have been prioritized based on whether each is a focus to be addressed in the short-term, mid-term, or long-term across the duration of the planning period. A short-term timeframe indicates that the City intends to take immediate actions within the first two years of the planning period to address the issue, while a long-term timeframe may take more substantial, time intensive actions to address.

Table 4-5 CONTRIBUTING FACTORS

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
Displacement risk due to overpayment.	Low vacancy rates with demand for housing outpacing supply.	Short-term	Facilitate lot consolidation to support affordable and higher density development (Program H-2) Incentivize residential development in mixed-use projects (Program H-3) Facilitate affordable development in Opportunity Areas to promote mobility in areas of concentrated overpayment (Program H-4) Promote ADU construction as a housing mobility opportunity (Program H-5) Explore alternative housing options to expand the affordable housing stock (Program H-6) Provide rehabilitation assistance for lower-income households to reduce housing costs (Program H-12) Encourage preservation of mobile home parks (Program H-13) Establish a maximum base rent allowed for mobile home parks (Program H-14) Use the Santa Rosa Housing Trust to assist in affordable development (Program H-16) Implement an Inclusionary Housing Ordinance to increase the supply of affordable units (Program H-18) Work with developers to expand opportunities for affordable housing for special needs groups (Program H -20) Encourage development of housing for extremely low-income households (Program H-25) Provide services for eviction defense and explore additional tenant protection programs (Program H-32) Promote affordable development through designation of a portion of the Real Property Transfer Tax (Program H-33)
	Rising cost of rents and high home prices that outpace wage increases.	Mid-term	
	Lack of affordable housing options in moderate- and high-resource areas of the city.	Mid-term	
	Prevalence of higher-cost single-family housing type citywide.	Long-term	

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
			Participate in the Mortgage Credit Certificate program to assist in home buying costs for lower-income households (Program H-34)
Disproportionate presence of Hispanic-identifying communities in low-resource areas.	Lack of access to opportunity due to high housing costs in high-opportunity areas.	Mid-term	Promote ADU construction as a housing mobility opportunity (Program H-5) Implement an Inclusionary Housing Ordinance to increase the supply of affordable units (Program H-18) Provide multilingual information for emergency housing assistance and other resources (Program H-24) Partner with community-based organizations to reach vulnerable communities (Program H-24) Provide fair housing information in multiple languages through multiple avenues (Program H-29) Research best-practices to address negative health risks in low resource areas (Program H-31) Provide services for eviction defense and explore additional tenant protection programs (Program H-32)
	Lack of affordable housing options in moderate- and high-resource areas of the city.	Mid-term	
	Lack of availability of rentals that accept HCV in moderate- and high-resource areas of the city.	Short-term	
	Concentration of affordable options.	Mid-term	
	Instances of private discrimination.	Short-term	
Disproportionate displacement risk due to overcrowded and overpaying	Lack of affordable housing options in moderate- and high-resource areas of the city.	Mid-term	Facilitate lot consolidation to support affordable and higher density development (Program H-2) Incentivize residential development in mixed-use projects (Program H-3) Facilitate affordable development in Opportunity Areas to promote

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
households on the west side of the city.	Lack of availability of rentals that accept HCV in moderate- and high-resource areas of the city.	Short-term	mobility in areas of concentrated overpayment (Program H-4) Promote ADU construction as a housing mobility opportunity (Program H-5) Explore alternative housing options to expand the affordable housing stock (Program H-6) Provide rehabilitation assistance for lower-income households to reduce housing costs (Program H-12) Encourage preservation of mobile home parks (Program H-13) Establish a maximum base rent allowed for mobile home parks (Program H-14) Housing Ordinance to increase the supply of affordable units (Program H-18) Work with developers to expand opportunities for affordable housing for special needs groups (Program H -20) Encourage development of housing for extremely low-income households (Program H-25) Encourage development of larger units to reduce overcrowded conditions (Program H-27) Implement a multilingual outreach program to reduce community opposition to affordable housing in higher resource areas (Program H-28) Provide services for eviction defense and explore additional tenant protection programs (Program H-32) Promote affordable development through designation of a portion of the Real Property Transfer Tax (Program H-33) Participate in the Mortgage Credit Certificate program to assist in home buying costs for lower-income households (Program H-34)
	Instances of private discrimination.	Short-term	
	Insufficient investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes and resilience for residents.	Long-term	
	Concentration of affordable options.	Mid-term	
	Prevalence of single-family residences citywide, and lack of sufficient affordable housing types in eastern high-resource areas.	Short-term	

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
	Limited availability of affordable housing units in a range of sizes and bedroom configurations.	Short-term	
Exclusion of lower-income residents from homeownership market.	Prevalence of single-family residences citywide, and lack of sufficient affordable housing types in high-resource areas.	Short-term	Facilitate lot consolidation to support affordable and higher density development (Program H-2) Facilitate affordable development in Opportunity Areas to promote mobility in areas of concentrated overpayment (Program H-4) Promote ADU construction as a housing mobility opportunity (Program H-5) Explore alternative housing options to expand the affordable housing stock (Program H-6) Establish a maximum base rent allowed for mobile home parks (Program H-13) Housing Ordinance to increase the supply of affordable units (Program H-18) Work with developers to expand opportunities for affordable housing for special needs groups (Program H-20) Incentives construction of units affordable extremely low-income households (Program H-25) Implement a multilingual outreach program to reduce community opposition to affordable housing in higher resource areas (Program H-28) Provide services for eviction defense and explore additional tenant protection programs (Program H-32) Participate in the Mortgage Credit Certificate program to assist in home buying costs for lower-income households (Program H-34)
	Low vacancy rates with demand for housing outpacing supply.	Mid-term	
	Rising cost of rents and high home prices.	Long-term	

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
Elevated displacement risk for lower-income households due to impacts of natural disasters/climate-related emergencies.	Rising cost of rents and high home prices that outpace wage increases.	Mid-term	Explore alternative housing options to expand the affordable housing stock (Program H-6) Provide rehabilitation assistance to preserve and weatherize housing units (Program H-11) Improve access to safe and clean outdoor spaces and improve living conditions as they relate to environmental factors (Program H-31)
	Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes and resilience for residents.	Long-term	
Limited access to proficient schools and low student performance in schools in low-resource areas.	Lack of access to opportunity due to high housing costs in high-opportunity areas.	Mid-term	Facilitate lot consolidation to support affordable and higher density development (Program H-2) Facilitate affordable development in Opportunity Areas to promote mobility in areas of concentrated overpayment (Program H-4) Promote ADU construction as a housing mobility opportunity (Program H-5) Explore alternative housing options to expand the affordable housing stock (Program H-6) Provide rehabilitation assistance for lower-income households to reduce housing costs (Program H-11) Encourage preservation of mobile home parks (Program H-13) Establish a maximum base rent allowed for mobile home parks (Program H-14)
	Prevalence of higher-cost single-family housing type citywide.	Short-term	
	Lack of affordable housing options in moderate- and high-resource areas of the city.	Mid-term	

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
	Lack of investment/community revitalization strategies in low-resource areas of the city to improve economic outcomes and resilience for residents.	Long-term	Housing Ordinance to increase the supply of affordable units (Program H-18) Work with developers to expand opportunities for affordable housing for special needs groups (Program H -20) Encourage development of housing for extremely low-income households (Program H-25) Implement a multilingual outreach program to reduce community opposition to affordable housing in higher resource areas (Program H-28) Meet with school districts to ensure equitable access to high performing schools for all students (Program H-31) Provide services for eviction defense and explore additional tenant protection programs (Program H-32) Promote affordable development through designation of a portion of the Real Property Transfer Tax (Program H-33) Participate in the Mortgage Credit Certificate program to assist in home buying costs for lower-income households (Program H-34)
	Limited availability of affordable housing in the form of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs).	Short-term	
	Lack of availability of rentals that accept HCV in moderate- and high-resource areas of the city.	Short-term	
Presence of RCAAs and exclusive, high resource areas	Lack of affordable housing options in moderate- and high-resource areas of the city.	Mid-term	Facilitate lot consolidation to support affordable and higher density development (Program H-2) Incentivize residential development in mixed-use projects (Program H-3) Facilitate affordable development in Opportunity Areas to promote mobility in areas of concentrated overpayment (Program H-4) Promote ADU construction as a housing mobility opportunity (Program H-5) Explore alternative housing options to expand the affordable housing stock (Program H-6)
	Lack of access to opportunity due to high housing costs in high-opportunity areas.	Mid-term	

AFH Identified Issue	Contributing Factors	Timeframe to Address	Meaningful Actions
	Limited availability of affordable housing units in a range of sizes and bedroom configurations.	Short-term	Provide rehabilitation assistance for lower-income households to reduce housing costs (Program H-11) Encourage preservation of mobile home parks (Program H-13) Establish a maximum base rent allowed for mobile home parks (Program H-14) Housing Ordinance to increase the supply of affordable units (Program H-18) Work with developers to expand opportunities for affordable housing for special needs groups (Program H-20) Encourage development of housing for extremely low-income households (Program H-25) Implement a multilingual outreach program to reduce community opposition to affordable housing in higher resource areas (Program H-28) Provide services for eviction defense and explore additional tenant protection programs (Program H-32) Promote affordable development through designation of a portion of the Real Property Transfer Tax (Program H-33) Participate in the Mortgage Credit Certificate program to assist in home buying costs for lower-income households (Program H-34)
	Lack of availability of rentals that accept HCV in moderate- and high-resource areas of the city.	Short-term	
	Instances of private discrimination.	Short-term	
Discriminatory actions against persons with disabilities	Shortage of affordable and accessible units, particularly in high resource areas	Mid-term	Support development of housing for special needs groups (Program H-20) Develop a marketing plan for local resources targeting persons with disabilities (Program H-22) Encourage development of housing with vistability standards (Program H-22) Work with service providers for persons with disabilities (Program H-22) Implement a multilingual outreach program to reduce community opposition to affordable housing in higher resource areas (Program H-28) Fund fair housing service contracts to eliminate discrimination through a variety of strategies (Program H-29)
	Instances of private discrimination.	Short-term	

5. Housing Site Analysis

California law (Government Code Section 65583 (a)(3)) requires that the Housing Element contain an inventory of land suitable for residential development, including vacant sites that can be developed for housing within the planning period and nonvacant (i.e., underutilized) sites having potential for redevelopment. State law also requires an analysis of the relationship of zoning and public facilities and services to these sites.

Regional Housing Needs Allocation

The Regional Housing Needs Allocation (RHNA) is the State of California-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The process is split into the following three steps.

1. Regional Determination: The California Department of Housing and Community Development (HCD) provides each region a Regional Determination of housing need, which includes a total number of units split into four income categories. The City of Santa Rosa is within the region covered by the Association of Bay Area Governments (ABAG). HCD provided ABAG a Regional Determination of 441,176 units for the 6th Cycle RHNA (2023-2031). This is the total number of units that the cities and counties in the ABAG region must collectively plan to accommodate.

2. RHNA Methodology: Councils of Governments (COG), including ABAG, are responsible for developing an RHNA Methodology for allocating the Regional Determination to each city and county in the COG's region. This methodology must further specific state objectives, including, but not limited to, promoting infill, equity, and environmental protection; ensuring jobs-housing balance; and affirmatively furthering fair housing.

3. Housing Element Updates: Each city and county must then adopt a housing element that demonstrates how the jurisdiction can accommodate its assigned RHNA through its zoning. HCD reviews each jurisdiction's housing element for compliance with state law.

The City of Santa Rosa's share of the regional housing need was determined by a methodology prepared by ABAG as part of the Regional Housing Needs Plan, adopted in December 2021. In accordance with ABAG's Regional Housing Needs Plan, the City must plan to accommodate a total of 4,685 housing units between June 30, 2022, and December 15, 2030. Table 5-1 shows the City's RHNA by income category. Of the 4,685 total units, the city must plan to accommodate 1,218 units for very low-income households, 701 units for low-income households, 771 units for moderate-income households, and 1,995 units for above moderate-income households.

Table 5-1 REGIONAL HOUSING NEEDS ALLOCATION, 2023–2031

Income Category	Allocation	Percentage
Very Low*	1,218	27%
Low	701	16%
Moderate	771	16%
Above Moderate	1,995	41%
Total	1,359	100%

Source: ABAG 2021

Note: It is assumed that 50 percent of the very low-income is allocated to the extremely low-income category.

Projects Under Construction

The City may take RHNA credit for units built after the start of the planning period, which was June 30, 2022 for the 6th cycle Housing Element. The city relied on funding subsidies to credit units towards very low-, and low-income categories. Table 5-1A shows the units currently under construction.

TABLE 5-1A REGIONAL HOUSING NEEDS ALLOCATION, 2023–2031

#	Project Name	Very Low	Low	Mod	Abv. Mod	Total Units	Funding
UC-1	Mahonia Glen	26	22	50	1	99	CDBG, local
UC-2	Aviara		136			136	DIP, RED
UC-3	Bellevue Ranch 7				34	34	Market Rate
UC-4	Stony Point Flats Apartments	30	19		1	50	Local, Tax Credits
UC-5	Grove Village				78	157	Market Rate
	Total Units	56	177	50	114	476	

Planned and Approved Projects

Santa Rosa has a significant number of development projects that are seeking entitlements or that have been approved. Table 5-2 summarizes the inventory of residential and mixed-use projects that are pending approval and Table 5-3 summarizes the inventory of residential and mixed-use projects that have current active entitlements. Figure 5-1 provides a map of all approved and pending projects. Figures 5-1 and 5-2 also map the WUI Influence, Intermix, and Interface zones. The zones are defined as follows:

- Influence Zone: Wildfire-susceptible vegetation within 1.5 miles from the interface or intermix zones.

- Intermix zone: Housing development or improved parcels interspersed in an area dominated by wildland vegetation subject to wildfire.
- Interface zone: Dense housing next to vegetation, but not dominated by wildland vegetation, that can burn in a wildfire.

As of April 2022, there were an estimated 5,385 housing units in the pipeline that could meet a portion of the City's RHNA. Of these units, 918 are affordable to lower-income households, 310 affordable to moderate-income households, and the remaining are assumed to be market rate. While the city believes that based on that all of the approved and pending projects could build out within the planning period, the city understands that the market fluctuates and has reduced the capacity to 40 percent for above moderate-income units. The projects that have affordability tied to them are still assumed to build out 100 percent of the approved units.

Table 5-2 PROJECTS PENDING APPROVAL

Prj #	Project Name	Total Units	Non Res (Sq. Ft)	Land Use	Funding Source	Full Capacity				Percent of Project Assumed	Adjusted Capacity				Next Steps
						Very Low	Low	Mod	Above Mod		Very Low	Low	Mod	Above Mod	
P-1	Ridley Family Apartments	50	0	Multi-Family	Public (affordable units), TCAC, Citibank	36	13		1	100%	36	13		1	Scheduled for approval January 2023 – next step is to pull building permits
P-2	Kawana Meadows Lots 4A And 70	53	0	Multi-Family	DIP & HAP Agreements		19		34	100%		19		34	Unknown
P-3	The Arbors	37	0	Single Family					37	40%				15	Scheduled for approval January 2023 – next step is design review
P-4	Redwood Oaks Village	73	6,312	Multi-Family					73	100%				29	Environmental review in process.
P-5	Fountaingrove Inn Multi-Family Rental Housing Project	239	0	Multi-Family					239	40%				96	Scheduled for approval June 2023 – next step is to pull building permits
P-6	Stone Bridge Road Duet Homes	6	0	Multi-Family					6	40%				2	Design Review approval needed.
P-7	38 Degrees North Phase 3 Apartment Homes	30	0	Multi-Family					30	40%				12	Building permits in process.
P-8	Elnoka Ccrc	272	0	Multi-Family/ Single Family					272	40%				109	Environmental Impact Report to be recirculated in 2023.
P-9	Dutton Meadow Multi-Family Residential Project	70	0	Multi-Family					70	40%				28	Unknown
P-10	Meadowood Ranch Subdivision	134	0	Small Lot Residential/ADUs					134	40%				54	Scheduled for approval in2023 – next step is Planning Commission
P-11	Brittain Lane	82	0	Multi-Family					82	40%				33	Scheduled for approval in2023 – next step is minor design review
P-12	1650 W Steele Lane Apartments	36	0	Multi-Family					36	40%				14	Scheduled for approval in2023 – next step is minor design review
P-13	Roseland Apartments SB 35 Application	51	0	Multi-Family					51	40%				20	Scheduled for approval in2023 – next step is administrative approval
	Total Units	**1,350**				**36**	**32**	**0**	**1,065**		**36**	**32**	**0**	**5447**	

Source: City of Santa Rosa, December 2022

Notes: DIP = Density Increase Program, HAP = Housing Allocation Plan Agreement, TCAC = Tax Credit Allocation Committee

Table 5-3 APPROVED PROJECTS

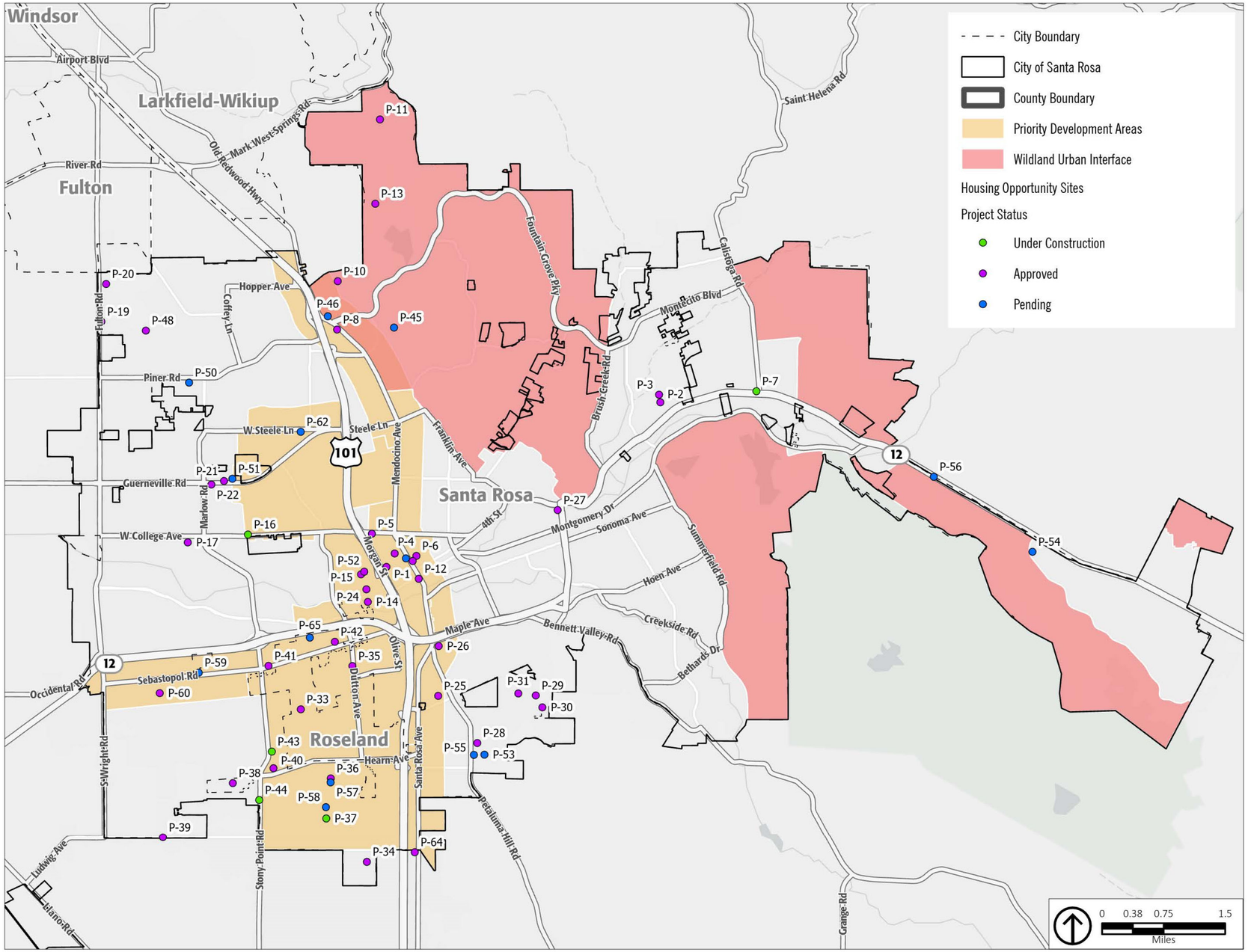
Pro #	Project Name	Total Units	Non Res Sq.Ft.	Planned Use	Entitled/Approved Date	Funding Source	Full Capacity				Percent of Project Assumed	Adjusted Capacity				Next Steps
							Very Low	Low	Mod	Above Mod		Very Low	Low	Mod	Above Mod	
P-14	*Caritas Village*	*128*	*0*	*Multi-Family*	*3/3/2020*	*CDBG-DR, PBVs*	*51*	*12*			*100%*	*51*	*12*		*0*	*Assumed construction in 2023, next steps, improvement plans*
P-15	Acacia Village	25	0	Single Family	6/27/2019	Private Development		3		22	100%				22	Improvement plans being produced
P-16	3575 Mendocino Avenue	162	0	Multi-Family	5/13/2021	CDBG-DR	69	24			100%	69	24		1	Funding being assembled
P-17	*420 Mendocino*	*116*	*1,609*	*Multi-Family/Restaurant*	*1/30/2020*	*HOME, RED*	*28*	*9*		*116*	*100%*	*28*	*9*		*116*	*Building plans being completed for submittal, assumed construction in 2023*
P-18	Round Barn Village	237	0	Single Family	1/17/2019	HAP			12	132	100%			12	132	Unknown
P-19	*Cannery At Railroad Square*	*129*	*0*	*Multi-Family*	*8/24/2020*	*CDBG-DR, Local, HCD, Tax Credits*	*33*	*37*	*58*	*1*	*100%*	*33*	*37*	*58*	*1*	*Assumed construction in 2023, next steps, improvement plans*
P-20	Bennett Valley Road Affordable Housing	62	0	Multi-Family	4/23/2021	Local, MHP, REDHF, HHC, Tax Credits, IIG	32	29		1	100%	32	29		1	Assumed construction in 2023, next steps, demolition, and title transfer
P-21	Farmers Lane Senior Housing	26	0	Multi-Family	11/3/2017	HAP, DIP			5	21	100%			5	21	Next step is to pull building permits
P-22	Burbank Ave Subdivision	136	0	Single Family/ Multi-Family	6/6/2020	Local, PLHA	55	8		73	100%	55	8		73	Financial loans being executed
P-23	Hearn Veterans Village	31	0	Supportive Housing	3/15/2022	HOME, PLHA (State) and LOCAL	31				100%	31				Next step is to pull building permits
P-24	Stony Oaks Apartments	142	0	Multi-Family	6/15/2021	DIP	56	84			100%	56	84			Grading underway, building permits to be submitted.
P-25	Acme Family Apartments	77	0	Multi-Family	9/7/2021	DIP, RED, Tax Credit, RED	30	40	6	1	100%	30	40	6	1	Unknown
P-26	Casa Roseland	75	0	Multi-Family	8/3/2021	Density Bonus, RED		26	48	1	100%		26	48	1	Unknown
P-27	*Ross Street Development*	*109*	*0*	*Multi-Family*	2020					109	40%				44	
P-28	Dutton Meadows Subdivision	202	0	Single Family/ADUs	12/9/2021					202	40%				81	Unknown
P-29	*Pullman Lofts Phase II*	*40*	*0*	*Mulfi-Family*	*??*					*40*	*40%*				*16*	*Next steps, improvement plans building permits*
P-30	Cherry Ranch			Single Family/ Multi-Family	9/1/22					5-SF 62-MF	40%				2-SF 25-MF	Next steps, improvement plans building permits
P-31	Saraceni Village	8	0	Single Family	11/20/2007					8	40%				3	Unknown
P-32	*The Flats @ 528 B Street*	*24*	*6,472*	*Multi-Family/Office*	*12/3/2020*					*24*	*40%*				*10*	*Unknown*
P-33	*Avenue 320 Apartments*	*36*	*0*	*Multi-Family*	*9/16/2021*					*36*	*40%*				*14*	*Unknown*
P-34	*425 Humboldt Street Apts*	*88*	*0*	*Multi-Family*	*7/7/2021*					*88*	*40%*				*35*	*Unknown*
P-35	Skyfarm Unit 3	30	0	Single Family	12/10/2015					30	40%				12	Unknown
P-36	*1 Santa Rosa Avenue*	*120*	*0*	*Multi-Family/Retail*	*9/24/2020*					*120*	*40%*				*48*	*Building plans being completed for submittal, assumed construction in 2023*
P-37	Emerald Isle Condominiums	82	0	Multi-Family	10/25/2019					82	40%				33	Unknown
P-38	*Deturk Winery Village*	*185*	*20,000*	*Multi-Family/Commercial*	*1/17/2019*					*185*	*40%*				*74*	*Funding being executed.*
P-39	College Creek Apartments	168	0	Multi-Family	11/19/2020				30	34	100	40%				67	Unknown

Pro #	Project Name	Total Units	Non Res Sq.Ft.	Planned Use	Entitled/Approved Date	Funding Source	Full Capacity				Percent of Project Assumed	Adjusted Capacity				Next Steps
							Very Low	Low	Mod	Above Mod		Very Low	Low	Mod	Above Mod	
P-40	Stonebridge Subdivision	105	0	Single Family	5/11/2021					105	40%				43	An open space preserve is being finalized prior to building permit submittal. Revisions to the project may be possible.
P-41	North Village II	116	0	Multi-Family	4/14/2011					116	40%				46	Unknown
P-42	Elson Place / Guerneville Rd Subdivision	15	0	Small Lot Residential	5/9/2019					15	40%				6	Unknown
P-43	Katherine Subdivision	14	0	Single Family	9/24/2015					15	40%				6	Unknown
P-44	*SMART Village Residential Development*	*114*	*0*	*Multi-Family*	*1/6/2022*					*114*	*40%*				*46*	*Unknown*
P-45	Aston Way Development	28	0	Multi-Family	8/18/2018					28	40%				11	Unknown
P-46	Kawana Meadows	62	0	Single Family	7/24/97					62	40%				25	Building permit master plans submitted
P-47	Penstemon Place	59	0	Small Lot Residential	1/27/2022					59	40%				24	Next steps, improvement plans
P-48	The Terraces At Mt. Taylor	11	0	Small Lot Residential	8/10/2017					11	40%				4	
P-49	Holly Hock Subdiv Plan 2	16	0	Single Family	8/10/2017					16	40%				6	Next steps, improvement plans
P-50	Dutton Avenue Residences	107	0	Multi-Family	2/1/2022					107	40%				43	Unknown
P-51	Dutton Ave Subdivision	6	0	Single Family	5/13/08					7	40%				3	Unknown
P-52	Air Center East Phase 2	131	0	Single Family/ Wildlife Preserve	4/13/2017					131	40%				52	Unknown
P-53	Parcel A Of Kerry Ranch 1	5	0	Single Family	8/11/2022					5	40%				2	
P-54	Avenue 3111 Storage & Apartments	48	41,000	Multi-Family/Personal Storage	9/15/2022					48	40%				19	
	Total Units	**3,233**					**385**	**272**	**129**	**2,370**		**385**	**272**	**129**	**1,169**	

Source: City of Santa Rosa, December 2022

Notes: DIP = Density Increase Program, HAP = Housing Allocation Plan Agreement, TCAC = Tax Credit Allocation Committee, RED Renewal Enterprise District=, CDBG-R= Community Development Block Grant-Disaster Recovery Funding, PBV= Project Based Vouchers, PLHA= Permanent Local Housing Allocation

Figure 5-1 APPROVED AND PENDING PROJECTS TO MEET THE RHNA



Source: ESRI, 2022; PlaceWorks 2022

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Downtown Station Area Specific Plan

The Downtown Station Area Specific Plan (DSASP) encompasses 720 acres of residential neighborhoods, commercial districts, and industrial areas. The downtown is envisioned to become a lively, modern regional hub and a prime destination for urban living, business, civic, and social life. As an inclusive and diverse community, downtown Santa Rosa will feature a range of different housing types and an array of public spaces that offer residents, employees, and visitors opportunities to socialize and connect with one another.

While vacant land represents about 3 percent of the total Downtown Station Area, there is a significant number of properties that are underutilized. Underutilized properties are those where the value of the land is worth more than the buildings and structures on it, giving the owner an incentive to redevelop with new uses that command higher rents or sale prices. City-owned parcels also present opportunities, particularly when located adjacent to vacant and underutilized land. Areas where vacant, underutilized, and City-owned properties are clustered present the best opportunities for redevelopment as they are locations that can accommodate significant physical change.

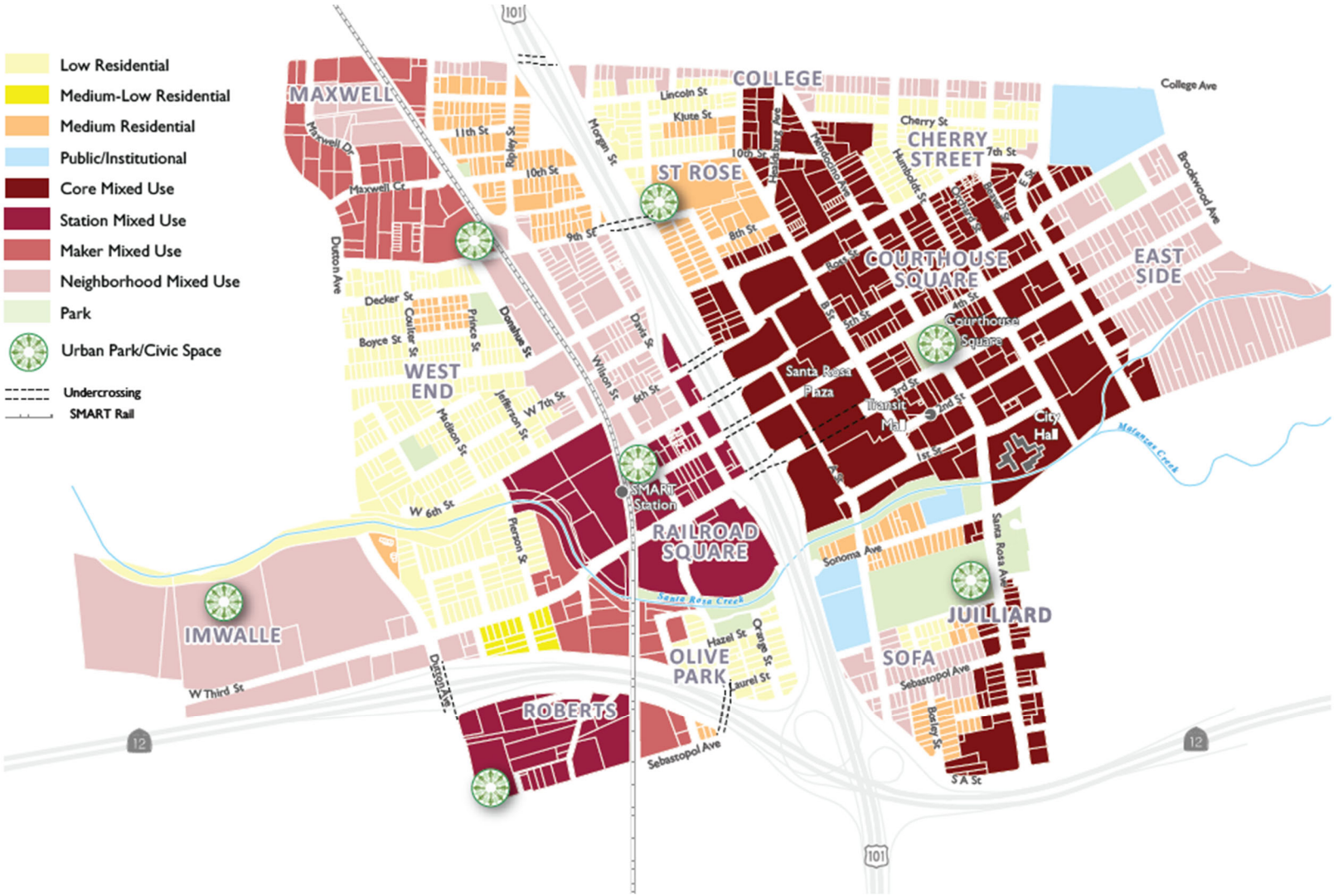
The DSASP includes a distinctive set of land use designations to advance the vision for the Downtown Station Area by guiding new development on vacant and underutilized clusters of land.

The land use designations that allow residential include:

- Low Residential: 2-8 units per acre
- Medium-Low Residential: 8-13 units per acre
- Medium Residential: 8-18 units per acre
- Core Mixed Use: 3.0-8.0 floor-area ratio (FAR)
- Station Mixed Use: 3.0-6.0 FAR
- Maker Mixed Use: 3.0-6.0 FAR
- Neighborhood Mixed Use: 2.0-6.0 FAR

Figure 5-2 shows the land use designations for the DSASP.

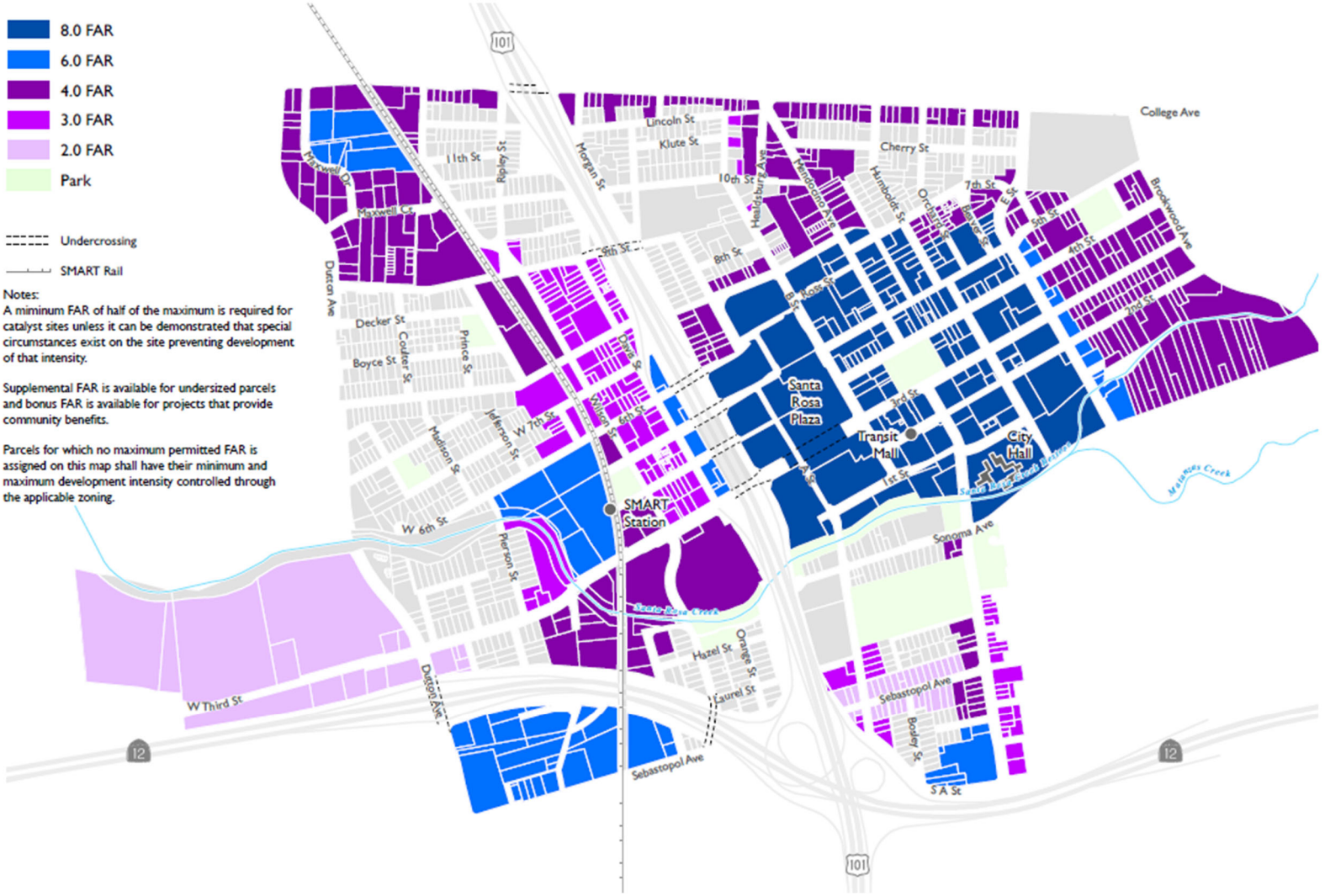
FIGURE 5-2: DOWNTOWN LAND USE MAP



The DSASP relies on FAR rather than density. This approach is to remove regulatory hurdles and support the feasibility of higher-density housing by eliminating residential height and density limits for key change areas downtown, establishing instead a map-based system of maximum base FAR. This approach provides flexibility for developers to build in line with market demand and can potentially also incentivize the construction of smaller, more naturally affordable units. The DSASP also eliminates parking minimums, leaving the number of spaces to be governed by market demand and the requirements of financial lenders. This represents a significant potential cost saving for developers and for tenants and homeowners, as parking costs are usually factored into sales prices or rents.

Figure 5-3 shows where the different FARs are planned within the DSASP.

FIGURE 5-3: MAXIMUM BASE FAR



For the purpose of showing that the DSASP can achieve the City's "default density" of 30 units per acre (discussed in more detail under Sites Inventory and Analysis), as referenced in the DSASP Environmental Impact Report (EIR), the residential unit buildout capacity is based on a 1,000-square-foot unit. Assuming a 1,000-square-foot unit, accounting for a loss to accommodate non-unit space, for purposes of showing the city is able to meet the default density, this would equate to approximately 37 units per acre, which far exceeds the default density of 30 units per acre. Using the same 1,000-square-foot assumption, as noted in the EIR, the DSASP assumes a residential unit capacity of 9,450 units by 2040.

The DSASP does not have any specific phasing requirements, rather it is assumed that actual phasing will be based on market conditions.

While the DSASP has several vacant and underutilized sites, as a part of the Housing Element sites analysis, the city is only relying on the vacant sites to meet a portion of the RHNA. To ensure the City projects out realistic development for the Downtown area the City assumes that the DSASP will develop as a mixed income area. This analysis assumes that the larger sites, noted in Table 5-4, would be better suited to accommodate the lower income RHNA, and the remaining smaller sites are assumed to meet the above moderate income RHNA. Figure 5-4 provides a map of the vacant sites the city is assuming will accommodate a portion of the RHNA.

Table 5-4 shows each vacant site in the DSASP that could accommodate housing to meet the lower-income RHNA. The residential capacity calculations are based on a 1,000-square-foot unit, accounts for a 15-percent loss to accommodate non-unit space (e.g., entryways, hallways), and takes into consideration the assigned FAR for each parcel. Because the majority of the DSASP allows for mixed use, the City took a 50-percent capacity to account for any nonresidential development.

Since the DSASP does not have any phasing requirements development can happen at any time. Currently, there are several sites within the DSASP that have pending and/or approved entitlements. Refer to Table 5-2 and Table 5-3 (projects in the DSAP area are shown in italics).

DSASP Project Examples

Since approval of the DSASP in 2020, several residential and mixed-use projects have been approved. To date, no exclusively commercial projects have been submitted or approved. These projects are shown in italics in Table 5-3. To show that development is occurring in the DSASP with both affordable and market rate housing, the city has provided three current project examples.

Ross Street Development – Approved in 2020

4.59 acres	FAR 8.0
109 Units	95.5 percent residential

The project approved in 2020 at 556 Ross Street will be an eight-story mixed use building at the corner of Ross Street and Mendocino Avenue, in the Courthouse Square neighborhood of downtown Santa Rosa. The building will comprise 109 "affordable by design" apartments in the upper stories, and

a series of significant private and public amenity spaces activating the street level. This new residential community will replace an existing surface parking lot bringing modern, sustainable, and badly needed housing to the city center.

1 Santa Rosa Avenue – Approved in 2020

0.5 acres	FAR 8.0
120 Units (Affordable)	80 precent residential

The project approved in 2020 at 1 Santa Rosa Avenue will demolish an existing structure and develop a seven-story, mixed-use building comprised of ground floor commercial space and 120 market-rate and affordable multi-family housing units consisting of studio, one-bedroom, and two-bedroom units, with ground floor amenity spaces, an outdoor courtyard, and a rooftop deck.

888 4th Street – Under Construction 2022

0.6 acres	FAR 4.0
108 Units	68.7 percent residential

The project at 888 4th Street is currently under construction. The project is a seven-story multifamily/mixed use project comprising of 108 market rate units that are being developed on a long-time vacant lot. There will be two levels of parking and a small restaurant on the ground floor.

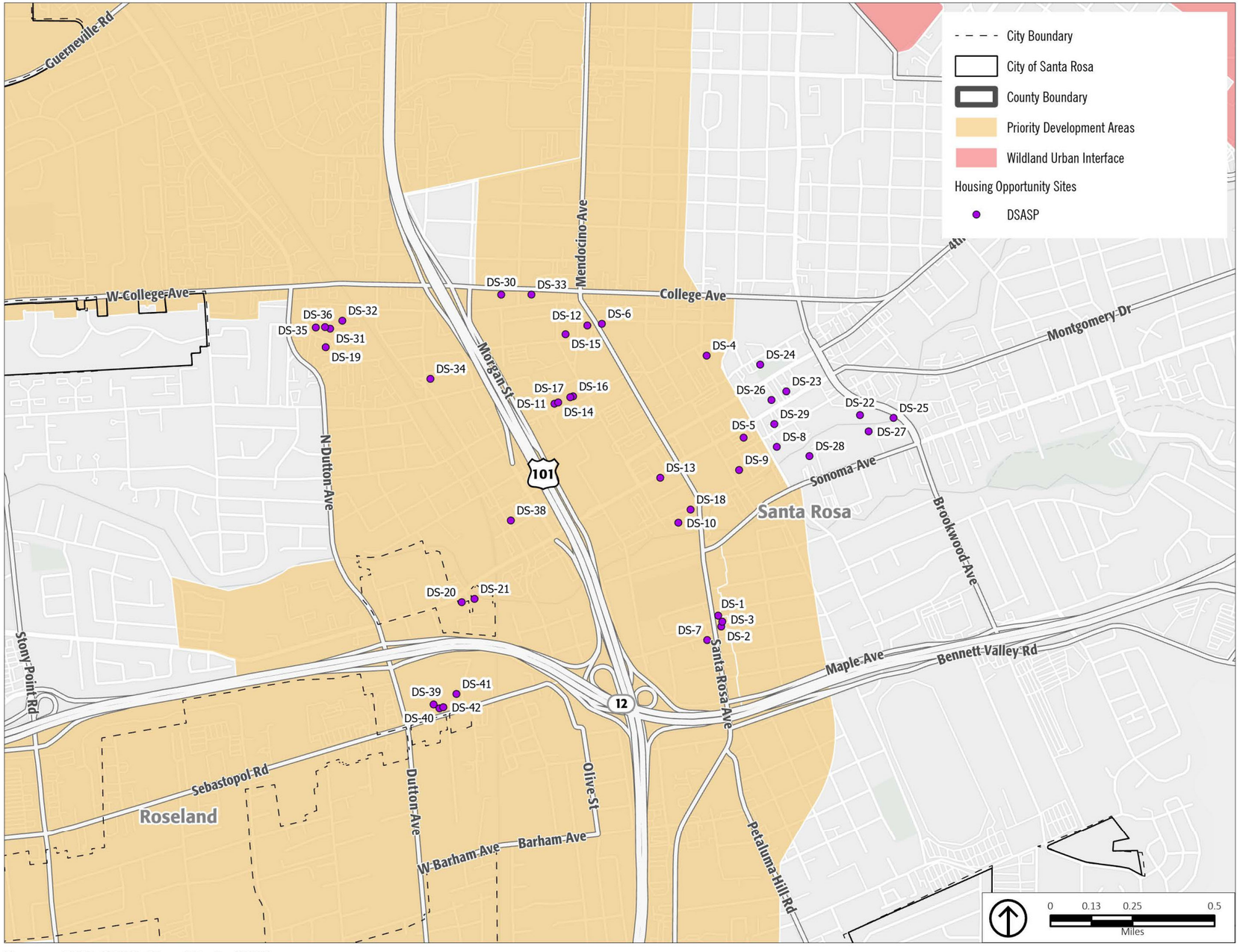
Table 5-4 VACANT DSASP SITES TO MEET THE LOWER AND ABOVE MODERATE RHNA

Site #	APN	General Plan Land Use	Zoning	Max FAR	Lot Sq. Ft.	Capacity based on 1,000 sq. ft. unit	FAR Factored in	15% loss	Realistic Capacity (units)	Income Category
DS-1	009-262-014	Core Mixed Use	CMU-DSA-H	3	3064.97	3	9	1	4	Abv. Mod
DS-2	009-262-040	Core Mixed Use	CMU-DSA-H	3	8245.69	8	25	4	11	Abv. Mod
DS-3	009-262-034	Core Mixed Use	CMU-DSA-H	3	6240.91	6	19	3	8	Abv. Mod
DS-4	009-055-003	Core Mixed Use	CMU	4	4875.99	5	20	3	8	Abv. Mod
DS-5	009-072-044	Core Mixed Use	CMU	8	58539.09	59	468	70	199	Lower
DS-6	009-024-023	Core Mixed Use	CMU	4	3709.55	4	15	2	6	Abv. Mod
DS-7	010-223-063	Core Mixed Use	CMU	4	6684.39	7	27	4	11	Abv. Mod
DS-8	009-063-029	Core Mixed Use	CMU-DSA	6	15069.00	15	90	14	38	Abv. Mod
DS-9	009-076-037	Core Mixed Use	CMU	8	40369.57	40	323	48	137	Lower
DS-10	010-068-021	Core Mixed Use	CMU-DSA	8	41052.43	41	328	49	140	Lower
DS-11	010-033-016	Core Mixed Use	CMU-H	4	4832.98	5	19	3	8	Abv. Mod
DS-12	010-015-012	Core Mixed Use	CMU	4	9227.14	9	37	6	16	Abv. Mod
DS-13	010-063-029	Core Mixed Use	CMU	8	38.40	0	0	0	0	Abv. Mod
DS-14	010-033-015	Core Mixed Use	CMU-H	4	4931.83	5	20	3	8	Abv. Mod
DS-15	010-014-017	Core Mixed Use	CMU-H	4	6502.46	7	26	4	11	Abv. Mod
DS-16	010-033-010	Core Mixed Use	CMU-H	4	4242.67	4	17	3	7	Abv. Mod
DS-17	010-033-011	Core Mixed Use	CMU-H	4	3008.67	3	12	2	5	Abv. Mod
DS-18	010-068-010	Core Mixed Use	CMU	8	13111.13	13	105	16	45	Abv. Mod
DS-19	010-133-006	Maker Mixed Use	MMU	4	21611.00	22	86	13	37	Lower
DS-20	125-064-018	Maker Mixed Use	MMU	4	10719.24	11	43	6	18	Abv. Mod
DS-21	125-064-050	Maker Mixed Use	MMU	4	9280.00	9	37	6	16	Abv. Mod
DS-22	009-081-053	Neighborhood Mixed Use	NMU	4	140375.66	140	562	84	239	Lower

Site #	APN	General Plan Land Use	Zoning	Max FAR	Lot Sq. Ft.	Capacity based on 1,000 sq. ft. unit	FAR Factored in	15% loss	Realistic Capacity (units)	Income Category
DS-23	009-061-027	Neighborhood Mixed Use	NMU	4	13033.33	13	52	8	22	Abv. Mod
DS-24	009-054-008	Neighborhood Mixed Use	NMU	4	5452.69	5	22	3	9	Abv. Mod
DS-25	009-081-042	Neighborhood Mixed Use	NMU	4	4372.40	4	17	3	7	Abv. Mod
DS-26	009-061-031	Neighborhood Mixed Use	NMU	4	8491.90	8	34	5	14	Abv. Mod
DS-27	009-181-029	Neighborhood Mixed Use	NMU	4	9459.04	9	38	6	16	Abv. Mod
DS-28	009-181-023	Neighborhood Mixed Use	NMU	4	14918.77	15	60	9	25	Abv. Mod
DS-29	009-062-059	Neighborhood Mixed Use	NMU	4	8204.57	8	33	5	14	Abv. Mod
DS-30	010-113-032	Neighborhood Mixed Use	NMU-DSA	4	4796.65	5	19	3	8	Abv. Mod
DS-31	010-132-017	Neighborhood Mixed Use	NMU	6	7507.01	8	45	7	19	Abv. Mod
DS-32	010-132-014	Neighborhood Mixed Use	NMU	6	40283.33	40	242	36	103	Lower
DS-33	010-011-040	Neighborhood Mixed Use	NMU-DSA	4	4579.63	5	18	3	8	Abv. Mod
DS-34	010-105-001	Neighborhood Mixed Use	NMU	3	1797.07	2	5	1	2	Abv. Mod
DS-35	010-132-011	Neighborhood Mixed Use	NMU	6	18209.52	18	109	16	46	Lower
DS-36	010-132-012	Neighborhood Mixed Use	NMU	6	17547.07	18	105	16	45	Lower
DS-37	010-074-006	Station Mixed Use	SMU-H	3	5233.76	5	16	2	7	Abv. Mod
DS-38	125-122-008	Station Mixed Use	SMU	6	1286.20	1	8	1	3	Abv. Mod
DS-39	125-122-009	Station Mixed Use	SMU	6	7947.72	8	48	7	20	Abv. Mod
DS-40	125-121-016	Station Mixed Use	SMU	6	3675.78	4	22	3	9	Abv. Mod
DS-41	125-122-003	Station Mixed Use	SMU	6	7936.78	8	48	7	20	Abv. Mod
Subtotal Lower Income									*944*	
Subtotal Above Moderate Income									*418*	
Total					600,466	600	3,229	484	1,362	

Source: City of Santa Rosa, April 2022.

FIGURE 5-4: DOWNTOWN STATION AREA SPECIFIC PLAN MAP – VACANT SITES



Source: ESRI, 2022; PlaceWorks 2022

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Sites Inventory and Analysis

State law requires each jurisdiction to demonstrate that sufficient land is zoned to provide housing capacity that is adequate to meet the RHNA for each income level. To determine housing capacity, City staff conducted a comprehensive inventory in March 2022 of all vacant and non-vacant developable land within the city limits that is zoned to allow for housing and available to develop within the Housing Element planning period. This section describes the methodology used to calculate the housing capacity on developable housing sites.

Sites Identified in Previous Housing Element

Pursuant to California Government Code Section 65583.2(c), a non-vacant site identified in the previous planning period and a vacant site that has been included in two or more previous consecutive planning periods cannot be used to accommodate the lower-income RHNA. An exception is if the site is subject to an action in the Housing Element requiring rezoning within three years of the beginning of the planning period to allow residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites 5, 7, and 8 have been included in the past two Housing Element cycles and are subject to California Government Code Section 65583.2(c). The City has included Housing Element Program H-8, which commits the City to allowing residential use by right on sites consistent with Government Code Section 65583.2(c), for housing developments in which at least 20 percent of the units are affordable to lower-income households.

Sites Appropriate for Lower-Income Housing

Housing element law requires jurisdictions to provide a requisite analysis showing that zones identified for lower-income households are sufficient to encourage such development. The law provides two options for preparing the analysis: (1) describe market demand and trends, financial feasibility, and recent development experience; or (2) use default density standards deemed adequate to meet the appropriate zoning test. According to state law (California Government Code Section 65583.2(c)(3)(B)), the default density standard for Santa Rosa is 30 dwelling units per acre (du/acre). Default densities are established using population-based criteria as detailed below:

- Incorporated cities within nonmetropolitan/rural counties and non-metropolitan counties with micropolitan areas (15 units or more per acre)
- Unincorporated areas in all non-metropolitan counties (10 units or more per acre)
- Suburban Jurisdiction (20 units or more per acre)
- Metropolitan Jurisdictions (30 units or more per acre).

The City of Santa Rosa falls into the Metropolitan Jurisdiction category.

» The City is relying on both the R-3 – Multifamily Residential zoning district, which allows 8 to 30 units per acre, and the TV-R – Transit Village Residential zoning district, which allows 25 to 40 units per acre to meet accommodate the City's lower-income RHNA.

Realistic Capacity

In determining the realistic capacity for the City's inventory of sites, the City considered land use controls and site improvements and assumed a 90 percent adjustment to reflect developable acreage due to on-site improvements, including sidewalks, utility easements, and infrastructure improvements (roadway access, water, sewer, and stormwater). All sites are served by or planned to be served by infrastructure, with no constraints identified that would reduce capacity beyond the 90 percent adjustment. The city also looked at development trends of approved projects, which averaged 95 percent. After considering both, the city took a conservative approach to ensure not to over project and assumed the realistic residential development potential of vacant sites to be 80 percent of the maximum permitted density of the applicable zone or land use designation. For sites within the DSASP where no density minimum or maximums are established, FAR was used in place of density. While the project examples shown on page 5-13 show a range of 68 to 95 percent of the DSASP sites developing with residential. However, the city has taken a conservative approach and assumed a 50-percent realistic capacity to plan for any nonresidential uses that may develop.

To determine the realistic development potential on vacant and non-vacant sites, the city reviewed the density of pending residential development. After excluding units built with a density bonus, on average, projects were approved at around 95 percent of maximum allowed density. See Table 5-5 for project examples.

Table 5-5 REALISTIC CAPACITY - PROJECT EXAMPLES

Project Name/ Affordability	Acres	Project Status	General Plan/Zoning	Total Units	Density Bonus Units	Max Allowable Density	Realistic Capacity*
Aviara Apartments – Affordable	3.92	Under Construction - 2022	Medium-High Density/R-3-30-SA	136	Yes – 18 units	30 du/ac	100%
Stony Point Flats – 100% affordable	2.93	Entitled - 2021	Medium Density Residential R-3-18 (2.63-acres)/ Low-Density Residential/R-3-18 (0.30-acres)	50	Yes – 1 unit	18 du/ac	93%
Cannery At Railroad Square – 100% affordable	1.42	Approved - 2020	Station Mixed Use, Downtown Station Area/ Historic SMU-DSA-H	129	No	FAR 4.0	100%

Source: City of Santa Rosa, April 2022
**Realistic Capacity does not account for density bonus units*

Large Site Development

A large site is defined as a parcel over 10 acres in size. Typically, with larger parcels, additional steps may need to be taken to ensure the site buildable, including it could have to be split zoned, have an overlay zone with identified boundaries, or be identified in a specific plan that provides for subdivision of the parcel. While the City is relying on one site, site 7 listed in Table 5-7, the acreage included, 10.43 acres, is the gross acreage. After considering the 80 percent realistic capacity of the site, the parcel acreage would be around 8.4 acres in size, which is well below the 10 acre threshold. Additionally, potential developers have reached out to the City (2021) with interest in developing this site with housing. To assist with the development of larger sites, and specially site 7, the city has included Program H-9.

Small-Lot Development

Some of the sites included in the sites inventory consist of parcels that are smaller than 0.5 acres. The city has a successful track record of small sites developing with affordable housing. The Dutton Flats project consisted of three small sites that were consolidated through a ministerial lot merger to create one lot for development. At the time of planning application review, all three lots were held under same trust. The project is a 100 percent affordable multi-unit development consisting of 41 units, which included 11 density bonus unit. The projects realistic capacity was 100 percent which excludes the density bonus units. These parcels are located within the DSASP. To further encourage development on small lots, the city has also included Program H-2 to encourage and facilitate parcel assemblage. See Table 5-6 for small site project examples.

Table 5-6 SMALL SITE PROJECT EXAMPLES

Address/ Project Name	Acres	GP/Zoning	Max. Allowable Density	Project Status	Total Units
Dutton Flats - (Previous APNs – 125-061-026, -027, -028. New APN 125-061-030)	1.03	Retail & Business Services/ Neighborhood Commercial	30 du/acre	Constructed and occupied	41 11 DB units

Source: City of Santa Rosa, April 2022

Available Sites

Santa Rosa's sites inventory is categorized by General Plan designation. Each site also includes the site's zoning, size, unit capacity, potential site constraints, whether it is currently served with water and sewer service and near transit, and which income category the site can accommodate based on the allowable density.

Table 5-7 lists the sites outside of the DSASP that can accommodate the lower-income RHNA and Table 5-8 summaries the capacity of the sites that can accommodate the moderate- and above moderate-income RHNA. Figure 5-5 maps each site outside of the DSASP that could accommodate a portion of the RHNA. Appendix A includes a parcel-by-parcel listing of the sites that can accommodate the moderate- and above moderate-income RHNA.

Table 5-7 VACANT SITES TO MEET THE LOWER-INCOME RHNA

Site No.	APN	GPLU	Zoning	Acreage	Maximum Density	Realistic Capacity (80%)
1	012-440-047	Med-High Residential	R-3-30-SA	0.58	30	14
2	035-191-015	Med-High Residential	R-3-30	1.49	30	36
3	035-191-016	Med-High Residential	R-3-30	2.33	30	56
4	041-043-044	Transit Village Medium	TV-R-SA	0.44	40	9*
5	038-141-035	Med-High Residential	R-3-30	1.85	30	44
6	036-091-055	Med-High Residential	R-3-30-SA	0.50	30	12
7	036-011-041	Med-High Residential	R-3-30	10.43	30	250
8	044-021-019	Med-High Residential	R-3-30	1.38	30	33
Total Capacity						454

Source: City of Santa Rosa, April 2022

** = Site 4 has a 50-percent realistic capacity to account for nonresidential uses.*

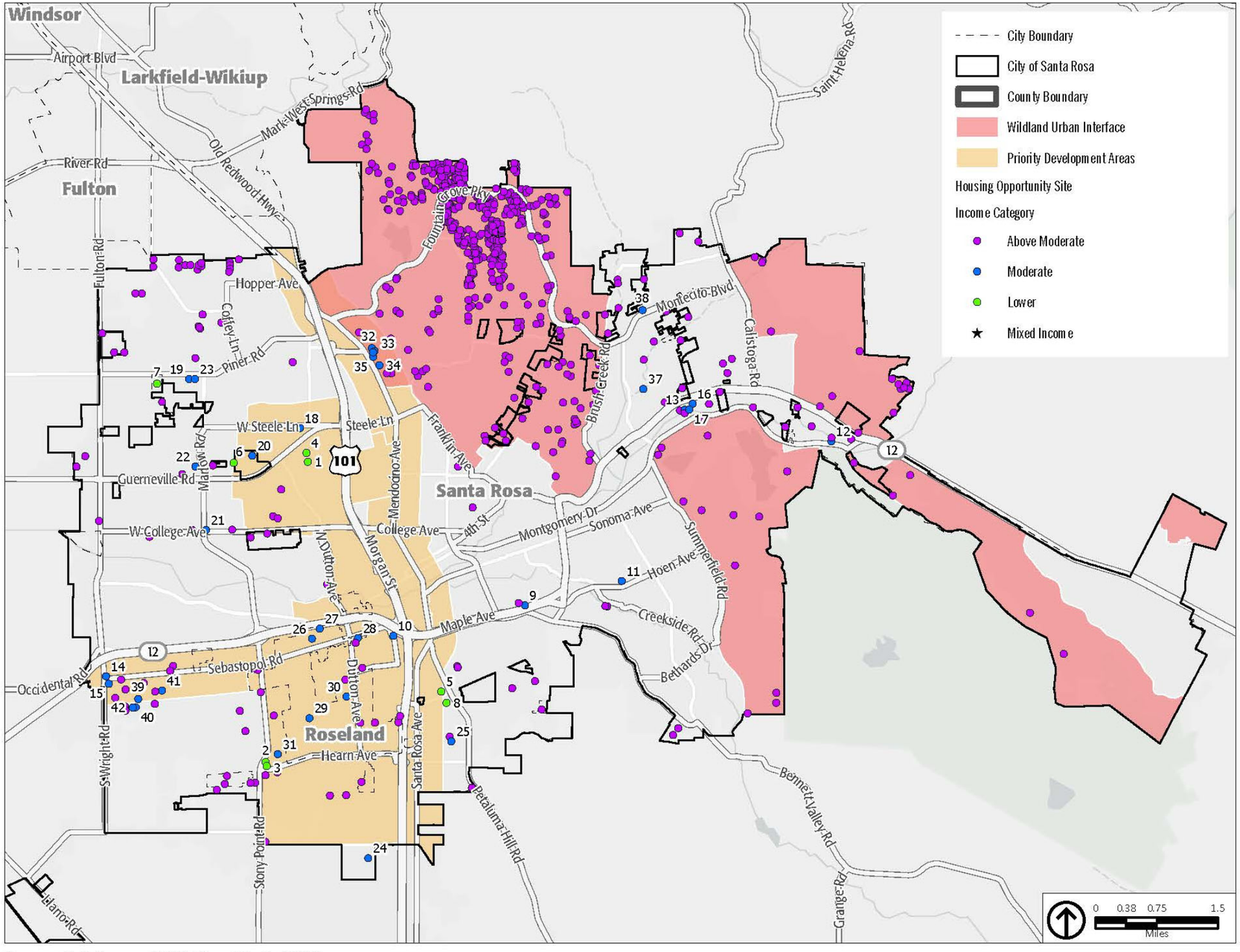
Note: Sites 5, 7, and 8 are bolded to indicate they have been included in the past two Housing Element cycles and are subject to California Government Code Section 65583.2(c).

Table 5-8 VACANT SITES TO MEET THE MODERATE- AND ABOVE MODERATE-INCOME RHNA

RHNA Category	GP Land Use	Maximum Density	Total Acreage	Realistic Capacity (80%)
Moderate	Med Residential	18 du/acre	44.6	643
	Med-Low Residential	13 du/acre	8.6	89
Total Capacity			53.2	732
Above Moderate	Low Residential	8 du/acre	127.31	854
	Very Low Residential	2 du/acre	363.21	581
Total Capacity			490.52	1,435

Source: City of Santa Rosa, April 2022

FIGURE 5-5: MAP OF VACANT SITES OUTSIDE OF THE DOWNTOWN STATION AREA SPECIFIC PLAN



Source: U.S. Census 2019, PlaceWorks 2022

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Accessory Dwelling Unit Potential

California Government Code Section 65583.1(a) states that a town, city, or county may identify sites for accessory dwelling units (ADUs) based on the number of ADUs developed in the prior Housing Element planning period, whether the units are permitted by right, the need for ADUs in the community, the resources or incentives available for their development, and any other relevant factors. Based on recent changes in state law reducing the time to review and approve ADU applications, requiring ADUs that meet requirements to be allowed by right, eliminating discretionary review for most ADUs, and removing other restrictions on ADUs, it is anticipated that the production of ADUs will increase in the 6th-Cycle Housing Element planning period.

The City issued the following ADU building permits over the last four years:

- 2018 – 80 ADUs received building permits
- 2019 – 50 ADUs received building permits
- 2020 – 63 ADUs received building permits
- 2021 – 95 ADUs received building permits

This analysis assumes that the number of ADU applications and permits will average 72 ADUs per year, for a total of 577 ADUs over the eight-year planning period. To promote ADUs, the City has included Program H-5 promote the construction of affordable ADUs through several actions.

To determine assumptions on ADU affordability in the ABAG region, ABAG conducted a regional analysis of existing ADU rents and prepared a draft report in September 2021. The analysis resulted in affordability assumptions that allocate 30 percent of ADUs to very low-income households, 30 percent to low-income households, 30 percent to moderate-income households, and 10 percent to above moderate-income households. Affordability of ADUs projected to be built in the city during the planning period were based on the ABAG analysis. Of the 577 ADUs projected to be built, it is estimated that 173 will be for very low-income households, 173 will be for low-income households, 173 for moderate-income households, and 58 for above moderate-income households.

Summary of Capacity to Accommodate the RHNA

Table 5-9A and 5-9B compares the City's RHNA to its site inventory capacity. Accounting for projects currently under construction, the Table 5-9A shows the city's remaining RHNA that needs to be accommodated within the planning period. Looking at the capacity in Table 5-9B and accounting for approved and pending projects, capacity within the DSASP, the vacant site capacity (outside of the DSASP area) and the projected ADUs, the City has a total surplus of 2,577 units. Breaking this down by income category, the City has a surplus of 861 units in the lower-income (including extremely low-, very low-, and low-income) category, a 263 unit surplus in the moderate-income category, and a 1,454 unit surplus in the above moderate-income category.

TABLE 5-9A REMAINING RHNA AFTER UNITS CONSTRUCTED CREDITED

Income Category	RHNA	Projects Under Construction - June 30, 2022 and later*	Remaining RHNA
Very Low	1,919	233	1,686
Low			
Moderate	771	50	721
Above Moderate	1,995	114	1,881
Total	4,685	397	4,288

Source: ABAG 2021, City of Santa Rosa, December 2022

**See Table 5-1A*

TABLE 5-9B SUMMARY OF RESIDENTIAL CAPACITY COMPARED TO THE 6TH CYCLE RHNA BY INCOME CATEGORY

Income Category	Remaining RHNA	Approved/ Pending Project Capacity	DSASP Vacant Site Capacity	Vacant Site Capacity[1]	Projected ADUs	Total Capacity	Surplus
Very Low	1,686	725	1,022	454	346	2,567	861
Low							
Moderate	721	129	0	732	173	1,034	263
Above Moderate	1,881	1,616	340	1,435	58	3,449	1,454
Total	4,288	2,470	1,362	2,621	577	7,029	2,577

Source: ABAG 2021, City of Santa Rosa, December 2022

[1] *Outside of the DSASP area*

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6. Housing Constraints

Governmental Constraints

Governmental regulations can constrain housing production if the regulations increase costs or limit opportunities for housing development. Potential constraints to housing development in Santa Rosa vary by area, but generally could include infrastructure, residential development fees, land use controls, development standards, development and building permit application processing times, and resource preservation.

Land Use Controls

Residential land use control mechanisms used by the city include the general plan, zoning code, design review, building code, growth management program, and inclusionary housing ordinance. The City's zoning code, general plan, and other ordinances are posted online through the City's website.

General Plan

The Land Use Element of the Santa Rosa General Plan 2035, amended in 2020, has policies for residential development. Table 6-1 lists general plan land use classifications that allow residential development, the allowed density, the density midpoint, the Floor Area Ratio (FAR), and a description of the types of residential development that are permitted. Development at the mid-point or higher end of the density range is required in the Medium Density and Medium High Density Residential categories (except where topography, parcel configuration, heritage trees, historic preservation, or utility constraints make achieving the mid-point density impossible). Development at the midpoint of the density range is desirable but not required in the Medium Low Density Residential category.

Table 6-1 General Plan Residential Land Use Classifications

Land Use	Density (gross units/acre)	Mid-point Density	Mid-point FAR	Description
Country Residential	0.05-0.2	-	-	Applied to areas outside of the Urban Growth Boundary in areas with no service by public water system. Intended for lowest density residential.
Very Low Density	0.2-2.0	1.0	N/A	Accommodates rural and hillside developments; intended for single-family detached units, but cluster single-family and multifamily may be permitted.
Low Density/ Open Space	2.0-8.0	4.0	N/A	Single-family residential development assumed at only 80 percent of each site due to wetlands constraints. Primarily intended for detached single-family dwellings, but

Land Use	Density (gross units/acre)	Mid-point Density	Mid-point FAR	Description
				attached single-family and multiple-family units may be permitted.
Low Density	2.0-8.0	5.0	N/A	Primarily intended for detached single-family dwellings, but attached single-family and multiple-family units may be permitted.
Medium Low Density	8.0-13.0	10.0	N/A	Intended for single-family residential development, but single-family detached housing and multifamily development may be permitted. Development at the midpoint of the density range is desirable but not required.
Medium Density	8.0-18.0	13.0	N/A	Permits a range of housing types, including single-family attached and multifamily developments, and is intended for specific areas where higher density is appropriate. New single-family detached housing is not permitted except in historic preservation districts and historic neighborhoods where single-family detached units are allowed.
Medium High Density	18.0-30.0	24.0	N/A	Permits a range of housing types, including single-family attached and multifamily developments, and is intended for specific areas where higher density is appropriate. Single-family detached housing is not permitted.
Mobile Home Park	4.0-18.0	10.0	N/A	Mobile homes are the only allowed housing type.
Transit Village Medium	25.0-40.0	-	N/A	Intended to accommodate mixed-use development within approximately one-half mile of a transit facility. Residential uses are required, and ground-floor neighborhood-serving retail and live-work uses are encouraged.
Transit Village Mixed Use	40.0 min (no max)	-	N/A	Intended to accommodate a well-integrated mix of higher intensity residential, office, and commercial uses within one-quarter mile of a transit facility. Development is designed and oriented to create a central node of activity at or near the transit facility.

Land Use	Density (gross units/acre)	Mid-point Density	Mid-point FAR	Description
Core Mixed Use	No max	N/A	3.0-8.0	Intended to foster a vital mix of residential, retail, office, governmental, entertainment, cultural, educational, and hotel uses to activate the greater Courthouse Square area and key transit corridors. The principal objectives of the CMU designation are to strengthen the role of this area as a business, governmental, retail, and entertainment hub for the region, and accommodate significant new residential development that will extend the hours of activity and create a built-in market for retail, service, and entertainment uses. High-rise development in all-residential or mixed-use buildings is envisioned in a walkable, bikeable environment with public gathering places such as plazas, courtyards, or parks and easy access to public transit.
Station Mixed Use	No max	N/A	3.0-6.0	Intended to provide for a range of visitor-serving uses, including retail, restaurants, entertainment, cultural amenities, and hotels in proximity to the Downtown SMART station. While commercial uses are emphasized, new multifamily housing will also be allowed to support the daytime and evening vitality of the Downtown Station Area.
Maker Mixed Use	No max	N/A	3.0-6.0	Intended to accommodate a balanced mix of residential, creative, and maker-oriented uses, including artisan shops, studios, media production, printing and publishing, distilleries and micro-breweries, cannabis, tech start-ups, research and development facilities, limited light industrial uses, and home-based businesses. Multifamily residential units are encouraged in all-residential or mixed-use buildings, as are live-work units.
Neighborhood Mixed Use	No max	N/A	2.0-6.0	Intended to encourage new multifamily residential development in all-residential or mixed-use buildings, together with a broad mix of uses that primarily serve local residents, including professional office, retail, entertainment, service, and other

Land Use	Density (gross units/acre)	Mid-point Density	Mid-point FAR	Description
				neighborhood-scale supporting uses. Housing development will include low- and midrise apartments and condominiums and small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). Live-work spaces and maker-oriented uses are permitted subject to performance standards.

Source: Santa Rosa General Plan 2035 Land Use Element

Zoning Code

The Santa Rosa Zoning Code implements the General Plan. It describes the type of residential uses allowed in each zoning district as well as the building standards, such as required setbacks, maximum height, and parking requirements (Table 6-2). The Zoning Code includes no unusual or onerous provisions that impede the production of housing, either as a whole or for any particular population group; this is proven by the consistent production of new housing in the community. Consistent with Government Code Section 65940.1(a)(1) related to transparency requirements, zoning, and development standards for all parcels within the City are available on the City's website.

Table 6-2 ZONING DISTRICTS

Zoning District	Density (gross units/acre)	Description
Rural Residential (RR)	0.2-2	The RR zoning district is applied to areas of the city intended to accommodate residential neighborhoods with compatible agricultural uses, but where the primary uses are residential and compatible accessory uses.
Single-Family Residential (R-1)	2-13	The R-1 zoning district is applied to areas of the city intended to be maintained as residential neighborhoods comprised of detached and attached single-family houses, clustered residential hillside projects, and small multifamily projects, together with compatible accessory uses.
Medium Density Multi-Family Residential (R-2) and Multi-Family Residential (R-3)	8-30	The R-2 and R-3 zoning districts are applied to areas of the city appropriate for residential neighborhoods with medium and higher residential densities, to provide home rental and ownership opportunities, and to provide a full range of choices in housing types to improve access to affordable housing.

Zoning District	Density (gross units/acre)	Description
Mobile Home Park (MH)	4-18	The MH zoning district is applied to areas of the city occupied by and intended to be maintained as mobile home parks.
Transit Village-Residential (TV-R)	25-40	The TV-R zoning district is applied to areas within approximately one-half mile of a transit facility that is appropriate for mixed-use development. Development should transition from less intense uses at the outlying edges to higher intensity uses near the transit facility. Residential uses are required, and ground-floor, neighborhood-serving retail and live-work uses are encouraged.
Neighborhood Mixed Use (NMU)	Varies	The NMU zoning district is applied to areas within downtown Santa Rosa to allow for multifamily residential development in all residential or mixed-use buildings and a variety of uses that primarily serve local residents, such as professional office, retail, entertainment, service, and other neighborhood-scale supporting uses. Housing development will include low- and midrise apartments and condominiums as well as small-lot single-family attached dwellings (e.g., duplexes, triplexes, townhomes). Live-work spaces and maker-oriented uses are permitted subject to performance standards.
Core Mixed Use (CMU)	Varies	The CMU zoning district is applied to areas within downtown Santa Rosa to foster a mix of residential and nonresidential uses to activate the greater Old Courthouse Square area and key transit corridors. New residential development will serve as a catalyst for increased activity and create a built-in market for retail, service, and entertainment uses. High-rise development in all residential or mixed-use buildings is envisioned in a walkable, bikeable environment with public gathering places such as plazas, courtyards, or parks and easy access to public transit.
Station Mixed Use (SMU)	Varies	The SMU zoning district is applied to areas within downtown Santa Rosa to provide for a range of visitor-serving uses, including retail, restaurants, entertainment, cultural amenities, and hotels in proximity to the Downtown SMART station. While commercial uses are emphasized, new multi-family housing will also be allowed to support the daytime and evening vitality of the Downtown Station Area.

Zoning District	Density (gross units/acre)	Description
Maker Mixed Use (MMU)	Varies	The MMU zoning district is applied to areas within downtown Santa Rosa to emphasize a balanced mix of residential, creative, and maker-oriented uses, including artisan shops, studios, media production, printing and publishing, distilleries and micro-breweries, cannabis, tech start-ups, research and development facilities, limited light industrial uses, and other home-based businesses. Multi-family residential and live/work units are encouraged in all-residential or mixed-use buildings.

Source: City of Santa Rosa Zoning Code, 2020
**Mixed Use Zoning Districts permit 100 percent residential development.*

Development Standards

Zoning regulations for residential zones are shown in Tables 6-3 and 6-4. Standard zoning requires varying setback and building height requirements, depending on the zone. Multifamily zones, particularly the TV-R zone (in Table 6-4), allow limited setbacks and building heights of 45 feet or four stories to accommodate high-density residential projects. For affordable housing projects, the City may waive certain zoning standards to improve the feasibility of the project.

Table 6-3 RESIDENTIAL DISTRICT REGULATIONS

Standard	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
A. Min. lot size						
Exterior lots						
Interior lots	1 acre	20,000 sf	6,000 sf	7,500 sf	9,000 sf	15,000 sf
Corner lots	1 acre	20,000 sf	7,000 sf	8,000 sf	9,500 sf	15,000 sf
B. Min. width of lot (ft)						
Interior lot at front setback	Determined through subdivision process		60	75	80	80
Exterior lot at front setback			70	75	80	80
C. Max Density	1 unit per parcel	1 unit per parcel	1 unit per parcel	1 unit per parcel	1 unit per parcel	1 unit per parcel
D. Min. setback requirement for main structure(s) (ft)[1]						
(1) Front Yard[2]	20	20	15	20	20	20
(2) Rear Yard	20	20	15	20	20	20
a. When abuts R-3 District						
b. When abuts an RR or R-1 District						
(3) Side Yard						
a. Interior Side Yard[2]						
1-story portion	5	5	5	10	10	10
2-story portion	5	5	10	10	10	10
3-story portion						
b. Exterior Side Yard[1]						
c. Corner	20	15	15	15	15	15
(4) Accessory Structures						

Standard	RR-40	RR-20	R-1-6	R-1-7.5	R-1-9	R-1-15
a. Front	20	20	20	20	20	20
b. Rear						
c. Interior Side	5	52	52	52	52	52
d. Exterior Side						
e. Corner Side[2]	20	15	15	15	15	15
E. Max. Heights (ft)						
(1) Main Building	35	35	35	35	35	35
(2) Accessory Structure	16	16	16	16	16	16
F. Max Lot Coverage (by structures)	40%	40%	40%	40%	40%	40%
G. Floor Area Ratio (FAR)						

Table 6-4 RESIDENTIAL DISTRICT REGULATIONS, CONTINUED

District	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	TV-R	NMU/ CMU/SMU
A. Min. lot size (sq ft)								
Exterior lots	7,000	7,000	7,000	7,000	7,000	7,000	0	0-10
Interior lots	6,000	6,000	6,000	6,000	6,000	6,000	0	0-10
B. Min. width of lot (ft)								
Interior lot at front setback	60	60	60	80	80	80	0	0-10
Exterior lot at front setback	70	70	70	90	90	90	0	0-10
C. Max Density	1 unit per 3,000 sf	1 unit per 4,300 sf	1 unit per 2,900 sf	1 unit per 2,400 sf	1 unit per 1,450 sf	Determined by CUP	25 to 40 units per acre	n/a
D. Min. setback requirement for main structure(s) (ft)								

District	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	TV-R	NMU/ CMU/SMU
(1) Front Yard[1]	10	10	10	10	10	10	0[1]	5-12
(2) Rear Yard	15	15	15	15	15	15	0[1]	0
a. When abuts R-3 District	15	0	0	0	0	0	0[1]	0
b. When abuts an RR or R-1 District	20	20	20	20	20	20	0[1]	5
(3) Side Yard								
a. Interior Side Yard[2]								
1-story portion	5	5	5	5	5	5	0[1]	0
2-story portion	10	10	10	10	10	10	0[1]	0
3-story portion	15	15	15	15	15	15	0[1]	0
b. Exterior Side Yard[1]	10	10	10	10	10	10	0[1]	0
(4) Accessory Structures								
a. Front	20	20	20	20	20	20	0[1]	
b. Rear	5	5	5	5	5	5	0[1]	
c. Interior Side	5	5	5	5	5	5	0[1]	
d. Exterior Side	15	15	15	15	15	15	0[1]	
E. Max. Heights (ft)								
(1) Main Building (ft)	35	35	35	45	45	4 stories[3]	4 stories[3]	No limit
(2) Accessory Structure	16	16	16	16	16	16	16	16
F. Max Lot Coverage (by structures)	50%	50%	55%	60%	65%	75%	100%	75%
G. Floor Area Ratio (FAR)	---	---	---	---	---	---	---	2.0-6.0

District	R-2	R-3-10	R-3-15	R-3-18	R-3-30	R-3-HD	TV-R	NMU/ CMU/SMU

Source: City of Santa Rosa Zoning Code, 2020.

Note: This table is for reference only. See Santa Rosa Zoning Code for additional information.

1. A one-story structural portion may project 6 feet and stairs and landings may project 10 feet into setback

2. Where abutting an R-3 district, setbacks are reduced from 0 to 10 feet, depending on zoning district.

[3] Except for properties that abut residential and historic residential uses and zoning districts, maximum height shall transition down to a maximum of 3 stories adjacent to the residential property.

Parking Requirements

Providing sufficient parking for vehicles is an essential part of good planning. At the same time, however, excessive parking requirements can be a barrier to developing new housing at a range of densities necessary to facilitate affordable housing. The City's Zoning Code establishes residential parking standards, as summarized in Table 6-5. The City currently requires at least one parking space for every staff member on duty at emergency shelters, in compliance with California Government Code Section 65583(a)(4)(A)(ii).

The City has found these requirements to be sufficient but not excessive. Parking reductions of up to 100 percent may be granted if the review authority finds that special circumstances exist and that the proposed number of spaces is sufficient for the safe, convenient, and efficient operation of the use. Parking reductions in excess of 25 percent require approval of a Minor Conditional Use Permit or Conditional Use Permit. Parking requirements are further reduced within the North Santa Rosa Station Area and are eliminated in the Downtown Station Area. Parking requirements are also reduced for multifamily affordable housing projects and senior housing projects

Table 6-5 RESIDENTIAL PARKING STANDARDS

Unit Type	Number of Parking Spaces Required	
	Vehicle	Bicycle
Accessory Dwelling Unit	1 space in addition to that required for the primary single-family dwelling unit, unless exempted by Section 20-42.130.E.9 of the Santa Rosa Zoning Code	None
Junior Accessory Dwelling Unit	None	None
Downtown Residential Unit (in Downtown Station Area Specific Plan)	No minimum	1 space per 4 units, if units do not have a private garage of private storage space for bicycle storage
Duplex, Multifamily Dwelling, Rowhouse, Condominium, and Other Attached Multifamily and Single-Family Dwellings, including Multifamily in a Small-Lot Subdivision	Studio and 1-bedroom units—1 covered space plus 0.5 visitor spaces per unit	1 space per 4 units, if units do not have a private garage of private storage space for bicycle storage
	2 or more-bedroom units—1 covered space plus 1.5 visitor spaces per unit	
Emergency Shelter	1 space for every 10 beds provided, plus 1 space for each staff person on duty	

Unit Type	Number of Parking Spaces Required	
	Vehicle	Bicycle
Group quarters (including boarding/rooming houses, dormitories, organizational houses)	1 space for each sleeping room or 1 space for each 100 square feet of common sleeping area	1 space per room
Mixed-Use Projects	Parking reduced up to 50 to 75 percent of the required parking	Aggregate of requirements for each separate use.
Live-Work and Work-Live Units	2 spaces for each unit	1 space per 4 units, if units do not have a private garage or private storage space for bike storage.
Mobile Home Parks	1.75 spaces per unit	0.5 spaces per unit
Multifamily Affordable Housing Project	Studio/1 bedroom unit—1 space per unit.	1 space per 4 units, if units do not have a private garage of private storage space for bicycle storage
	2 or more bedrooms—2 spaces per unit.	
Senior Housing Project	1 space per unit with 0.5 of the spaces covered, plus 1 guest parking for each 10 units.	1 space per 8 units, if units do not have a private garage of private storage space for bicycle storage
Senior Affordable Housing Project	1 space per unit	1 space per 8 units, if units do not have a private garage of private storage space for bicycle storage
Single-Family Dwelling - Detached	Standard lot—4 spaces per unit, 1 of which must be on-site, covered, and outside setbacks. The remaining 3 spaces may be on-site (in the driveway and tandem) or on a public or private street when directly fronting the lot.	None
	Flag lot—2 spaces per unit, 1 of which must be covered, both of which must be located outside the required setback area; plus 2 on-site, paved guest spaces located outside the required setbacks and which may be tandem.	
Single Room Occupancy Facilities	0.5 spaces per unit	

Unit Type	Number of Parking Spaces Required	
	Vehicle	Bicycle
Supportive Housing	None if located within ½ mile of a public transit stop. Otherwise, subject to the same requirements as other residential uses.	
Transitional Housing	Subject to the same requirements as other residential uses.	

Source: Santa Rosa Municipal Code Chapter 20-36 Parking and Loading Standards.

Typical Densities for Development

Santa Rosa is a large, urban community centrally located in rural Sonoma County. It is bisected by US Highway 101 and is bounded by mountains on the north, east, and south, and the Laguna Santa Rosa on the west. Santa Rosa is the largest city in Sonoma County (2018 population, 177,586). The City's boundary includes about 41 square miles; another 4 square miles lie within its Urban Growth Boundary (UGB).

Since its incorporation in 1868, with an area of about one square mile and 900 residents, Santa Rosa has evolved into the commercial, financial, medical, and industrial center of the North Bay. Santa Rosa is also the largest city between San Francisco and Eugene, Oregon. Santa Rosa has a traditional downtown, which, together with the nearby Santa Rosa Junior College (JC) area, holds approximately one-quarter of the 16.5 million square feet of commercial/office space in the UGB. About half of the city's commercial acreage (660 acres of a total of 1,370 acres) is in strip retail uses. Another 10.6 million square feet of industrial space is scattered in peripheral locations. The city's residential neighborhoods are diverse, ranging from the traditional—such as JC, Burbank, and West End—with grid street patterns and moderately high densities, to low-density hillside neighborhoods such as Chanate/Hidden Valley, Rincon Valley, and Fountaingrove. With the exception of downtown, land uses are contained in single-use districts, and mixed-use (residential and nonresidential) development is sparse. Approximately 16 percent of the land (approximately 4,655 acres of a total of 29,140 acres) in the UGB is vacant.

The city is a built-out community with few remaining large undeveloped parcels within city limits. Typical single-family residential lots in the R-1 zone vary in size from approximately 3,500 to 20,000 square feet and support one single-family home and accessory dwelling unit each. Single-family residential lots in the R-2 zone can accommodate between 8 to 18 units per acre. Mixed use projects are required to comply with the density range of the underlying General Plan land use designation or zoning district. Typical single-family lots are 6 units per acre and typical multifamily densities are 24 units per acre. In the previous planning period, no sites identified to accommodate the lower-income RHNA in the inventory were developed with less than the minimum allowable density of the zone in which the site is located.

Since its incorporation in 1868, with an area of about one square mile and 900 residents, Santa Rosa has evolved into the commercial, financial, medical, and industrial center of the North Bay. Santa Rosa is also the largest city between San Francisco and Eugene, Oregon. Santa Rosa has a traditional downtown, which, together with the nearby Santa Rosa Junior College (JC) area, holds approximately one-quarter of the 16.5 million square feet of commercial/office space in the UGB. About half of the city's commercial acreage (660 acres of a total of 1,370 acres) is in strip retail uses. Another 10.6 million square feet of industrial space is scattered in peripheral locations. The city's residential neighborhoods are diverse, ranging from the traditional—such as JC, Burbank, and West End—with grid street patterns and moderately high densities, to low-density hillside neighborhoods such as Chanate/Hidden Valley, Rincon Valley, and Fountaingrove. With the exception of downtown, land uses are contained in single-use districts, and mixed-use (residential and nonresidential) development is sparse. Approximately 16 percent of the land (approximately 4,655 acres of a total of 29,140 acres) in the UGB is vacant.

Density Bonus

Under current state law (Government Code Section 65915), cities and counties must provide a density increase up to 80 percent over the otherwise maximum allowable residential density under the municipal code and the land use element of the general plan (or bonuses of equivalent financial value) when builders agree to construct housing developments with 100 percent of units affordable to low- or very low-income households.

The City's density bonus ordinance allows for density bonus from 35 to 50 percent and allows a 100 percent density bonus for housing development projects with 80 percent moderate-income units and 20 percent low-income units. The density bonus ordinance also allows bonuses of up to 100 percent of the total units within the specified areas of the Downtown and North Station Specific Plan areas. The City of Santa Rosa has included Program-34 to ensure compliance with current state law (Government Code (GC) Section 65915).

Zoning for a Variety of Housing Types

Housing element law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. This includes single-family housing, multifamily housing, manufactured housing, mobile homes, emergency shelters, and transitional housing, among others.

The Zoning Code outlines residential development permitted by right (P), permitted with a minor use permit (MUP), or upon approval of a conditional use permit (CUP). Table 6-6 illustrates permitting requirements by zone for various residential uses in Santa Rosa.

Table 6-6 HOUSING TYPES PERMITTED BY ZONING DISTRICT

Residential Use	RR	R-1	R-2	R-3	MH	NMU	TV-R
Agricultural Employee Housing <6	P	P	P	P	P	P	P
Agricultural Employee Housing 7+[1]	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Community Care <6	P	P	P	P	P	P	P
Community Care 7+	MUP	MUP	MUP	MUP	MUP	MUP	MUP
Emergency Shelter[2]	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Mobile Home Park	CUP	CUP	CUP	CUP	CUP	CUP	—
Mobile Home Unit	P	P	P	P	P	P	P
Multifamily Dwelling	MUP	MUP	P	P	—	P	P
Residential Mixed Use	MUP	MUP	MUP	MUP	MUP	P	P
Rooming or Boarding House	P	P	P	P	–	P	P
Single Room Occupancy Unit[3]	—	—	—	—	—	—	—
Accessory Dwelling Unit	P	P	P	P	–	P	P
Single-Family Dwelling[4]	P	P	P[4]	P[4]	–	P[3]	P[3]
Supportive Housing[5]	P[4]	P[4]	P	P	P	P	P
Transitional Housing5	P[4]	P[4]	P	P	P	P	P

Source: City of Santa Rosa Zoning Code, 2021.

1 *Currently, a minor use permit is required for new agricultural employee housing of more than 7 people. The City has included* ***Program H-38*** *to amend the zoning code to allow agricultural employee housing of no more than 36 beds in a group quarters, or 12 units designed for use by a single family or household, the same as an agricultural use.*

2 *Emergency shelters with 50 beds or less are permitted by right (no discretionary review) in the General Commercial (CG) district. In all other zones, emergency shelters require conditional use permits.*

3 *Single-room occupancy facilities are permitted in the CG, CSC, CD-5, CD-7, and CD-10 zoning districts, subject to design review and approval of a conditional use permit.*

4. *Single-family dwellings allowed only as attached units.*

5. *A minor use permit is required for the construction of new multifamily supportive and transitional housing units in an RR or R-1-6 zoning district, similar to construction of a new traditional multifamily unit in an RR or R-1-6 zone. A new supportive or transitional housing use occupying an existing multifamily residence in an RR or R-1-6 zoning district is a permitted use requiring only a zoning clearance. The City has included* ***Program H-38*** *to amend the zoning code to allow transitional and supportive housing consistent with Government Code Section 65651(a).*

Housing for Persons with Disabilities

The City of Santa Rosa incorporates the Federal Fair Housing Act and the California Fair Employment and Housing Act of 1964 as part of its building requirements. These two statutes address the fair housing practices, which include practices against housing discrimination toward persons with disabilities. In compliance with Government Code Section 65583, the city permits supportive housing for persons with disabilities in any residential zone that permits residential uses of a similar type in the same zone.

Reasonable Accommodations. The City adopted a Reasonable Accommodation Ordinance in 2004 that gives persons with disabilities a procedure to seek equal access to housing under the federal Fair Housing Act and the California Fair Employment and Housing Act in the application of zoning laws and other land use regulations. Reasonable accommodation requests are reviewed by the Zoning Administrator, with the exception of those submitted for concurrent review with another discretionary land use application, in which case the request will be reviewed by the authority reviewing the discretionary land use application. The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on consideration of the following factors:

- Whether the housing, which is the subject of the request, will be used by an individual disabled under the Acts.
- Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City.
- Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.
- Potential impact on surrounding uses.
- Physical attributes of the property and structures.
- Other reasonable accommodations that may provide an equivalent level of benefit.

Program H-38 has been included for the City to review the current reasonable accommodation procedure and ensure the required findings, specifically the finding regarding potential impacts on surrounding uses, are not potential barriers to housing for persons with disabilities.

Accessibility Requirements. The City follows state and federal regulations that require any new residential construction of three or more apartments or four or more condominium units to be accessible and/or adaptable to disabled persons. The City applies standard conditions of approval to residential development projects reflecting this mandate. The North Santa Rosa Station Area Specific Plan, adopted in 2012, builds on this standard and requires that a minimum of 10 percent of new units in townhome projects be designed to be habitable by persons with disabilities (Specific Plan Policy

AH-3.2). The Downtown Station Area Specific Plan (updated 2020) includes a policy to locate buildings that specifically serve individuals with disabilities near accessible pathways to transit and public services (LU-1.6).

The City has adopted the 2019 California Building Code, which includes universal design standards for new multifamily residential developments. Universal design is an inclusive design approach that integrates basic accessibility features into newly constructed residential units. The universal design standards make more structures accessible to disabled persons who are not necessarily residents of the structures. The City implements universal design standards in residential building design and through mandating that residential building designs follow ADA requirements for multifamily projects as well as any housing developments that use the density bonus program or state or federal funding. Other amendments made to the code have not diminished the ability to accommodate persons with disabilities.

Separation Requirements. The City's municipal code does not impose any separation requirements for group homes or residential care facilities.

Site Planning Requirements. The site planning requirements for supportive housing and community care facilities are no different than for other residential uses in the same zone.

Definition of "Family." The Santa Rosa Municipal Code defines a family as an individual, or two or more persons, related by blood, marriage, or adoption; a group of unrelated persons which, if numbering five or more persons, must be living together as a group in a dwelling unit, using common cooking facilities, and as a group bear the generic characteristics of a family as a relatively permanent household.

Program H-38 has been included to amend this definition to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.

Emergency Shelters

The California Health and Safety Code (Section 50801) defines an emergency shelter as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or households may be denied emergency shelter because of an inability to pay."

Government Code Sections 65582 and 65583(a)(5)) require jurisdictions to allow emergency shelters without a conditional use permit. Within identified zones, only objective development and management standards may be applied, given that they are designed to encourage and facilitate the development of or conversion to an emergency shelter.

The Santa Rosa Municipal Code currently allows emergency shelters with 50 or fewer beds permitted by right in the General Commercial (CG) zone district.

The General Commercial zone is the best suited zone to accommodate an emergency homeless shelter by right. Areas designated Retail Business Service and zoned CG are the most likely to offer convenience services such as groceries, pharmacies, and shops. In addition, transit service is most accessible in these areas since the majority of Retail and CG designations are along arterial streets where buses run.

As of March 2022, there were 100 vacant parcels with the CG zoning, ranging in size from 0.07 to 7.5 acres, with most parcels being 0.1 to 4.15 acres and totaling 73.5 acres.

Emergency shelters are also permitted with approval of a conditional use permit in all residential and commercial zoning districts.

The City's municipal code allows emergency shelters with 50 beds or less in the CG Zoning District to be exempt from design review. Development standards for emergency shelters are:

1. Maximum number of beds. As determined by CUP, except that a maximum of 50 beds shall be permitted, by right, in the CG Zoning District.

2. Length of stay. Temporary shelter shall be available to residents for no more than 180 days in any 12-month period.

3. Intake/waiting area. A client intake/waiting area shall be provided at a minimum of 10 square feet per bed provided at the facility, with a minimum of 100 square feet. Said intake/waiting area shall be in a location not adjacent to the public right-of-way. If located at the exterior of a building, the intake/waiting area shall be visually separated from public view by a minimum of six-foot-tall visually screening mature landscaping or a minimum six-foot-tall decorative masonry wall and shall provide consideration for shade/rain provisions.

4. Lighting. Adequate external lighting shall be provided for security purposes in compliance with Section 20-30.080.

5. Security. Security personnel shall be provided during the hours that the emergency shelter is in operation.

6. On-site management. At least one facility manager shall be on-site at all hours that the facility is open. Additional support staff shall be provided, as necessary, to ensure that at least one staff member is provided in all segregated sleeping areas, as appropriate.

Low Barrier Navigation Centers

Government Code Section 65662 requires that the development of low-barrier navigation centers be developed as a use by right in zones where mixed-uses are allowed or in nonresidential zones that permit multifamily housing. For a navigation center to be considered "low barrier," its operation should incorporate best practices to reduce barriers to entry, which may include, but are not limited to:

- » Permitting the presence of partners if it is not a population-specific site, such as for survivors of domestic violence or sexual assault, women, or youth.
- » Permitting pets.
- » Providing the ability to store possessions.
- » Providing privacy, such as private rooms or partitions around beds in a dormitory setting or in larger rooms with multiple beds.

Program H-38 has been included to comply with Government Code Section 65662.

Supportive and Transitional Housing

Supportive housing is defined by Section 50675.14 of the Health and Safety Code as housing with linked on- or off-site services, with no limit on the length of stay, and which is occupied by a target population as defined in Health and Safety Code Section 53260 (i.e., low-income persons with mental disabilities, AIDS, substance abuse, chronic health conditions, or persons whose disabilities originated before the age of 18). Services linked to supportive housing usually focus on retaining housing, living and working in the community, and/or health improvement.

Transitional housing is defined in Section 50675.2 of the Health and Safety Code as rental housing for stays of at least six months but where the units are recirculated to another program recipient after a set period. It may be designated for a homeless individual or family transitioning to permanent housing. This housing can take many structural forms, such as group housing and multifamily units, and may include supportive services to allow individuals to gain necessary life skills in support of independent living.

Pursuant to Government Code Section 65583(a)(5), transitional and supportive housing types are required to be treated as residential uses and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The City's municipal code allows supportive housing and transitional housing by right in all residential districts. In the Rural Residential (RR) and Single-Family Residential (R-1) districts, a minor use permit is required for the construction of new multifamily supportive or transitional housing units in an RR or R-1-6 zoning district, similar to construction of a new traditional multifamily unit in an RR or R-1-6 zone. The construction of new multifamily supportive housing units does not require a minor use permit when the proposed use meets each of the requirements of Government Code Section 65651. A new supportive or transitional housing use occupying an existing multifamily residence in an RR or R-1-6 zoning district is a permitted use requiring only a zoning clearance. The City has included Program H-38 to develop a processing procedure to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multi-unit and mixed-use development is permitted (Government Code Section 65651(a).

Extremely Low-Income Housing

Extremely low-income households typically consist of persons with special housing needs, including, but not limited to, persons experiencing homelessness or at risk of homelessness, persons with substance abuse problems, and farmworkers. Government Code Section 65583 requires the quantification and analysis of existing and projected housing needs of extremely low-income households. Housing Elements must also identify zoning to encourage and facilitate supportive housing and single-room occupancy units.

Currently, the City allows single-room occupancy facilities and units in the CG and CSC zoning districts subject to design review and approval of a conditional use permit. Single-room occupancy facilities are allowed in the CMU, SMU, and MMU zoning districts, subject to design review and approval of a minor conditional use permit. Additionally, to encourage and facilitate the development of housing affordable to extremely low-income households, the city has included Program H-25.

Residential Care Facilities

Health and Safety Code Sections 1267.8, 1566.3, and 1568.08 require local governments to treat licensed group homes and residential care facilities with six or fewer residents no differently than other by-right single-family housing uses. "Six or fewer persons" does not include the operator, the operator's family, or persons employed as staff. Local agencies must allow these licensed residential care facilities in any area zoned for residential use and may not require licensed residential care facilities for six or fewer persons to obtain conditional use permits or variances that are not required of other family dwellings.

Residential care facilities are considered a type of community care facility in the City's municipal code. Community care facilities with six or fewer persons are permitted in all residential zones, and community care facilities with seven or more are permitted with approval of a minor use permit in all residential zones. The City has included Program H-38 to allow facilities for seven or more persons only subject to the restrictions that apply to other residential uses of the same type in the same zone.

Agricultural Employee Housing

Health and Safety Code Section 17021.5 requires employee housing for six or fewer persons to be treated as a single-family structure and residential use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of a family dwelling of the same type in the same zone. Section 17021.6 requires that employee housing consisting of no more than 36 beds in group quarters (or 12 units or less) designed for use by a single family or household to be treated as an agricultural use. No conditional use permit, zoning variance, or other zoning clearance shall be required for this type of employee housing that is not required of any other agricultural activity in the same zone.

The City permits employee housing/farm labor housing for six or fewer residents by right in all residential zones and requires a minor use permit in all residential zones for housing/farm labor

housing over six residents. The city has included Program H-38, which will amend the municipal code to comply with Health and Safety Code Sections 17021.5 and 17021.6.

Accessory Dwelling Units and Junior Accessory Units

Accessory dwelling units (ADU), also called "second units" in the zoning code, are attached or detached residential dwellings that provide complete, independent living facilities for one or more persons. That is, they include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel as a single-family dwelling. To comply with Government Code Section 65852.2, ADUs must be permitted ministerially subject to objective design standards.

Junior accessory dwelling units (JADU) are ADUs of less than 500 square feet and must be permitted within the walls of the proposed or existing single-family dwelling. An existing bedroom or interior entry into the single-family home is not required for JADUs. Currently, ADUs and JADUs are permitted within all zones where single-family and multifamily dwellings are permitted.

The city permits ADUs and JADUs on any lot that allows a single-family or multifamily residential use and includes a proposed or existing dwelling.

ADUs and JADUs offer an opportunity for homeowners to earn additional income and provide an opportunity for affordable housing units.

Manufactured Homes

Under California Government Code Section 65852.3 through 65852.5, jurisdictions must allow certified manufactured homes on all lots zoned for conventional, stick-built single-family dwellings. The only difference in regulation between manufactured homes and conventional single-family dwellings may be with respect to architectural requirements. The Santa Rosa Zoning Code currently allows manufactured homes the same as any other single-family dwelling.

Local Processing and Permit Procedures

The City is committed to efficient development application processing, and it has an adopted policy related to application review and processing. The development review process has been streamlined in accordance with the Council-adopted Development Process Review report (1993), which set forth processing time objectives. These include a goal of limiting processing time to no more than 120 days from the date of application submittal to the first action by a decision-making body, with 30 days between sequential actions, 42 days for the first engineering plan check, and 15 days for each subsequent check. The City Council has also initiated implementation of a Two Plan Check Process for engineering plans and requirements for neighborhood meetings in residential neighborhoods prior to formal application submittal to streamline the development review process. City staff also conducts optional Development Review Pre-Application meetings with applicants to provide early issue identification for development projects.

Table 6-7 PROCESSING PROCEDURES BY PROJECT TYPE

Procedure Steps	Estimated Time (in Weeks)
Single Family Unit	
Step 1: Design Review	0 days (not required)
Step 2: Building Permit	2 to 3 months
Estimated Total Processing Time	8 to 12 weeks
Multifamily	
Step 1: Design Review	4 to 8 months (Range includes reduced review options)
Step 2: Building Permit	3 to 4 months
Estimated Total Processing Time	7 to 12 months
Subdivision	
Step 1: Tentative Map/Tentative Parcel Map	5 to 10 months
Step 2: Improvement Plans/Final Map Review	3 months
Step 3: Grading Permit	1 to 2 months
Estimated Total Processing Time	9 to 15 months

Source: City of Santa Rosa, 2022.

Table 6-8 TIMELINES FOR PERMIT PROCEDURE

Type of Approval or Permit	Typical Processing Times	Approval Body
Minor Use Permit	3-5 months	Zoning Administrator
Ministerial Review	1 day-2 months	Director of Planning and Economic Development
Conditional Use Permit	6 – 8 months	Planning Commission
Zoning Map Amendment	9 – 12 months	City Council
General Plan Amendment	9 – 12 months	City Council
Site Plan Review	6 – 8 months	Planning Commission
Minor Design Review/Reduced Review Authority Design Review	4 – 5 months	Zoning Administrator
Architectural/Major Design Review	6 – 8 months	Design Review Board
Tentative Parcel Maps	5 – 7 months	Subdivision Committee
Tentative Maps	9-10 months	Planning Commission
Negative Declaration/ Mitigated Negative Declaration	8 – 12 months	Zoning Administrator, Design Review Board, or Planning Commission
Environmental Impact Report	18-36 months	City Council

Source: City of Santa Rosa, 2022.

Approval to Building Permit

After the City approves a project, such as at Planning Commission or City Council hearing, it becomes the applicant's responsibility to initiate the steps to secure building permits and construct the project. These steps include obtaining state or regional permits, and paying fees as outlined in a project's conditions of approval. Other necessary actions include:

- Completing construction drawings
- Recording subdivision (final) maps (applies to ownership projects)
- Retaining contractors
- Obtaining utility approvals, required easements, and rights of entry

The length of time between a project's approval and building permit issuance in many cases is determined by the applicant. The City's initial review for both civil plan and building permit approval is typically 12 to 16 weeks, with a subsequent review, if corrections are necessary, to be completed within 1 to 3 weeks. The time the applicant takes to make corrections between these reviews varies, but once a project begins the construction plan review process, the following general timelines can typically be achieved with responsive applicants:

- Civil plan approval (e.g., grading, water, sewer, streets): 3 to 6 months
- Building permit approval: 1 to 3 months

Design Review

General Plan policy requires that all new architectural and site designs be of superior quality to improve and add to Santa Rosa's attractiveness. Santa Rosa has design guidelines that implement the design objectives of the General Plan.

The City's Design Guidelines were first adopted in 1973, and revised guidelines were most recently adopted in 2020, following adoption of the Downtown Station Area Specific Plan. The City requires project consistency with adopted design policies. General design policies require proposals to be compatible and sensitive to surrounding land uses; offer a complete design concept where architecture, site planning, materials, and landscaping exhibit a thoughtful relationship to the natural and built environment, and provide human interest while enhancing the placemaking or livability of an area. New proposals are not subject to unusual or especially restrictive conditions.

Design Review Process

The City of Santa Rosa requires the Design Review Board or Zoning Administrator to adopt a formal resolution approving the design of projects for all projects that require a Building Permit. The steps are:

1. Applicant submittal of an application for Design Review, including all required submittal documents.

2. Referral to City departments and outside agencies for review, and project review by Planning staff, considering the location, design, site plan configuration, and the overall effect of the proposed project upon surrounding properties and the City in general and comparing the proposed project to the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, consistency of the project with the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements.
3. Preparation of project findings and conditions of approval.
4. Public notice and hearing for action.
5. Streamlined process for housing projects within the City's PDAs sunsets in December 2023.

The City has not yet determined the approach for after December 2023, but has included language in Program H-37 to review and determine if the streamlined process should be continued.

Design Review Findings

Design Review approval shall require that the review authority first find all of the following:

- The design and layout of the proposed development is of superior quality, and is consistent with the General Plan, any applicable specific plan, applicable Zoning Code standards and requirements, the City's Design Guidelines, architectural criteria for special areas, and other applicable City requirements (e.g., City policy statements and development plans);
- The design is appropriate for the use and location of the proposed development and achieves the goals, review criteria and findings for approval as set forth in the framework of Design Review (Design Guidelines, Introduction, subsection C);
- The design and layout of the proposed development will not interfere with the use and enjoyment of neighboring existing or future developments;
- The architectural design of the proposed development is compatible with the character of the surrounding neighborhood;
- The design of the proposed development will provide a desirable environment for its occupants, visiting public, and its neighbors through the appropriate use of materials, texture, and color, and would remain aesthetically appealing and be appropriately maintained;
- The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).

Project Example Stony Point Flats, a 50-unit affordable housing project, and 420 Mendocino, a 116-unit housing project in the Downtown Station Area Specific Plan area, both underwent design review. This process did not delay approval for either project—Stony Point Flats was entitled 123 days after application submittal, and the 420 Mendocino project was entitled in 75 days.

To ensure the City's design review does not act as a constraint on the development of housing, the city monitor the length of the approval process, and will review and revise the subjective design review findings, as necessary Program H-40.

Objective Design Standards

The City's zoning code includes objective design standards for by-right housing. Typically, new residential development is required to go through the City's discretionary design review process, which includes review for compliance with the City's design guidelines. The design guidelines are subjective in nature and demonstrate preferences while allowing discretion and flexibility; therefore, they cannot be enforced through a streamlined ministerial process. For residential development projects eligible for streamlined and ministerial processing, the City's objective design standards aim to incorporate the intent of the Santa Rosa Design Guidelines to the greatest extent possible while complying with the intent of State legislation to facilitate and expedite the construction of housing in Santa Rosa. These standards include the following:

- Neighborhood compatibility. Residential projects across the street from single-family neighborhoods shall orient the buildings to the street with individual entries, patio areas, and landscaping facing the single-family homes. Parking lot areas and carports shall not be located along single-family neighborhood street frontages. Duplexes, triplexes, and fourplexes abutting single-family neighborhoods shall include individual front doors and interior stairs (when stairs are needed). When determined necessary by a noise assessment, sound walls shall include an earth berm and landscaping.
- Building design. Buildings shall carry the same theme on all elevations. Affordable units and market rate units in the same development shall be constructed of the same or similar exterior materials and details such that the units are not distinguishable. Blank walls shall be less than 30 feet in length along sidewalks, pedestrian walks, or publicly accessible outdoor space areas. Buildings over three stories must provide a ground-floor elevation that is distinctive from the upper stories. Trim surrounds shall be provided at all exterior window and door openings. At least two materials shall be used on any building frontage, in addition to glazing and railings. A minimum of 5/8 inch thickness is required for panel siding.
- Massing and articulation. A minimum of two features—such as balconies, cantilevers, dormers, bay windows, patios, individualized entries, and accent materials—shall be incorporated into each project building. A minimum one-foot offset is required for any wall plane that exceeds 30 feet in length. Buildings over three stories tall shall have major massing breaks at least every 100 feet along any street frontage or adjacent to a public park, publicly accessible outdoor space, or designated open space. Buildings shall have minor massing breaks at least every 50 feet along the street frontage. Rooflines shall be vertically articulated at least every 50 feet along the street frontage.
- Outdoor/common space. Each multifamily unit shall have a minimum of 40 square feet of private outdoor space. Common useable open space is required for all multifamily projects

with more than 10 units. A minimum of 60 percent of the common usable open space shall be provided as a landscaped green area or garden, with the remaining area in hardscape. Outdoor seating shall be provided at common usable open space areas and outside of laundry facilities. Multifamily developments (except senior-restricted multifamily developments) exceeding 22-bedroom units shall have two outdoor areas, one for adults and one for a child play area. Multifamily developments (except senior-restricted multifamily developments) exceeding 100 units shall have three open space areas, one for adults, one for teenagers, and one for younger children. The above standards may differ within the Downtown Station Area Specific Plan boundary.

- Site design. When dwelling units are abutting open space areas, a minimum of one window from each dwelling shall be located to overlook common area. Garages and carports shall be designed to include a minimum of two of the following from the main building(s): materials, detailing, roof materials, and colors. Controlled entrances to parking facilities (gates, doors, etc.) shall be a minimum of 18 feet from the back of the sidewalk. Where bicycle parking is not visible from the street, directional signage shall be included at the main building entrance. Screen all parking areas, covered and uncovered, from public street frontages.
- Accessory elements. Perimeter fencing utilized along public streets shall be constructed of decorative iron, pre-painted welded steel, or wood picket material. The height of solid fencing between private yards and common open spaces shall be limited to four and one-half feet. If a six-foot fence is desired, the top 18 inches should allow for vision in and out of the yard. Screen rooftop equipment from visibility. Screen all exterior trash, recycling, and storage utility boxes; wood service poles; electric and gas meters; fire sprinkler valves and backflow preventers; and transformers. Provide refuse containers in accordance with Santa Rosa's Municipal Code.

Senate Bill 330 Procedure

SB 330, the Housing Crisis Act of 2019, established specific requirements and limitations on development application procedures. Housing developments for which a preliminary application is submitted that complies with applicable general plan and zoning standards is subject only to the development standards and fees that were applicable at the time of submittal. This applies to all projects unless the project square footage or unit count changes by more than 20 percent after the preliminary application is submitted. The developer must submit a full application for the development project within 180 days of submitting the preliminary application.

The City of Santa Rosa offers an optional Development Review Pre-Application Meetings for all development proposals to advise a prospective applicant of current City standards and requirements and to identify issues in an effort to shorten the length of time required to process a development proposal once it has been accepted for processing. Pre-application meetings have helped to shorten the review process and allow for better communication between applicants and City departments. The City updated its Planning Applications in 2020, and limit requests for materials to those identified

on Planning Applications. The City has established an application process related to SB 330 and makes the preliminary application available on the City's website.

Senate Bill 35 Approvals

SB 35 requires jurisdictions that have failed to meet their RHNA to provide a streamlined, ministerial entitlement process for housing developments that incorporate affordable housing. The City has an established process that specifies the SB 35 streamlining approval process and standards for eligible projects. The established procedure has aided in minimizing the review time required for development processes and, in turn, reducing costs to developers, which may increase the housing production in the City. The City has also processed the following projects under SB 35.

- Bennett Valley Affordable Housing – Approved April 22, 2021
- The Cannery at Railroad Square – Approved August 24, 2020
- Mahonia Glen (formerly One Calistoga) – Approved June 29, 2020

Review of Local Ordinances

Growth Management

The City's Growth Management Program regulates residential growth. In 2021, the Growth Management Program allowed 800 new residential allotments. Each allotment allows for the future issuance of a building permit. For the period 2014 to 2020, 850 allotments were available annually. From 2021 to 2035, 800 allotments are available annually. The annual allotments exceed the City's average annual Regional Housing Needs Allocation (RHNA) of 548 units per year from 2014 to 2022.

Growth Management allotments are available from two reserves, "A" and "B," each reserve having 400 new allotments per year. Reserve "A" allotments are for accessory dwelling units, mixed use units, units affordable to very low- and low-income households, and other qualifying units. Reserve "A" qualifying units also include all multifamily units, for-sale single family attached units with project density of 10 units per acre or more, and smaller single family attached or detached units with maximum lot size, square footage, and bedroom requirements. Reserve "B" allotments are generally for any single-family unit greater than 1,250-square feet.

For the period 2014 to 2020, 850 allotments were available annually. From 2021 to 2022, 800 allotments are available annually. The annual allotments exceed the City's average annual Regional Housing Needs Allocation (RHNA) of 548 units per year from 2014 to 2022. The Growth Management Ordinance, Chapter 21-03 of the City Code, sunset at the end of 2020, however, General Plan Policy GM-B-1, in the Growth Management Element, provides housing allocations through 2035. Staff is evaluating amendments to the Growth Management General Plan Element as a part of the comprehensive General Plan update with considering the City's current and projected need for housing development including affordable housing.

To give priority to Reserve A type units, the Growth Management Ordinance allows unused Reserve A allotments to be added to the following year's allotments. Unused Reserve B allotments are added to a bank of allotments that are used for projects meeting City objectives. In 2021, 1,404 residential building permits were issued—1,225 were Reserve A, 179 were Reserve B.

Additionally, reserve entitlements that are not allotted in a particular calendar year are added to the new Reserve "A" entitlements which will become available in the next calendar year. In 2021, 825 of the 830 Reserve "A" allotments that remained available from 2015, 2016, 2017, and 2018 were used. Of the 400 new Reserve "B" allotments made available in 2020, 179 allotments were used including the recordation of the Elson Place, Baggett Cottages, Grove Village, and Kerry Ranch I final subdivision maps.

Growth management allotments are granted by the Director of Planning and Economic Development at the time of a project's final discretionary approval. The allotments are granted in the year requested by the project developer if they are available. If no allotments are available, the allotments are issued in the next year they are available, and the developer receives allotments in the desired year when they become available. To ensure allotments for many projects, single-family projects may receive no more than 75 allotments per year; the multifamily maximum is 200 per year.

Santa Rosa's Growth Management Program has not prevented a developer from building a project in the desired year. Given the above-noted number of allotments available, it is clear that the housing need can be accommodated with the Growth Management Program in effect. A slowing in the number of new units built annually as a result of market conditions may be a greater factor in meeting housing needs.

Santa Rosa has a UGB that is in effect through 2035. The City's first voter-approved UGB, a five-year boundary, was ratified in 1990. A 20-year boundary was approved by Santa Rosa voters in 1996 and extended in 2012.

It does not appear that growth management or a fixed UGB has significantly affected housing prices in Santa Rosa. In 1989, the average home price in Santa Rosa was $180,000. In 1991, when the General Plan Growth Management Element was adopted, the average housing price in Santa Rosa was $174,250. In 1995, the average housing price was $187,900. In the early 1990s, development slowed due to an economic downturn, and housing prices fell. In the later 1990s, housing prices increased significantly, mirroring regional housing increases. In 2007, due to the recession, housing prices leveled and dropped for the first time since the early 1990s, with the median housing price at around $485,000. In 2013, the median home price in Santa Rosa was $366,500. Home prices in Santa Rosa tend to be lower than countywide prices (refer to Table 3-7 for home sales price analysis in the Housing Needs Assessment) and follow trends comparable to nearby communities and the Bay Area as a whole. The Santa Rosa median sales price increased by approximately 28 percent from 2018 to 2022. Housing price changes in Santa Rosa cannot be attributed to the City's Growth Management Program or UGB.

Government Code section 66300, subdivision (b)(1)(D)) states that because the City is located with an agricultural/rural County, the city may enforce a limit on the number of approvals or permits or a cap on the number of housing units that can be approved or constructed if the provision of law imposing the limit was approved by voters prior to January 1, 2005, and the affected county or affected city is located in a predominantly agricultural county. For the purposes of this subparagraph, "predominantly agricultural county" means a county that meets both of the following, as determined by the most recent California Farmland Conversion Report produced by the Department of Conservation:

(i) Has more than 550,000 acres of agricultural land.

(ii) At least one-half of the county area is agricultural land.

Santa Rosa is located within Sonoma County, which meets the requirements in Section (D) (i) and (ii) as a predominantly Agricultural County, in that the most recent California Farmland Conversion Report produced by the Department of Conservation (2014-16 report) concludes:

a. Sonoma County has 577,735 acres of agricultural land.

The total size of Sonoma County is 1,026,085 acres, so the agricultural acreage is 56.3%**Inclusionary Housing Ordinance**

The purpose of the City's Inclusionary Housing Ordinance is to enhance the public welfare and ensure the compatibility between future housing development and the Housing Element of the Santa Rosa General Plan by increasing the production of housing units affordable to households of lower income. The Inclusionary Housing Ordinance requires most commercial and residential developments to contribute toward the development of affordable housing. Fee payment to support the development of affordable housing is the primary method of compliance. Applicants may choose to provide on-site affordable rental units.

While the housing impact fee or provision of on-site units does add to the cost of new development, the fees are essential to the provision and funding of affordable housing in the city.

Inclusionary Requirements

A. Except those development projects complying with the City's Inclusionary Requirements (Chapter 21-02 of the City's Zoning Code) in an alternative manner consistent with Section 21-02.070, all residential or mixed-use development projects shall pay a housing impact fee, per Section 21-02.090, or construct on-site allocated units as follows:
    1. For-rent residential development projects shall provide at least 8% of the total number of new dwelling units as affordable to low-income households or at least 5% of the total number of new dwelling units as affordable to very low income households.
    2. For-sale residential development projects shall provide at least 10% of the total number of new dwelling units as affordable to moderate income households.

B. Notwithstanding the inclusionary requirements of subsection A, all multifamily residential or mixed use development projects located in the Downtown shall pay a housing impact fee, per Section 21-02.090, or construct on-site allocated units as follows:

   1. For-rent multifamily residential development projects shall provide at least four percent of the total number of new dwelling units as affordable to low-income households or at least three percent of the total number of new dwelling units as affordable to very low income households.
   2. For-sale multifamily residential development projects shall provide at least five percent of the total number of new dwelling units as affordable to moderate income households.

      Multifamily residential or mixed-use development projects with six or fewer units shall pay a housing impact fee as noted in Section 21-02.090.

C. Residential or mixed-use development projects with six or fewer units shall pay a housing impact fee as noted in Section 21-02.090.

D. Each allocated unit shall be subject to a recorded affordability agreement at the targeted income level for a term of at least 55 years. The Director of the Department of Housing and Community Services or a designee is authorized to make the calculation, in each instance, of the affordable rent or housing cost.

   1. Fractional units that may result from the application of these requirements will be addressed as follows:
   2. For a fractional unit requirement of less than 0.5, the applicant will pay a fractional housing impact fee.

E. For a fractional unit requirement of 0.5 and above, the fraction will be rounded up to the next larger integer and treated as a whole unit.

F. If a proposed residential development project would result in the elimination of existing deed restricted affordable housing units, the affordable units must be replaced on a one-for-one basis with equally affordable deed restricted units.

G. A developer proposing to provide on-site allocated units consistent with the inclusionary requirements of this section, is entitled to receive one incentive or concession, as outlined in Section 20-31.090 of the City's Density Bonus ordinance, or other benefits as negotiated with the City. (Ord. 2019-025 § 1; Ord. 2019-015 § 1; Ord. 3998 § 2, 2012)

Short-Term Rental Ordinance

The City's Short-Term Rentals Ordinance of 2021 requires all short-term rental operators within city limits to obtain a permit and follow specific operating standards. A potential short-term operator must submit a permit application and application fee to the Planning and Economic Development Department. The application must have all required information and materials, including a site plan showing the location and dimensions of all dedicated off-street parking and available on-street parking; a floor plan showing the dimensions of bedrooms; and the locations of smoke alarms, carbon monoxide alarms, and fire extinguisher(s).

The city permits hosted short-term rentals with a Short-Term Rental Permit in all zoning districts. Non-hosted short-term rentals are allowed with a Short-Term Rental Permit in the Core Mixed Use (CMU), Station Mixed Use (SMU), Maker Mixed Use (MMU), Neighborhood Mixed Use (NMU), Rural Residential (RR), Single Family Dwelling (R-1), Residential Planned Development (PD) where not explicitly prohibited, Medium Density Multi-Family Residential (R-2), Multi-Family Residential (R-3), Transit Village Residential (TV-R), Office Commercial (CO), Neighborhood Commercial (CN), Community Shopping Center (CSC), General Commercial (CG), and Transit Village-Mixed (TVM) zoning districts.

Building Codes and Enforcement

The city enforces State building code standards (Title 24) for all structures subject to the code, including the construction and rehabilitation of housing. State law offers local government the option of amending the State standards based on geographical, topological, or climatic considerations. The City has adopted local amendments to the various codes found in Chapter 18-16 (California Building Code), Chapter 18-20 (Property Maintenance Code), Chapter 18-22 (California Residential Code), Chapter 18-24 (California Plumbing Code), Chapter 18-32 (California Electrical Code), Chapter 18-33 (California Energy Code), Chapter 18-36 (California Mechanical Code), and Chapter 18-44 (2019 California Fire Code) of the Santa Rosa City Code, none of which create a constraint or add significant additional costs to the development of housing.

Santa Rosa requires that all new buildings comply with the Tier 1 standards of the 2019 California Green Building Code to minimize the use of water resources. Sonoma County and most nearby jurisdictions, including the cities of Rohnert Park and Petaluma, also require Tier 1 compliance. The enforcement of Tier 1 standards is not unusual for the area and is unlikely to deter residential development in Santa Rosa.

The city operates the Neighborhood Revitalization Program to improve building safety and appearance in targeted areas. The city is currently enhancing the safety of local dwellings, focusing on eight neighborhoods that benefit from proactive code enforcement. Since 2015, 570 residential units were rehabilitated through the ongoing administration of the program.

The city provides general code compliance citywide that is complaint based; staff does not actively seek code violations. Staff contacts the person against whom a complaint was filed to request an inspection to assess whether a code violation actually exists. City staff works with individuals to correct violations, with corrections including improvement of substandard housing conditions, blight, and neighborhood safety. The code compliance program does not impose unusual constraints on housing.

On- and Off-Site Improvements

Street widths are not viewed as a constraint to housing development. Minor streets, which typically serve single-family and duplex development, may vary from 24 feet (no parking) to 30 feet (parking on one side) to 36 feet (parking on both sides). Avenues are 24 feet on both sides of the median with on-street parking, or 17 feet on each side with no on-street parking, curbs, or gutters. Center medians

on avenues are 12 to 16 feet in width. Regional boulevards range from 44 feet (no parking) to 70 feet (parking on both sides). Variations are allowed for each street type.

City landscape requirements, with an emphasis on drought-tolerant plants, are designed to ensure residential developments are pleasant, livable, and attractive. All site development is required to include landscaping. Foreground landscaping, street trees, and parking area landscaping are required for all development projects. In general, landscape standards include:

- Require minimum interior width of three feet.
- Comply with the height limits in the zoning code.
- Provide protective curbing on sites in the R-3 and nonresidential zoning districts.
- Require automatic irrigation.
- Require safety materials that do not interfere with vehicular, bicycle, or pedestrian traffic and pathways.
- Comply with plant selection and grouping requirements in the zoning code.

Requirements for on- and off-site improvements vary with the project and the site. On-site improvements typically include grading, storm drainage, curb, gutter, and sidewalk. Off-site improvements can include street widening or construction or traffic light installation.

Development Fees

Development fees in Santa Rosa include impact fees for schools, parks, water and sewer, and capital facilities. The city also collects planning application fees and building plan check fees.

Payment of development fees is typically a requirement of development approvals. Fees are also charged to process development applications. Fees are tied to the city service provided, such as application processing and plan checking, and are based on the average time to complete the service.

As a means of assessing the cost that fees contribute to development in Santa Rosa, the city calculated the total fees for three scenario developments: a six-lot residential subdivision, an 11-acre annexation, and a new single-family unit (see Table 6-9). Fees are also available on the City's website.

In 2019, the City conducted a nexus and feasibility study of residential impact fees. After consultations with building industry representatives and feedback from the public at hearings, the City Council adopted the new fee schedule in July 2021. The new fees will be implemented over the course of five years. The updated fees are considered reasonable since they cover a portion of the City's costs to process these development applications. Santa Rosa's planning fees for a single-family dwelling unit in a small subdivision are approximately $7,252 per unit, compared to $44,576 for an individual single-family dwelling unit.

Table 6-9 PLANNING FEES (EFFECTIVE JULY 30, 2021)

Fee Type	Cost
Six-Lot Residential Subdivision	
Application Review Appointment Fee	$899
Major Subdivision Application Fee	$34,317
Public Hearing (Planning Commission)	$2,451
Environmental Assessment	$5,843
Total	$43,510 ($7,252/unit)
Typical 11-Acre Annexation	
City Annexation/Prezoning Fee	$15,177
Sentiment Survey (if required)	$1,386
Public Hearings (Planning Commission & City Council)	$4,691
Environmental Assessment	$13,313
Maps and legal descriptions (estimate) (private engineer)	$7,500
LAFCO (with 100% landowner consent)	$5,500
LAFCO environmental document review (environmental impact report)	$2,400
State Board of Equalization fee (collected by LAFCO)	$800
Total	$50,767
Single-Family Dwelling Unit	
Plan Check	$2,815
Building Permit	$1,929
Misc. Building Fees	$120
Technology Fee	$148
Advance Planning Fee	$590
Wastewater Demand	$5,776
Water Demand	$3,602
Meter Fees (1" meter)	$360
Water Processing Fee	$510
Sewer Processing Fee	$1,020
School Impact Fee	Varies by district
Housing Impact Fee	$9,000
Capital Facilities Fee	$8,739
Park Fee	$10,477
Total	$44,576+School Fees

Source: Santa Rosa Fee Schedule, 2021.

Development Fees for Single-Family Dwellings

The fees shown in Table 6-10 are estimates for an average single-family unit in Santa Rosa. This sample unit is on a 6,000-square-foot lot in a subdivision, is 1,800 square feet, and has an attached garage of 440 square feet. The parcel is designated Low Density Residential by the General Plan.

Table 6-10 SINGLE-FAMILY DEVELOPMENT FEES (EFFECTIVE JANUARY 1, 2022)

Single Family Dwelling Unit	Fee
Plan Check	$2,815
Building Permit	$1,929
Misc. Building Fees	$120
Technology Fee	$148
Advance Planning Fee	$590
Wastewater Demand	$6,201
Water Demand	$3,863
Meter Fees (1" meter)	$360
Water Processing Fee	$510
Sewer Processing Fee	$510
School Impact Fee	Varies by district
Housing Impact Fee	$14,400
Capital Facilities Fee	$8,739
Park Fee	$11,677
Total	$51,862+School Fees

Source: Santa Rosa Fee Schedule, 2022

Development Fees for Multifamily Development

The fees shown in Table 6-11 are estimates for an average duplex (around 900 square feet) and 50-units multiple-family unit project in of Santa Rosa.

Table 6-11 MULTIFAMILY DEVELOPMENT FEES

Multi family dwelling unit	Duplex Fee	50-Unit Medium High-Density Fee
Plan check	$5,266	$10,044
Building permit	$1,969	$3,800
Misc. Building fees	$360	$6,000

Multi family dwelling unit	Duplex Fee	50-Unit Medium High-Density Fee
Technology fee	$104	
Advance planning fee	$417	
Wastewater demand fee	$5,426	$4,263
Water demand fee	$3,301	$1,809
Waste water processing fee	$510	
Meter fees	$1,570	
Water processing fee	$510	
School impact fee	Varies by district	
Housing impact fee	$12,000/unit	$3,000/unit
Capital facilities fee	$7,999/unit	$5,929/unit
Park fee	$10,399*/unit	$9,044**/unit
Total	$49,831	$1,469,323

Source; City of Santa Rosa, April 2022

** (example from southeast area) Range of Park Fees by Area for Duplex Project: $10,072 - $11,159*

*** (example from southeast area) Range of Park Fees by Area for Medium High-Density Project: $8,759-$9,705*

The development impact fees were adopted following nexus studies completed in accordance with state law. These fees are indexed annually and can increase or decrease based on construction cost indices. Impact fees are collected at the time of building permit issuance unless deferred by the City Council.

The development fees for single-family units amount to about 17 percent of total construction costs (not including land), as shown in the Land Costs, Construction, and Financing section of this element. If land costs are included, the percentage of cost attributable to fees decreases.

Development fees for multifamily units account for about 20 – 23 percent of construction costs based on the construction cost estimated in the Land Costs, Construction, and Financing section.

Though fees represent a significant portion of residential construction costs, the city finds that these fees are necessary to provide adequate public facilities. Also, Santa Rosa's fees are generally comparable to the fees of other Sonoma County communities.

The City Council recognizes that fees can affect the cost of construction and of affordable housing in the community. The city has long offered fee deferrals for affordable housing projects, and the Council recently instituted a program to also offer deferred fee payments for market-rate residential projects to incentivize development in a difficult economic climate. The Housing Authority of the City of Santa Rosa has also provided assistance with development fees for affordable projects.

Nongovernmental Constraints

Housing purchase prices, financing costs, cost of land and improvements, construction costs, property taxes, profit, and rent rates continue to be the biggest constraints to housing access for households with lower and moderate incomes. Housing costs will continue to be a factor in accessibility to housing, especially for people in the extremely low-, very low-, and low-income groups. As recommended in the policies of this Housing Element, the City of Santa Rosa will continue all possible efforts to conserve existing affordable housing stock and to increase the number of affordable units. The larger factors of construction and financing are beyond the City's direct influence.

Land Costs

Land costs are one of the major components of housing development costs. Land prices vary to such an extent that it is difficult to give average prices within small geographic regions. Factors affecting the costs of land include overall availability in a given subregion; environmental site conditions and constraints; public service and infrastructure availability; aesthetic considerations such as views, terrain, and vegetation; the proximity to urban areas; and parcel size. Generally, more remote areas have less expensive and larger tracts of land, and smaller, more expensive parcels are closer to urbanized areas.

Land value for vacant residential parcels largely depends on the number and type of units that can be constructed (single-family, townhomes, condominiums, or apartments). Based on November 2021 information from the Multiple Listing Service (greathomes.org), 30 residential properties were for sale. The current prices for land in Santa Rosa are as follows:

- Average price for properties of less than 5 acres was $420,147 per acre (sample of 10) and ranged from $128,808 per acre to $936,214 per acre.
- Average price for parcels between 5 and 10 acres was $107,439 per acre (sample of 8) and ranged from $83,333 per acre to $119,732 per acre.
- Average price for parcels greater than 10 acres was $143,315 per acre (sample of 12) and ranged from $17,501 to $644,737 per acre.

The price range is significantly higher now compared to vacant land cost in 2013. Rising land costs in Santa Rosa present a potential constraint on development because land costs directly impact housing costs.

Construction Costs

The cost of construction depends primarily on the cost of materials and labor, which are influenced by market demand. The cost of construction will also depend on the type of unit built and the quality of product produced. The cost of labor is based on a number of factors, including housing demand, the number of contractors in the area, and the unionization of workers.

The construction cost of housing affects the affordability of new housing and may be considered a constraint to affordable housing in the Sonoma County region. Construction costs can be reduced in

several ways. A reduction in amenities and quality of building materials in new homes (still above the minimum acceptability for health, safety, and adequate performance) may result in lower sales prices. State housing law provides that local building departments can authorize the use of materials and construction methods if the proposed design is found to be satisfactory and the materials or methods are at least equivalent to what is prescribed by the applicable building codes.

In addition, prefabricated, factory-built housing may provide lower-priced products by reducing labor and material costs. As the number of units built at one time increases, savings in construction costs over the entire development are generally realized—a result of an economy of scale, particularly when combined with density bonus provisions.

Construction costs for a single-family home are approximately $155 per square foot. This is based on costs calculated for a 2,000-square-foot, wood-framed, single-story, four-cornered home of good quality construction and including a two-car garage and forced air heating/cooling in Santa Rosa. Estimated total construction costs for such a home are $311,587. These construction costs include labor, materials, and equipment but do not include costs of buying land. (Sources: 2022 National Building Cost Manual and 2022 zip code modifiers for 95401, 95403, 95404, 95405, 95407, and 95409, Craftsman Book Company.)

Costs for multifamily construction are approximately $156 per square foot. This is based on costs calculated for a four-story building in Santa Rosa with 40 units and an average unit size of 800 square feet each. The calculation is for a wood or light steel frame structure, including forced air heating and cooling and constructed of good quality materials. The estimated total construction costs for each unit are $120,400, and total construction costs for the building are $5,005,762. These construction costs include labor, materials, and equipment but do not include costs of buying land or off-street parking. (Sources: 2022 National Building Cost Manual and 2022 zip code modifiers for 95401, -03, -04, -05, -07, -09, Craftsman Book Company.)

Financing

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. Jurisdictions can, however, offer interest rate write-downs to extend home purchase opportunities to lower-income households. In addition, government-insured loan programs may be available to reduce mortgage down-payment requirements.

The cost of borrowing money to finance the construction of housing or to purchase a house affects the amount of affordably priced housing in Santa Rosa. First-time homebuyers are the group most impacted by financing requirements. As of June 2022, the current mortgage interest rate for new home purchases is approximately 4.87 percent for a fixed-rate 30-year loan. Lower initial rates are available with graduated payment mortgages, adjustable-rate mortgages, and buy-down mortgages; however, the subprime crisis has affected the availability of dollars for home mortgages. Variable interest rate mortgages on affordable homes may increase to the point where the interest rate exceeds the cost-of-living adjustments, which is a constraint on affordability. Although rates are currently low, they can change significantly and substantially impact the affordability of housing stock. Fluctuating

interest rates can eliminate many potential homebuyers from the housing market or render a housing project infeasible that could have been successfully developed or marketed at lower interest rates. Housing prices in Santa Rosa are unaffordable for persons of lower incomes, even with the lower interest rates. Housing prices are only affordable for persons with moderate or higher incomes. The constraint on homeownership in Santa Rosa is not the availability of financing, but the cost of housing, which is unaffordable to lower-income households. Nor is the constraint on homeownership related to the availability of land.

Interest rates at the present time are not a constraint to affordable housing. Financing for both construction and long-term mortgages is generally available in Sonoma County subject to normal underwriting standards. A more critical impediment to homeownership involves both the affordability of the housing stock and the ability of potential buyers to fulfill down-payment requirements. Conventional home loans typically require 5 to 20 percent of the sales price as a down payment, which is the largest constraint to first-time homebuyers. This indicates a need for flexible loan programs and a method to bridge the gap between the down payment and a potential homeowner's available funds. The availability of financing for developers under current economic conditions may also pose a constraint on development that is outside of the City's control.

Developers of affordable housing face challenges in securing financing. Due to the limited possible return from rents or sales prices of affordable units, many private lenders distrust the financial returns for these types of projects. Additional financing and subsidy for affordable projects is necessary and is generally available from local sources, such as the Housing Allocation Plan in-lieu fee, which is administered by the Santa Rosa Housing Authority, as well as state and federal programs such as HOME and the Community Development Block Grant.

Available Dry Utilities

Dry utilities, including cable, electricity, and telephone service, are available to all areas in the city. There is sufficient capacity to meet the current need and any future need. Service providers are:

- Electricity: Pacific Gas and Electric
- Telephone:
  - Landline: Pacific Bell
  - Cellular: AT&T, Verizon, Sonic, and more
- Internet Service: AT&T, Verizon, Sonic, and Xfinity

Infrastructure

Wastewater treatment, reuse, and disposal capacity are not expected to constrain housing development during the Housing Element planning period. Wastewater collection capacity throughout the city is generally sufficient to meet anticipated housing development levels through the planning period. Santa Rosa Water operates the regional water reuse system that includes water reuse, recycling wastewater, and biosolids beneficial reuse. These operations occur at the Laguna Subregional Wastewater Treatment Plant (LTP), which recycles wastewater from homes and

businesses in the larger region. The plant recycles approximately 7 billion gallons of wastewater each year. In 2020, 5.518 billion gallons of sewage received treatment, or an average of 15.1 million gallons of sewage per day. The City's adopted Capital Improvement Program calls for various improvements to the LTP and reclamation system in order to maintain adequate capacity to treat and reclaim wastewater volumes anticipated by the General Plan. The current system's rated capacity is 21.34 million gallons per day, which is adequate to service expected growth through 2035. Previous planning and environmental work identified projects to be implemented as growth occurs. These future projects will expand the system capacity to 25.89 million gallons per day which meets General Plan projections for Santa Rosa and regional partners. As of January 10, 2022, Sonoma Water reported water supply storage in Lake Sonoma at 62 percent and Lake Mendocino at 69 percent of the target water supply.

Water supply is not expected to constrain housing development during the Housing Element planning period. Santa Rosa Water delivers about 6 billion gallons of drinking water each year. The City's primary source of water is from the Russian River, supplied by the Sonoma County Water Agency (Sonoma Water). Lake Sonoma has a current total storage capacity of 381,000 acre-feet with a water supply pool of 245,000 acre-feet and Lake Mendocino's storage capacity is 75,292 acre-feet. Sonoma County Water Agency operates three groundwater wells that are capable of providing up to 7 million gallons per day.

The City of Santa Rosa implements the aggressive water conservation program WaterSmart that saves approximately 1.5 billion gallons of water annually. During the month of December 2021, Santa Rosa achieved a 13 percent savings in water use compared to December 2020. For the months of July through December 2021, Santa Rosa's cumulative water savings is 23 percent, exceeding the 20 percent community-wide water savings target that remains in effect.

On average, Santa Rosa uses 6 billion gallons of drinking water each year. This water is delivered to over 53,000 homes in Santa Rosa where 91% are residential. About 93 percent of the potable water supply is from Sonoma Water and about 7% is City well water. The demand is offset by almost 1% by using recycled water for landscape irrigation at about 32 parcels within the city water service area.

Consistent with the provisions of SB 1087, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households.

Natural Resources

Natural resources, such as rare and endangered plant and animal species and habitats, coincide geographically with areas that are designated for housing development, particularly in the northwest and southwest areas of Santa Rosa. Most of these areas are designated for lower densities or low density/open space, recognizing the location of natural resources. These land use designations do not typically accommodate affordable housing projects.

To balance the preservation of natural resources with urban growth, a Vernal Pool Task Force was formed in the early 1990s to bring together government agencies, landowners, and local land use

interests. The task force developed the Santa Rosa Plain Vernal Pool Ecosystem Preservation Plan, which identified goals and objectives for preserving natural resources, incentives for mitigation banks and conservation easements, and a streamlined regulatory process to speed authorization for filling low quality wetlands. Criteria were developed for mitigation banking, and this process is common to the development review process in Santa Rosa today.

The California tiger salamander and its habitat were listed as endangered in 2003. This habitat generally corresponds to the location of vernal pools and wetlands in northwest and southwest Santa Rosa. Since the listing, the City has sought ways to preserve the salamander and its habitat but still allow development. The Santa Rosa Plain Conservation Strategy Team, comprising state and federal agencies, the environmental and development communities, and city and county representatives, published the Santa Rosa Plain Conservation Strategy Planning Agreement to address this issue. The strategy, adopted in December 2005, provides the biological framework for conservation of the endangered California tiger salamander and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. It identifies conservation areas and mitigation requirements for development projects that will impact the habitat of these protected species. In fall 2007, the County of Sonoma; the Cities of Santa Rosa, Rohnert Park, and Cotati; and the Town of Windsor adopted the Santa Rosa Plain Conservation Strategy Planning Agreement, which supports the conservation approach in the strategy. The main purpose of the planning agreement is to establish a process and timeline for the local jurisdictions to finalize and develop an implementation program for the conservation strategy. This included the creation of the Santa Rosa Plain Conservation Strategy Implementation Committee to guide this effort. While funding has not yet been identified for environmental work, the local resource agencies have used the strategy to review and permit projects over the past planning period. As illustrated, the City of Santa Rosa is working to address this development constraint.

Higher elevations and steeper slopes are in the foothills in northeast Santa Rosa. Such areas have higher potential for landslide and soil slump hazards. The Noise and Safety Element discusses and illustrates lands subject to geologic hazards such as ground shaking amplification and liquefaction. Chapter 20-32 of the Santa Rosa Municipal Code establishes hillside development standards. These standards do not constrain development beyond what safe to build.

Energy Conservation

In Santa Rosa, electricity and natural gas are used to light, heat, and cool structures, public buildings, and home appliances. Fossil fuels are used to move people and products along the city's transportation corridors. Most of the energy consumed in Santa Rosa is produced from traditional sources and delivered to the city through established distribution networks. Pacific Gas and Electric Company (PG&E) provides electrical services and natural gas within the Urban Growth Boundary, and gasoline and other petroleum products are sold through private retailers throughout the city.

The City has made strides in reducing greenhouse gases and utilizing green energy sources. In 2004, the City of Santa Rosa adopted a voluntary green building program, Santa Rosa-Build It Green (SR-BIG), which promotes building and remodeling homes in a way that reduces energy demands, releases fewer pollutants into the atmosphere, conserves water, and reduces construction waste. The City also committed to using guidelines set by Build It Green when constructing or renovating municipal buildings.

In August 2005, the City Council adopted a resolution establishing greenhouse gas (GHG) emissions reduction targets for Santa Rosa City operations of 20 percent below 2000 levels by 2010 and resolved to help with a community-wide emissions reduction of 25 percent below 1990 levels by 2015. The City has been implementing this objective by using solar, biomass, wind, and alternative fuels in everyday City operations.

The city has installed photovoltaic systems on some of its facilities to produce electricity. In addition, cogeneration is planned at some City facilities.

In 2009, Sonoma County launched the Sonoma County Energy Independence Program (SCEIP) to provide information, financing options, and incentives for energy efficiency, water conservation, and renewable energy projects for county residents and businesses. Since the 2009 launch, the Economic Development Board of Sonoma County estimates that the SCEIP program has financed nearly $52.7 million in projects for local contractors, resulting in more than 2,500 completed projects countywide. The SCEIP program not only serves as an important economic driver of the local economy but also aims to reduce energy and utility costs for households.

In 2010, the city adopted CALGreen Tier 1 standards, which exceed the basic level of requirements of the CALGreen Building Code. This program supports the City's efforts to reduce GHG emissions to reach the local, regional, and state targets in the City's Climate Action Plan.

On January 14, 2020, the city adopted the Climate Emergency Resolution. The resolution committed the City to continue efforts related to climate change and GHG emissions reductions by implementing the Climate Action Subcommittee leadership, the work of the City departments, and the collaboration with the Regional Climate Action Authority (RCPA).

The city adopted a Community Climate Action Plan (CCAP) in 2012 and a Municipal Climate Action Plan (MCAP) in 2013. The CCAP examines community-wide sources of GHG emissions and outlines strategies for reducing them. The MCAP addresses GHG emissions from the City's municipal operations. All new developments are required to demonstrate consistency with the CCAP by completing and implementing the Appendix E Checklist, adopted as a part of the CCAP.

The opportunity to utilize solar energy to heat water and generate power is great. Santa Rosa has an average of over 200 days of sunshine per year and has a favorable climate for photovoltaic and thermal generation. Sonoma Clean Power (SCP) is a local agency that sources electricity from a variety of renewable source beginning at prices less than PG&E. The City has been able to purchase 100% renewable power under the SCP EverGreen Program for all municipal meters. Other services include the NetGreen program, which provides customers with the opportunity to offset electrical usage through a rooftop solar system or wind turbine, and Do It Yourself Energy and Water Savings toolkits and resources.

The City will continue to work toward greater energy efficiency, reduced water usage, and more sustainable building practices in residential development. Policies H-G-1 through H-G-8 describe these specific efforts.

7. Evaluation of Previous Housing Element

Per California Government Code Section 65588, "Each local government shall review its housing element as frequently as appropriate to evaluate all of the following: (1) The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal. (2) The effectiveness of the housing element in attainment of the community's housing goals and objectives. (3) The progress of the city, county, or city and county in implementation of the housing element. (4) The effectiveness of the housing element goals, policies, and related actions to meet the community's needs, pursuant to paragraph (7) of subdivision (a) of Section 65583."

Progress Toward Meeting Quantifiable Objectives

The 2015–2023 RHNA prepared by ABAG determined that zoning to accommodate 5,083 additional housing units needed to be in place in Santa Rosa during the prior planning period to meet regional housing needs. ABAG disaggregated this allocation into four income categories: very low, low, moderate, and above moderate. Table 7-1 compares the 5th Cycle RHNA to the building permits issued during 2015 to 2021. The City issued permits for a total of 3,920 units (77 percent of the RHNA) from 2015 to 2022. Among these, approximately 18 percent (696 units) were for homes affordable to lower-income (very low- and low- income) households.

Table 7-1 Regional Housing Needs Allocation Compared to Permits Issued, 2015 – 2022 (5th Cycle Housing Element)

Income Category	2015 – 2022 RHNA	2015 – 2021 Building Permits Issued	Percent of RHNA Accomplished
Very Low	1,041	356	34%
Low	671	340	51%
Moderate	759	271	36%
Above Moderate	2,612	2,953	113%
Total	**5,083**	**3,920**	**77%**

Source: ABAG Regional Housing Needs Allocation (RHNA) Plan, December 2021, City of Santa Rosa, March 2022

Efforts to Address Special Housing Needs

California Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs. As shown in the Review of Previous 2015-2023 Housing Element Programs matrix (Table 7-2), the City worked diligently to continuously promote housing for special-needs groups in a variety of ways.

- Between 2013 and 2021, the City of Santa Rosa helped develop approximately 346 affordable housing units for special-needs populations.
- As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, between 2018 and 2021, 613 homes were rehabilitated.
- Between 2018 and 2020, to assist low-income renters with disabilities, the city continued to offer the Housing Accessibility Modification Grant Program and awarded $25,588 to six households.
- From 2018 to 2020, approximately 354 homes were rehabilitated as a result of active code enforcement.

Progress Towards Meeting Housing Element Programs

Table 7-2 summarizes the programs from the 2015-2023 Housing Element. To the degree that such programs are recommended to be continued in the current Housing Element, these programs are reorganized and presented in Section 9.

Table 7-2 REVIEW OF PREVIOUS 2015-2023 HOUSING ELEMENT PROGRAMS

Program		Implementation Status	Action
H-A-1	Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multifamily units, mobile homes, transitional housing, and homeless shelters.	The City has ensured adequate sites are available for development of a variety of housing types for all income levels, including single- and multifamily units, mobile homes, transitional housing, and homeless shelters. The 2014 Housing Element identified vacant parcels available for construction of residential units at various densities. In addition, subsequent rezones in the SMART station areas have increased the number of sites zoned for high-density and residential housing. The City Council adopted an updated Downtown Station Area Specific Plan in October 2020 that offers strategies designed to encourage density and increase housing production for all income levels. The City is currently updating its General Plan, which will update the inventory of vacant parcels and explore density increases within appropriate areas.	Continue as new Program H-1.
H-A-2	Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods. The number of affordable units permitted each year and the adequacy of higher density sites shall be reported as part of the General Plan Annual Review report.	The City continues to pursue its goal of meeting housing needs through increased densities when consistent with preservation of existing neighborhoods. An updated Density Bonus Ordinance was adopted in January 2019. This ordinance allows density increases citywide up to 35%, and up to 100% within	Delete. Increased density is not needed to meet the City's RHNA. The City does continue to promote development

Program		Implementation Status	Action
		the Downtown and North Station Area Specific Plan areas. The updated Downtown Station Area Specific Plan, adopted in 2020, allows for increased residential densities.	through additional programs in the Housing Element.
H-A-3	Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of incompatible uses into residential neighborhoods which would erode the character of established neighborhoods or lead to use conflicts.	The City continues to improve the living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. From 2015 to present, 570 residential units were rehabilitated through the ongoing administration of the Neighborhood Revitalization Program. To assist low-income renters with disabilities, the City continued to offer the Housing Accessibility Modification Grant Program and provided the following grants for accessibility improvements: 2018: $7,588 for improvements for one household 2019: $15,000 for improvements for three households 2020: $3,000 for improvements for two households To ensure that building code standards for existing plumbing, electrical, and other aspects of homes were maintained, the City continued to conduct inspections. As a result of the inspections, homes were rehabilitated, including: 183 units in 2018 1,436 units in 2019	Continue, combine with H-B-1 and H-B-4.

Program		Implementation Status	Action
		131 units in 2020 As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, homes were rehabilitated, including: 173 units in 2018 211 units in 2019 121 between January and April in 2020 COVID waivers in place April 2020 – September 2021 108 units between October 2021 and December 2021	
H-A-4	Meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower income and special needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental issues, funding, and impact fees.	The City continues to meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower-income and special-needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental issues, funding, and impact fees. Santa Rosa planners attend monthly Planning Advisory Committee (PAC) meetings, made up of Planning staff from each of the nine cities within the county and from the County of Sonoma, to collaborate on state legislation related to housing and work with Sonoma County planners on annexation initiatives.	Delete. The City meets with Sonoma County Staff regularly to coordinate regional efforts. Regional efforts will be addressed through additional Housing Element programs.

Program		Implementation Status	Action
		In addition, City and County planning staff meet as needed to discuss housing needs regionally. In the wake of the October 2017 wildfires, planning staff across the county have been meeting regularly to address the housing crises on a regional level. As a result of those conversations, the City has secured funding from two state programs and a direct allocation from the State to support the city's recovery. The City received approximately $38.5 million in Community Development Block Grant - Disaster Recovery (CDGB-DR) program funds to provide loans to affordable housing developers to create new affordable housing. Five developments were identified to receive CDBG-DR funding and are in various states of review and approval with HCD. The five projects are anticipated to create 377 new units of affordable housing in Santa Rosa by April 2024. The City Council authorized $10 million from the PG&E settlement monies stemming from the Tubbs fire lawsuit towards affordable housing to be administered by the Renewal Enterprise District (RED). The City's contribution was matched by a $10 million contribution from the County of Sonoma. On September 26, 2018, the City received a $1.2 million award of CalHome Disaster Assistance (Wildfire Recovery) from HCD. The program funds	

Program		Implementation Status	Action
		were for disaster-related owner-occupied rehabilitation activities that were directly impacted by the October 2017 wildfires. Unfortunately, this resulted in only 1 successful participant.	
H-A-5	Improve community acceptance of higher density housing through community based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high density projects.	The City continues to improve community acceptance of higher-density housing through community based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects. This policy is implemented on a project-by-project basis. The Planning staff continued to hold neighborhood meetings to raise public awareness of proposed projects, and to provide opportunities for increased transparency and input. In 2020, Planning staff continued to hold neighborhood meetings, pivoting to a virtual format in response to the COVID-19 pandemic, to raise public awareness of proposed projects, to ensure transparency, and to receive public input. Additionally, projects that used the City's Pre-Application Meetings and/or Concept Design Review benefitted from early feedback regarding the project design. Community discussions around increasing residential densities in the downtown core continued as part of the Downtown Station Area Specific Plan update process prior to it being adopted in October 2020.	Continue as program H-28

Program		Implementation Status	Action
H-B-1	Rehabilitate 50 housing units annually through the city's rehabilitation programs, focusing on very low- and low-income beneficiaries.	The City continues to improve the living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. From 2015 to present, 570 residential units were rehabilitated through the ongoing administration of the Neighborhood Revitalization Program. To assist low-income renters with disabilities, the City continued to offer the Housing Accessibility Modification Grant Program and provided the following grants for accessibility improvements: 2018: $7,588 for improvements for one household 2019: $15,000 for improvements for three households 2020: $3,000 for improvements for two households To ensure that building code standards for existing plumbing, electrical, and other aspects of homes were maintained, the City continued to conduct inspections. As a result of the inspections performed by the City's Code Enforcement Team, homes were rehabilitated, including: 2018: 183 units 1,436 units in 2019	Modify. Combine with H-B-1 and H-B-4. New program H-12

Program		Implementation Status	Action
		131 units in 2020 As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, more than 500 homes were rehabilitated, including: 173 units in 2018 211 units in 2019 121 units between January and April 2020 COVID-19 inspection waivers were in place April 2020 – September 2021 108 units between October 2021 and December 2021	
H-B-2	Discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobile home Parks chapter of the City Code.	The implementation of the City's Mobile Home Parks Conversion ordinance is conducted on a project-by-project basis. The City continues to discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobile Home Parks chapter of the City Code.	Modify, new program H-13.
H-B-3	Retain federal, state and locally subsidized affordable units which may be lost through contract termination.	The City continues to retain federal, state, and locally subsidized affordable units that may be lost through contract termination. Through various City programs, 460 affordable units have been preserved since 2009. Opportunities are evaluated annually. During the planning period, no locally funded affordable units were lost to market rate.	Modify, new program H-15.

	Program	Implementation Status	Action
H-B-4	Continue improving living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program.	The City continues to improve the living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. From 2015 to present, 570 residential units were rehabilitated through the ongoing administration of the Neighborhood Revitalization Program. To assist low-income renters with disabilities, the City continued to offer the Housing Accessibility Modification Grant Program and provided the following grants for accessibility improvements: 2018: $7,588 for one household 2019: $15,000 for three households 2020: $3,000 for two households To ensure that building code standards for existing plumbing, electrical, and other aspects of homes were maintained, the City continued to conduct inspections. As a result of the inspections performed by the City's Code Enforcement Team, homes were rehabilitated, including: 183 units in 2018 1,436 units in 2019 131 units in 2020.	Continue, combine with H-A-3 and H-B-1. New program H-10.

Program		Implementation Status	Action
		As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, homes were rehabilitated, including: 171 units in 2018 126 units in 2019 144 between January and March in 2020 As a result of COVID-19, Housing Quality Standards Inspections were suspended in March 2020. HCV assisted units resumed inspection in October 2021 and HOME-funded units resumed inspections in February 2022.	
H-B-5	Revise the Condominium Conversion Ordinance to preserve rental apartments from conversion to ownership units.	The existing Condominium Conversion Ordinance has not been revised; however, the City has not received any applications or inquiries related to condominium conversions since the 2014 General Plan Housing Element update.	Delete. The City does not receive applications for condominium conversions.
H-B-6	Administer the federal Section 8 Housing Choice Voucher rental assistance program.	The Housing Authority continues to administer the Housing Choice Voucher program aiding over 2,000 households.	Continue. Modify, New program H-36.
H-B-7	Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs.	The Department of Housing and Community Services (HCS) continues to use a portion of the Real Property Transfer Tax (RPTT) for affordable housing citywide. Between 2015 and early 2022, $1,606,710 of Real Property Transfer Tax revenues has been allocated to support over 350 units. The City Council authorized annual increases to the percentage of RPTT transferred to HCS until it reaches 100%.	Continue. Program H-33.

Program		Implementation Status	Action
H-B-8	Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs and the number of existing homes sold at affordable prices.	The City continues to review and document the performance of affordable housing programs annually, including reporting the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs, and the number of existing homes sold at affordable prices. This policy goal is met by various ongoing city housing programs and is reported annually to HCD and the City Council in compliance with state law.	Continue. New program H-17.
H-B-9	Continue to operate the Mobile Home Repair Loan and Mobile Home Rent Deferral programs.	Through 2021, the Department of Housing and Community Services administered a mobile home assistance program funded by HCD; as of early 2022, the program is inactive. Through June 2021, the program had provided financial support to 21 mobile home owners, with a total of $618,776 in CalHome Rehab funds.	Continue. Modify, new program H-12.
H-B-10	Recognize existing nonconforming residential uses which are located in non- residential land use categories. Allow such uses to be zoned residential and to be found consistent with the General Plan on an interim basis, until the area is ready to convert and rezone to non-residential uses	The City continues to recognize existing nonconforming residential uses that are in non-residential land use categories. This policy is implemented on a project by project basis, as allowed through the non-conforming section in the City's Zoning Code.	Delete. This is implemented through the City's Zoning Code.
H-C-1	Amend the Housing Allocation Plan, the city's inclusionary housing ordinance, to change the trigger for provision of affordable units from acres to units and to consider elimination of the exemption for mixed use developments and a commercial linkage fee.	In 2019, the Inclusionary Housing Ordinance was amended to: (1) Revise the inclusionary (on-site) affordable unit percentage requirement (2) Modify the Housing Impact Fee structure	Modify, combine with H-C-2 and H-C-3, new program H-18.

Program		Implementation Status	Action
		(3) Reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher-intensity development, and (4) Establish a new Commercial Linkage Fee to increase affordable housing development within the city.	
H-C-2	Implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in lieu fees and subsequent development of affordable units.	The City continues to implement its 2016 Housing Action Plan, which continues to increase affordable housing development, particularly through the Housing Allocation Plan Ordinance (also known as the "Inclusionary Housing" Ordinance). The City continues to implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in-lieu fees used to subsidize affordable housing projects in various stages of financing. Since the City began tracking the program in 2018, it has contributed $6.2 million to housing projects. 2018: $2.26 million 2019: $2.81 million 2020: $1.2 million	Modify, combine with H-C-1 and H-C-3, new program H-18.
H-C-3	Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low, very low, and low income households.	The City continues to use fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low-, very low-, and low-income households. Since its inception in 1992, more than 1,800 affordable units have been supported through this fee, with a total of	Modify, combine with H-C-1 and H-C-2, new program H-18.

Program		Implementation Status	Action
		$28,402,475 awarded in loan funds. Funding awards by income level are as follows: Approximately 426 units at 30% AMI Approximately 729 units at 50% AMI Approximately 143 units at 60% AMI Approximately 29 units at 120% AMI Of the awards since 1992, 379 awards, totaling $13,468,088, have been issued between 2015 and late 2021. Some of the Housing Allocation Plan funding awards have supported special-needs groups. The City does not track specific metrics related to the special needs of the population served. The City continues to implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in-lieu fees used to subsidize affordable housing projects in various stages of financing. 2018: $2.26 million 2019: $2.81 million 2020: $1.2 million	
H-C-4	Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low and low income households	This implementation measure was completed through the 2019 update to the City's Inclusionary Housing Policy.	Delete, program completed.

Program		Implementation Status	Action
H-C-5	Rezone Medium and Medium High Density sites of two acres or more concurrent with the adoption of this Housing Element to facilitate the development of higher density sites	The City implemented the rezoning of Medium- and Medium High-Density sites of two acres or more concurrent with the adoption of the Housing Element to facilitate the development of higher-density sites.	Delete, program completed.
H-C-6	Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right.	The City implemented rezoning residential and mixed-use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right. SMART station areas were rezoned to transit village designations to achieve consistency with the General Plan and to facilitate housing development in the station area plan boundary. This action addressed a shortfall of sites needed to meet Santa Rosa's housing need.	Delete, program completed.
H-C-7	Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled	The City continues to use the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low-income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled.	Continue as program H-16.
H-C-8	Continue to provide funding for affordable housing projects, particularly if a portion of the project units are targeted to extremely low income households.	The City continues to provide financing for affordable housing projects through various ongoing grant programs and the use of in-lieu fees.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.

Program		Implementation Status	Action
H-C-9	Allow Low Density sites of 3 acres or less to develop at densities up to 15 units per acre under the following conditions: • Where infrastructure is sufficient to support the increased density; • When the project design is compatible with the surrounding residential neighborhood in terms of building mass, setbacks and landscaping; • Where at least one very low or two low income rental units are included for every 10 market rate units with affordability maintained for 10 years; and • Where affordable housing units are incorporated into the neighborhood using superior design such that affordable units are indistinguishable from market rate units.	The City implements the policy for allowing density sites that meet certain conditions as well as 3 acres or less to develop at densities up to 15 units per acre on a project-by-project basis.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.
H-C-10	Encourage production of residential units downtown as envisioned by the Downtown Station Area Specific Plan.	The City Council approved an updated Downtown Station Area Specific Plan in October 2020. The updated plan uses floor-area ratios (FAR) to encourage maximum density, reduces parking requirements, and provides fee-reduction incentives and other streamlining measures for downtown development. As of January 2022, 596 residential units are currently under construction and an additional 757 housing units are under planning review or have been approved in the Downtown Station Area Plan.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.

Program		Implementation Status	Action
		A November 2020 amendment to the City's Resilient City Development Measures extends measures that encourage housing and economic development within the City, including reduced review authority for certain uses within the Downtown Station Area. Also, Design Review for new development or major remodel projects within the Downtown Station Area boundary is delegated to the Zoning Administrator through the Minor Design Review process further streamlining the permitting process.	
H-C-11	Provide opportunities for higher density and affordable housing development on regional/arterial streets and near the rail transit corridor for convenient access to bus and rail transit.	The City's General Plan 2035, the Northwest Station Area Specific Plan, and the Downtown Station Area Specific Plan designate higher-density sites along regional/arterial streets and the rail corridor. Ongoing streamlining efforts incentivize development in these areas through reduced parking requirements, increased height limits, the City's density bonus ordinance, and fee incentives. The General Plan update process will include review for possible increased housing densities citywide. The City will continue to seek opportunities for building affordable housing in the designated higher-density sites along regional/arterial streets and the rail corridor.	Continue as program H-4.
H-C-12	Promote the development of second units. Discuss this option with residential developers during initial development application meetings.	The City continues to facilitate the development of Accessory Dwelling Units (ADUs). The City-approved zoning code revisions comply with state law and create setback and parking exceptions, and fee reductions for ADUs. In addition, utility connection	Modify, new program H-5.

Program		Implementation Status	Action
		fees were eliminated for ADUs less than 750 square feet. ADU applications received: 2018: 118 (281% increase from 2017). 2019: 164 (39% increase from 2018). 2020: 61	
H-C-13	Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing.	The City continues to support affordable housing sponsors by providing funds to subsidize the production of affordable housing. Through the Housing Authority, the City provides annual funding from a compilation of federal and local sources and programs to finance affordable housing production. As of January 2022, the Housing Authority Loan Portfolio includes approximately $155 million in loan funds for over 4,500 subsidized units, across all funding sources.	Continue, combine with H-C-15. New program H-21.
H-C-14	Continue commitment of redevelopment area tax increment funds for affordable housing programs. Utilize the Redevelopment Low- and Moderate-Income Housing Fund for affordable housing targeting extremely low, very low-, low-, and moderate-income households.	With the dissolvement of redevelopment by the Governor of CA in 2011, loan repayment funds are used to rehabilitate existing dwelling units, acquire land for development of new affordable units, and provide financial assistance to permanent supportive housing units.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.
H-C-15	Participate in tax credit and mortgage revenue bond programs which provide tax exempt, low cost financing to developers of projects making a portion of the units affordable.	The City continues their participation in tax credit and mortgage revenue bond programs by providing tax credit applications and serving as the sponsor for affordable housing bond issuances.	Continue, combine with H-C-13. New program H-21.

Program		Implementation Status	Action
H-C-16	Aggressively participate in available federal, state, and private non-profit programs for the provision of affordable housing.	The City continues to participate in available federal, state, and private non-profit programs for the provision of affordable housing. This is done by City staff who works with HUD and HCD to access all available resources and grants to sustain and expand affordable housing in Santa Rosa.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.
H-C-17	Allow mobile homes on single family lots through issuance of a certificate of compatibility	The City continued to permit mobile homes who meet the standards on single-family lots citywide.	Delete, program completed
H-C-18	Continue participation in the Mortgage Credit Certificate program to assist lower income and/or first time homebuyers in purchasing new homes	During the 5th cycle, the City continued to assist lower-income and/or first-time homebuyers in purchasing new homes by participating in the Mortgage Credit Certificate program. As of 2020, Mortgage Credit Certificates have not been available. In the meantime, staff is reviewing ability to reestablish the program.	Continue as program H-34.
H-C-19	Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities	The City investigated the development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities. The City continues to support the Housing Land Trust of Sonoma County's (HLTSC) efforts to work with developers and non-profit organizations to further homeownership opportunities. In 2003, the City awarded a total $240,000 to assist six	Continue as program H-35.

Program		Implementation Status	Action
		households in partnership with Habitat for Humanity and the Housing Land Trust.	
H-C-20	Encourage the development of units with three or more bedrooms in affordable housing projects.	The City encouraged the development of units with three or more bedrooms in affordable housing projects. The staff continuously meets and confers with applicants to address and encourage all levels of housing types and affordability.	Continue as program H-27.
H-D-1	Continue existing programs for persons with special needs, including disabled persons, elderly, homeless, large families, single parent households, and farmworkers.	The City continued to support existing programs—the Housing Accessibility Modification (HAM) Program, Housing Opportunities for Persons with Aids (HOPWA) which is funded by HUD, and supporting developments through loans from the Housing Authority—for persons with special needs, including disabled persons, elderly, homeless, large families, single-parent households, and farmworkers. The Housing Authority provides funding and regulatory oversight for properties that serve special-needs individuals and families.	Modify. Implemented with programs under Goal 3.
H-D-2	Require new units specifically for households with special needs by conditioning new multifamily construction to meet federal and state requirements for accessibility and/or adaptability for disabled persons.	By conditioning new multifamily construction to meet federal and state requirements, the City achieved accessibility and adaptability for disabled persons during the 5th planning period.	Modify, new program H-22.
H-D-3	Evaluate issues of "visitability" in residential building design and develop a program for implementation of appropriate policies and/or standards	The California accessibility codes the City adopted have "visitability" standards for new multi-family residential.	Modify, combine with H-D-4. New program H-22.

Program		Implementation Status	Action
H-D-4	Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state's voluntary model ordinance	The California accessibility codes the City adopted have "visitability" standards for new multi-family residential.	Modify, combine with H-D-3. New program H-22.
H-D-5	Encourage special housing arrangements, including shared and congregate housing and single room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. Commit city funds (to the extent such funds are available for the purpose in light of competing housing objectives) to help non-profit developers of such housing types.	The City encouraged special housing arrangements, such as shared congregate housing and single-room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. In addition to committing city funds, the City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities.	Continue, combine with H-D-6. New program H-25.
H-D-6	Encourage the development of Single Room Occupancy facilities, consistent with the Single Room Occupancy Ordinance.	During the 5th planning period, the City encouraged the development of Single-Room Occupancy facilities. As of late, the City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities.	Continue, combine with H-D-5. New program H-25.
H-D-7	Support the development of rental housing for seasonal and permanent farmworkers.	During the 5th planning period, the City continued to encourage the inclusion of units for farmworkers in new affordable housing projects. In May 2021, the Housing Authority awarded $2.9 million in CDBG funds to the Mahonia Glen project. The Mahonia Glen project will be a 100% affordable residential project consisting of 99 units, including a resident manager unit, a shared community space, and large common green space. The residential units consist of one-, two-, and three-bedroom units in	Modify, combine with H-D-8. New program H-23.

Program		Implementation Status	Action
		three-story buildings. Of the 99 units, 43 will be designated for farmworkers and their families with additional funding from the HCD Joe Serna Farmworker Housing Program. Construction is scheduled to start in summer 2022.	
H-D-8	Amend the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.	The City achieved amending the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.	Modify, combine with H-D-7. New program H-23.
H-D-9	Provide funding to groups providing shelter and other services to the homeless.	The City continues to provide funding annually for homeless shelters and services such as Catholic Charities, Community Action Partnership, Living Room, and YWCA Sonoma County. The current annual budget for these services is up to $6 million.	Modify, combine with H-D-8, H-D-9, H-D-10. New program H-24.
H-D-10	Amend the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district, subject to the same development standards as other permitted uses in the CG zone.	The city achieved amending the Zoning Code to allow Emergency Shelters by right in the City's General Commercial (CG) zoning district.	Delete, program completed.
H-D-11	Amend the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.	The City achieved amending the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.	Delete, program completed.
H-D-12	Support programs which address long term solutions to homelessness including job training and placement and which provide other supportive services.	The City continues to support programs that address long-term solutions to homelessness, including job training and placement and that provide other supportive services.	Continue, combine with H-D-9. Continue as program H-24.

Program		Implementation Status	Action
		The1 City invests approximately $5 million annually in services to support persons experiencing homelessness, including daytime support, street outreach, a winter warming center, emergency shelter and safe parking, housing assistance, and supportive services. Efforts also assist homeless service providers such as Catholic Charities, the Living Room, Community Action Partnership, and YWCA Sonoma County.	
H-D-13	Provide incentives for development of housing for the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees.	The City continues to provide incentives for development of housing for the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees. Specifically, in 2016, Farmers Lane Senior Housing Project (DB 16-004) received a density bonus of five units which were designated for moderate- income households, and two concessions (1) height, to allow parapets, and (2) parking, and in 2020, Linda Tunis Senior Apartments (DB20-001) received a density bonus of three units which were restricted for very low-income households. The most recent Zoning Code includes reduced parking ratios and density bonus options for senior housing, and community care facilities.	Continue, combine with H-D-14, H-D-15, and H-D-16. New program H-26.

Program		Implementation Status	Action
H-D-14	In new senior housing built receiving any development incentives or money from the city, require that a substantial portion, at least 25 percent, be available to low-income seniors.	The City implements on a project-by-project basis that any development building receiving incentives or money from the city are required to substantiate that at least 20 percent of units be available to low income seniors. In 2020 the Linda Tunis Senior Apartments were developed by converting an existing space to 26 affordable units, of which three units were allowed under density bonus law, ensuring that three units which were restricted for very low-income households.	Continue, combine with H-D-13, H-D-15, and H-D-16. New program H-20.
H-D-15	Encourage development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low-income seniors	The City continues to encourage on a project-by-project basis the development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low-income seniors. In 2020 the Linda Tunis Senior Apartments (DB20-001) received a density bonus of three units which were restricted for very low-income households. Through the design guidelines which encourage innovative housing programs, the City hopes to stimulate development of senior housing to address the housing needs of the senior population in Santa Rosa. Additionally, with use of LEAP (Local Early Action Plan) funding ($500,000), the City is launching House Santa Rosa which will provide for more transparency on available incentives and programs that are offered by the City.	Continue, combine with H-D-13, H-D-14, and H-D-16. New program H-20.

Program		Implementation Status	Action
H-D-16	Through flexibility in design guidelines which encourage innovative housing programs, stimulate development of senior housing which addresses the housing needs of the senior population	The City continues to implement on a project-by-project basis design guidelines that can encourage innovative housing programs and stimulate the development of senior housing, which will address the housing needs of the senior population. In 2020 the Linda Tunis Senior Apartments (DB20-001) received a density bonus of three units which were restricted for very low-income households.	Continue, combine with H-D-13, H-D-14, and H-D-15. New program H-20.
H-E-1	Eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception, mobile home parks and other developments designed specifically for seniors or the disabled will be permitted to exclude children as permanent residents.	The City continues to eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception, mobile home parks and other developments designed specifically for seniors, or the disabled will be permitted to exclude children as permanent residents. The City promotes the activities of Fair Housing Advocates of Northern California (Fair Housing). Fair Housing prints brochures that are provided to the City of Santa Rosa for distribution to every HCV client and to others wishing this information. Fair Housing provides a number of services including mediation and resolution of tenant/landlord disputes and providing outreach services. Brochures are also provided to local service providers such as Becoming Independent and Disability Services and Legal Center. In 2019, the City added a Housing Anti-Discrimination chapter to City Code to prohibit	Continue, expand with new fair housing programs, combine with H-E-2. New program H-29.

Program		Implementation Status	Action
		housing discrimination based on source of income, including Housing Choice Vouchers and other rent subsidies.	
H-E-2	Continue to fund and support Fair Housing of Sonoma County, which serves as the city's equal opportunity housing agency.	The City continues to fund and support Fair Housing of Sonoma County, which serves as the City's equal opportunity housing agency. In addition, as a U.S. Department of Housing and Urban Development entitlement jurisdiction, the City provides annual funding for Fair Housing services. The City currently has a contract with Fair Housing Advocates of Northern California.	Modify, new program H-29.
H-F-1	Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval	The City continues to ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval. In 2019, the City continued to improve interdepartmental coordination and effectively prioritize residential entitlement review, particularly residential projects with an affordable component. As part of the Planning and Economic Development's Housing Action Plan, Planning staff have been working on a suite of internal and external process improvements to assist applicants and City staff when submitting and reviewing residential projects. In 2020, despite pivoting to digital processing due to the COVID-19 pandemic the City continued to improve interdepartmental coordination and effectively prioritize residential entitlement review, particularly residential projects with an affordable	Modify, new program H-37

Program		Implementation Status	Action
		component. Planning staff created and the public is now using a Universal Permit Application which streamlines and encourages more complete permit submittals shortening project review timelines.	
H-F-2	Fast track all development projects which are comprised fully of units affordable to extremely low, very low, and low income households with long term affordability restrictions. Utilize a fast track schedule mutually acceptable to the project applicant and the city.	The city continues to fast track all development projects, which are made up of fully of units affordable to extremely low, very low-, and low-income households with long-term affordability restrictions. As well as using a fast-track schedule mutually acceptable to the project applicant and the city. As of late, the City continues to prioritize affordable housing projects by coordinating and focusing staff efforts across departments on residential projects particularly those with high unit counts, and affordable units.	Modify combine with H-3.
H-F-3	Acquire sites for potential affordable housing projects, with subsequent disposition to affordable housing providers.	In 2015, the City allocated the old Bennet Valley Senior Center to affordable housing and is currently in a DDA (Development agreement) approved by Council for the transfer and development of affordable housing on those parcels. Since then, the City has not purchased property solely for affordable housing. The City continues to provide first right of refusal for surplus City land to developers of affordable housing. As determined by budget and goal-setting processes, the Housing Authority funds property acquisition and banks land acquired for later provision to affordable housing developers. The Economic Development and Housing staff also	Delete. This is an ongoing effort as sites are acquired The City is not relying on acquired sites to meet the RHNA.

Program		Implementation Status	Action
		continue to seek opportunities to acquire sites throughout the planning period. In November 2020 the City's Real Property Team began a citywide survey to identify and classify surplus lands. One of the sites identified is APN 182-030-032.	
H-F-4	Defer payment of development fees for affordable units.	The City continues to allow applicants to defer impact fees to final occupancy instead of permit issuance. Many projects, including affordable housing developments, use the option to defer impact feels to final occupancy, though the City does not track specific numbers.	Continue, new program H-37.
H-F-5	Revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the city process of obtaining a density bonus.	The City continues to revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the City process of obtaining a density bonus. In January 2019, the City Council adopted a revised Density Bonus Ordinance consistent with state law and allowing up to 100% density bonus within the Downtown and North Station Area Specific Plan areas.	Delete, program completed.
H-F-6	Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process.	In 2019, the City began work to develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process. The City Council adopted Objective Design Standards for Streamlined and Ministerial Residential Developments (Zoning Code Chapter 20-39) effective December 20, 2019, to incorporate the intent of the Santa Rosa Design Guidelines to the	Delete, objective design standards will be implemented as a part of the City's typical processes.

Program		Implementation Status	Action
		greatest extent possible while complying with the intent of State legislation to facilitate and expedite the construction of housing in Santa Rosa.	
H-F-7	Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups	The City ensured that the Zoning Code contain a number of concessions and a reduced parking requirement to facilitate the development of housing for all income groups, including through the density bonus program and the housing allocation plan. The City's 2016 Housing Action Plan seeks to increase affordable housing development - a key tool in that effort is the Housing Allocation Plan Ordinance (renamed "Inclusionary Housing" Ordinance). In 2019, the Inclusionary Housing Ordinance was amended to: (1) Revise the inclusionary (on-site) affordable unit percentage requirement (2) Modify the Housing Impact Fee structure (3) Reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, (4) Establish a new Commercial Linkage Fee to increase affordable housing development within the City.	Delete. This is covered under additional Housing Element programs.

Program		Implementation Status	Action
H-F-8	Continue to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the city's regional housing needs allocation.	The City continues to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the city's regional housing needs allocation. On a project-by-project basis, the City continues to implement the requirements of CEQA as they pertain to California Tiger Salamander and other sensitive species, ensuring that appropriate mitigation is required when necessary.	Modify, continue as program H-1.
H-G-1	Maximize energy efficiency in residential areas.	The City continues to maximize energy efficiency in residential areas. The City participates in the County Property Assessed Clean Energy retrofit program, the Sonoma Clean Power renewable utility provider, and implementation of CALGreen building standards and select Tier 1 standards. The City has adopted all-electric reach code standards for most new residential development effective January 1, 2020. Projects are reviewed for compliance with the Climate Action Plan.	Continue, combine with H-G-2 and H-G-5. New program H-41.
H-G-2	Require, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area.	The City continues to require, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area.	Continue, combine with H-G-1 and H-G-5. New program H-41.

Program		Implementation Status	Action
		The City participates in the County Property Assessed Clean Energy retrofit program, utilizes Sonoma Clean Power as utility provider, and implements CALGreen building standards and select Tier 1 standards. The City also implements the requirements of the City's Climate Action Plan at the project level and has adopted all-electric reach code standards for most new residential development effective January 1, 2020.	
H-G-3	Promote energy efficiency in the provision and use of water in all residential developments	The city promotes energy efficiency in the provision and use of water in all residential developments. In 2019, ongoing smart meter upgrade to replace existing manual reading meters to smart meters that can report hourly usage rates, detect leaks and water waste. In addition, new development is required to comply with CALGreen building standards, Water Efficient Landscape Ordinance, and the Climate Action Plan. In 2020, a citywide upgrade from manually read water meters to smart meters that report hourly usage rates, detect leaks and water waste was nearly completed.	Continue, combine with H-G-4. New program H-41.
H-G-4	Reduce the amount of water used, encourage the use of recycled water for landscaping where available, and require compliance with the city's Water Efficient Landscape Policy	The City continues to reduce the amount of water used and require compliance with the City's Water-Efficient Landscape Policy.	Continue, combine with H-G-3. New program H-41.

Program		Implementation Status	Action
		As of late, the City continues to implement WELO standards for new construction and administers rebate programs for turf replacement.	
H-G-5	Continue to require the use of fuel efficient heating and cooling equipment and other appliances, in accordance with the city's green building program.	The City continues to require the use of fuel-efficient heating and cooling equipment and other appliances, in accordance with the City's green building program. The City still implements CALGreen building standards and select Tier 1 standards for energy efficiency in new construction. CALGreen building standards are required also for additions and remodels. The City adopted all-electric reach code standards effective January 1, 2020, which are applicable for most new residential development.	Continue, combine with H-G-1 and H-G-2. New program H-41.
H-G-6	Continue to fund energy conservation through the Housing Authority's rehabilitation loans and develop programs to assist low income households and rental properties in meeting weatherization and energy conservation needs.	The City continues to fund energy conservation through the Housing Authority's rehabilitation loans and continues to develop programs to assist low-income households and rental properties in meeting weatherization and energy conservation needs. In 2020, the Housing Authority continues to use its affordable housing funds to construct new, energy efficient units and to rehabilitate residential units to include energy efficiency. In addition, the Housing Authority is tracking improvements for energy efficiency will be considered in the future.	Continue. New program H-41.

Program		Implementation Status	Action
H-G-7	Work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures.	The City continues to work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures. In 2020, the City continued to participate in the County's Property Assessed Clean Energy loan program for energy efficient retrofits of existing residential structures.	Continue. New program H-41.
H-G-8	Increase local energy awareness	The City continues to increase local energy awareness. In 2020, the City updated web resources to direct residents and developers to opportunities for energy efficient rebate programs, Property Assessed Clean Energy retrofit programs, and other energy-efficiency resources.	Continue. New program H-41.

Program		Implementation Status	Action
H-A-1	Ensure adequate sites are available for development of a variety of housing types for all income levels, including single and multifamily units, mobile homes, transitional housing, and homeless shelters.	The City has ensured adequate sites are available for development of a variety of housing types for all income levels, including single- and multifamily units, mobile homes, transitional housing, and homeless shelters. The 2014 Housing Element identified vacant parcels available for construction of residential units at various densities. In addition, subsequent rezones in the SMART station areas have increased the number of sites zoned for high-density and residential housing. The City Council adopted an updated Downtown Station Area Specific Plan in October 2020 that offers strategies designed to encourage density and increase housing production for all income levels. The City is currently updating its General Plan, which will update the inventory of vacant parcels and explore density increases within appropriate areas.	Continue as new Program H-1.
H-A-2	Pursue the goal of meeting Santa Rosa's housing needs through increased densities, when consistent with preservation of existing neighborhoods. The number of affordable units permitted each year and the adequacy of higher density sites shall be reported as part of the General Plan Annual Review report.	The City continues to pursue its goal of meeting housing needs through increased densities when consistent with preservation of existing neighborhoods. An updated Density Bonus Ordinance was adopted in January 2019. This ordinance allows density increases citywide up to 35%, and up to 100% within the Downtown and North Station Area Specific Plan areas. The updated Downtown Station Area Specific	Delete. Increased density is not needed to meet the City's RHNA. The City does continue to promote development through additional

Program		Implementation Status	Action
		Plan, adopted in 2020, allows for increased residential densities.	programs in the Housing Element.
H-A-3	Promote conservation and rehabilitation of the existing housing stock and discourage intrusion of incompatible uses into residential neighborhoods which would erode the character of established neighborhoods or lead to use conflicts.	The City continues to improve the living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. From 2015 to present, 570 residential units were rehabilitated through the ongoing administration of the Neighborhood Revitalization Program. To assist low-income renters with disabilities, the City continued to offer the Housing Accessibility Modification Grant Program and provided the following grants for accessibility improvements: 2018: $7,588 for improvements for one household 2019: $15,000 for improvements for three households 2020: $3,000 for improvements for two households To ensure that building code standards for existing plumbing, electrical, and other aspects of homes were maintained, the City continued to conduct inspections. As a result of the inspections, homes were rehabilitated, including: 183 units in 2018 1,436 units in 2019	Continue, combine with H-B-1 and H-B-4.

Program		Implementation Status	Action
		131 units in 2020 As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, homes were rehabilitated, including: 173 units in 2018 211 units in 2019 121 between January and April in 2020 COVID waivers in place April 2020 – September 2021 108 units between October 2021 and December 2021	
H-A-4	Meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower income and special needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental issues, funding, and impact fees.	The City continues to meet and confer with Sonoma County Planning staff on a regular basis to address housing needs of lower-income and special-needs groups, to coordinate regarding issues including infrastructure, zoning and land use, annexations, community acceptance strategies, homeless shelters, farmworkers, persons with disabilities, environmental issues, funding, and impact fees. Santa Rosa planners attend monthly Planning Advisory Committee (PAC) meetings, made up of Planning staff from each of the nine cities within the county and from the County of Sonoma, to collaborate on state legislation related to housing and work with Sonoma County planners on annexation initiatives.	Delete. The City meets with Sonoma County Staff regularly to coordinate regional efforts. Regional efforts will be addressed through additional Housing Element programs.

Program		Implementation Status	Action
		In addition, City and County planning staff meet as needed to discuss housing needs regionally. In the wake of the October 2017 wildfires, planning staff across the county have been meeting regularly to address the housing crises on a regional level. As a result of those conversations, the City has secured funding from two state programs and a direct allocation from the State to support the city's recovery. The City received approximately $38.5 million in Community Development Block Grant - Disaster Recovery (CDGB-DR) program funds to provide loans to affordable housing developers to create new affordable housing. Five developments were identified to receive CDBG-DR funding and are in various states of review and approval with HCD. The five projects are anticipated to create 377 new units of affordable housing in Santa Rosa by April 2024. The City Council authorized $10 million from the PG&E settlement monies stemming from the Tubbs fire lawsuit towards affordable housing to be administered by the Renewal Enterprise District (RED). The City's contribution was matched by a $10 million contribution from the County of Sonoma. On September 26, 2018, the City received a $1.2 million award of CalHome Disaster Assistance (Wildfire Recovery) from HCD. The program funds	

Program		Implementation Status	Action
		were for disaster-related owner-occupied rehabilitation activities that were directly impacted by the October 2017 wildfires. Unfortunately, this resulted in only 1 successful participant.	
H-A-5	Improve community acceptance of higher density housing through community based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high density projects.	The City continues to improve community acceptance of higher-density housing through community based outreach, recognition of existing livable neighborhoods, and assurance of well-designed high-density projects. This policy is implemented on a project-by-project basis. The Planning staff continued to hold neighborhood meetings to raise public awareness of proposed projects, and to provide opportunities for increased transparency and input. In 2020, Planning staff continued to hold neighborhood meetings, pivoting to a virtual format in response to the COVID-19 pandemic, to raise public awareness of proposed projects, to ensure transparency, and to receive public input. Additionally, projects that used the City's Pre-Application Meetings and/or Concept Design Review benefitted from early feedback regarding the project design. Community discussions around increasing residential densities in the downtown core continued as part of the Downtown Station Area Specific Plan update process prior to it being adopted in October 2020.	Continue as program H-28

Program		Implementation Status	Action
H-B-1	Rehabilitate 50 housing units annually through the city's rehabilitation programs, focusing on very low- and low-income beneficiaries.	The City continues to improve the living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. From 2015 to present, 570 residential units were rehabilitated through the ongoing administration of the Neighborhood Revitalization Program. To assist low-income renters with disabilities, the City continued to offer the Housing Accessibility Modification Grant Program and provided the following grants for accessibility improvements: 2018: $7,588 for improvements for one household 2019: $15,000 for improvements for three households 2020: $3,000 for improvements for two households To ensure that building code standards for existing plumbing, electrical, and other aspects of homes were maintained, the City continued to conduct inspections. As a result of the inspections performed by the City's Code Enforcement Team, homes were rehabilitated, including: 2018: 183 units 1,436 units in 2019	Modify. Combine with H-B-1 and H-B-4. New program H-12

Program		Implementation Status	Action
		131 units in 2020 As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, more than 500 homes were rehabilitated, including: 173 units in 2018 211 units in 2019 121 units between January and April 2020 COVID-19 inspection waivers were in place April 2020 – September 2021 108 units between October 2021 and December 2021	
H-B-2	Discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobile home Parks chapter of the City Code.	The implementation of the City's Mobile Home Parks Conversion ordinance is conducted on a project-by-project basis. The City continues to discourage the subdivision of mobile home parks or conversion to other uses through enforcement of the Conversion of Mobile Home Parks chapter of the City Code.	Modify, new program H-13.
H-B-3	Retain federal, state and locally subsidized affordable units which may be lost through contract termination.	The City continues to retain federal, state, and locally subsidized affordable units that may be lost through contract termination. Through various City programs, 460 affordable units have been preserved since 2009. Opportunities are evaluated annually. During the planning period, no locally funded affordable units were lost to market rate.	Modify, new program H-15.

Program		Implementation Status	Action
H-B-4	Continue improving living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program.	The City continues to improve the living conditions in the city's neighborhoods through active code enforcement and the Neighborhood Revitalization Program. From 2015 to present, 570 residential units were rehabilitated through the ongoing administration of the Neighborhood Revitalization Program. To assist low-income renters with disabilities, the City continued to offer the Housing Accessibility Modification Grant Program and provided the following grants for accessibility improvements: 2018: $7,588 for one household 2019: $15,000 for three households 2020: $3,000 for two households To ensure that building code standards for existing plumbing, electrical, and other aspects of homes were maintained, the City continued to conduct inspections. As a result of the inspections performed by the City's Code Enforcement Team, homes were rehabilitated, including: 183 units in 2018 1,436 units in 2019 131 units in 2020.	Continue, combine with H-A-3 and H-B-1. New program H-10.

Program		Implementation Status	Action
		As a result of the Housing Quality Standards Inspection requirements of the HCV Rental Assistance Program, homes were rehabilitated, including: 171 units in 2018 126 units in 2019 144 between January and March in 2020 As a result of COVID-19, Housing Quality Standards Inspections were suspended in March 2020. HCV assisted units resumed inspection in October 2021 and HOME-funded units resumed inspections in February 2022.	
H-B-5	Revise the Condominium Conversion Ordinance to preserve rental apartments from conversion to ownership units.	The existing Condominium Conversion Ordinance has not been revised; however, the City has not received any applications or inquiries related to condominium conversions since the 2014 General Plan Housing Element update.	Delete. The City does not receive applications for condominium conversions.
H-B-6	Administer the federal Section 8 Housing Choice Voucher rental assistance program.	The Housing Authority continues to administer the Housing Choice Voucher program aiding over 2,000 households.	Continue. Modify, New program H-36.
H-B-7	Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs.	The Department of Housing and Community Services (HCS) continues to use a portion of the Real Property Transfer Tax (RPTT) for affordable housing citywide. Between 2015 and early 2022, $1,606,710 of Real Property Transfer Tax revenues has been allocated to support over 350 units. The City Council authorized annual increases to the percentage of RPTT transferred to HCS until it reaches 100%.	Continue. Program H-33.

Program		Implementation Status	Action
H-B-8	Review and document the performance of affordable housing programs annually. Report the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs and the number of existing homes sold at affordable prices.	The City continues to review and document the performance of affordable housing programs annually, including reporting the number of affordable units developed from various funding sources, the number and income levels of households assisted through various programs, and the number of existing homes sold at affordable prices. This policy goal is met by various ongoing city housing programs and is reported annually to HCD and the City Council in compliance with state law.	Continue. New program H-17.
H-B-9	Continue to operate the Mobile Home Repair Loan and Mobile Home Rent Deferral programs.	Through 2021, the Department of Housing and Community Services administered a mobile home assistance program funded by HCD; as of early 2022, the program is inactive. Through June 2021, the program had provided financial support to 21 mobile home owners, with a total of $618,776 in CalHome Rehab funds.	Continue. Modify, new program H-12.
H-B-10	Recognize existing nonconforming residential uses which are located in non- residential land use categories. Allow such uses to be zoned residential and to be found consistent with the General Plan on an interim basis, until the area is ready to convert and rezone to non-residential uses	The City continues to recognize existing nonconforming residential uses that are in non-residential land use categories. This policy is implemented on a project by project basis, as allowed through the non-conforming section in the City's Zoning Code.	Delete. This is implemented through the City's Zoning Code.
H-C-1	Amend the Housing Allocation Plan, the city's inclusionary housing ordinance, to change the trigger for provision of affordable units from acres to units and to consider elimination of the exemption for mixed use developments and a commercial linkage fee.	In 2019, the Inclusionary Housing Ordinance was amended to: (1) Revise the inclusionary (on-site) affordable unit percentage requirement (2) Modify the Housing Impact Fee structure	Modify, combine with H-C-2 and H-C-3, new program H-18.

Program		Implementation Status	Action
		(3) Reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher-intensity development, and (4) Establish a new Commercial Linkage Fee to increase affordable housing development within the city.	
H-C-2	Implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in lieu fees and subsequent development of affordable units.	The City continues to implement its 2016 Housing Action Plan, which continues to increase affordable housing development, particularly through the Housing Allocation Plan Ordinance (also known as the "Inclusionary Housing" Ordinance). The City continues to implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in-lieu fees used to subsidize affordable housing projects in various stages of financing. Since the City began tracking the program in 2018, it has contributed $6.2 million to housing projects. 2018: $2.26 million 2019: $2.81 million 2020: $1.2 million	Modify, combine with H-C-1 and H-C-3, new program H-18.
H-C-3	Utilize fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low, very low, and low income households.	The City continues to use fees generated through the Housing Allocation Plan for the development of housing units affordable to extremely low-, very low-, and low-income households. Since its inception in 1992, more than 1,800 affordable units have been supported through this fee, with a total of	Modify, combine with H-C-1 and H-C-2, new program H-18.

Program		Implementation Status	Action
		$28,402,475 awarded in loan funds. Funding awards by income level are as follows: Approximately 426 units at 30% AMI Approximately 729 units at 50% AMI Approximately 143 units at 60% AMI Approximately 29 units at 120% AMI Of the awards since 1992, 379 awards, totaling $13,468,088, have been issued between 2015 and late 2021. Some of the Housing Allocation Plan funding awards have supported special-needs groups. The City does not track specific metrics related to the special needs of the population served. The City continues to implement the Housing Allocation Plan to increase the number of affordable units in Santa Rosa, both on site and through collection of in-lieu fees used to subsidize affordable housing projects in various stages of financing. 2018: $2.26 million 2019: $2.81 million 2020: $1.2 million	
H-C-4	Consider a Commercial Linkage Fee for non-residential development to increase funds available for the development of housing units affordable to very low and low income households	This implementation measure was completed through the 2019 update to the City's Inclusionary Housing Policy.	Delete, program completed.

Program		Implementation Status	Action
H-C-5	Rezone Medium and Medium High Density sites of two acres or more concurrent with the adoption of this Housing Element to facilitate the development of higher density sites	The City implemented the rezoning of Medium- and Medium High-Density sites of two acres or more concurrent with the adoption of the Housing Element to facilitate the development of higher-density sites.	Delete, program completed.
H-C-6	Rezone residential and mixed use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right.	The City implemented rezoning residential and mixed-use sites in the Downtown Station Area Specific Plan boundary to allow residential uses by right. SMART station areas were rezoned to transit village designations to achieve consistency with the General Plan and to facilitate housing development in the station area plan boundary. This action addressed a shortfall of sites needed to meet Santa Rosa's housing need.	Delete, program completed.
H-C-7	Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled	The City continues to use the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low-income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled.	Continue as program H-16.
H-C-8	Continue to provide funding for affordable housing projects, particularly if a portion of the project units are targeted to extremely low income households.	The City continues to provide financing for affordable housing projects through various ongoing grant programs and the use of in-lieu fees.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.

Program		Implementation Status	Action
H-C-9	Allow Low Density sites of 3 acres or less to develop at densities up to 15 units per acre under the following conditions: • Where infrastructure is sufficient to support the increased density; • When the project design is compatible with the surrounding residential neighborhood in terms of building mass, setbacks and landscaping; • Where at least one very low or two low income rental units are included for every 10 market rate units with affordability maintained for 10 years; and • Where affordable housing units are incorporated into the neighborhood using superior design such that affordable units are indistinguishable from market rate units.	The City implements the policy for allowing density sites that meet certain conditions as well as 3 acres or less to develop at densities up to 15 units per acre on a project-by-project basis.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.
H-C-10	Encourage production of residential units downtown as envisioned by the Downtown Station Area Specific Plan.	The City Council approved an updated Downtown Station Area Specific Plan in October 2020. The updated plan uses floor-area ratios (FAR) to encourage maximum density, reduces parking requirements, and provides fee-reduction incentives and other streamlining measures for downtown development. As of January 2022, 596 residential units are currently under construction and an additional 757 housing units are under planning review or have been approved in the Downtown Station Area Plan.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.

Program		Implementation Status	Action
		A November 2020 amendment to the City's Resilient City Development Measures extends measures that encourage housing and economic development within the City, including reduced review authority for certain uses within the Downtown Station Area. Also, Design Review for new development or major remodel projects within the Downtown Station Area boundary is delegated to the Zoning Administrator through the Minor Design Review process further streamlining the permitting process.	
H-C-11	Provide opportunities for higher density and affordable housing development on regional/arterial streets and near the rail transit corridor for convenient access to bus and rail transit.	The City's General Plan 2035, the Northwest Station Area Specific Plan, and the Downtown Station Area Specific Plan designate higher-density sites along regional/arterial streets and the rail corridor. Ongoing streamlining efforts incentivize development in these areas through reduced parking requirements, increased height limits, the City's density bonus ordinance, and fee incentives. The General Plan update process will include review for possible increased housing densities citywide. The City will continue to seek opportunities for building affordable housing in the designated higher-density sites along regional/arterial streets and the rail corridor.	Continue as program H-4.
H-C-12	Promote the development of second units. Discuss this option with residential developers during initial development application meetings.	The City continues to facilitate the development of Accessory Dwelling Units (ADUs). The City-approved zoning code revisions comply with state law and create setback and parking exceptions, and fee reductions for ADUs. In addition, utility connection	Modify, new program H-5.

Program		Implementation Status	Action
		fees were eliminated for ADUs less than 750 square feet. ADU applications received: 2018: 118 (281% increase from 2017). 2019: 164 (39% increase from 2018). 2020: 61	
H-C-13	Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing.	The City continues to support affordable housing sponsors by providing funds to subsidize the production of affordable housing. Through the Housing Authority, the City provides annual funding from a compilation of federal and local sources and programs to finance affordable housing production. As of January 2022, the Housing Authority Loan Portfolio includes approximately $155 million in loan funds for over 4,500 subsidized units, across all funding sources.	Continue, combine with H-C-15. New program H-21.
H-C-14	Continue commitment of redevelopment area tax increment funds for affordable housing programs. Utilize the Redevelopment Low- and Moderate-Income Housing Fund for affordable housing targeting extremely low, very low-, low-, and moderate-income households.	With the dissolvement of redevelopment by the Governor of CA in 2011, loan repayment funds are used to rehabilitate existing dwelling units, acquire land for development of new affordable units, and provide financial assistance to permanent supportive housing units.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.
H-C-15	Participate in tax credit and mortgage revenue bond programs which provide tax exempt, low cost financing to developers of projects making a portion of the units affordable.	The City continues their participation in tax credit and mortgage revenue bond programs by providing tax credit applications and serving as the sponsor for affordable housing bond issuances.	Continue, combine with H-C-13. New program H-21.

Program		Implementation Status	Action
H-C-16	Aggressively participate in available federal, state, and private non-profit programs for the provision of affordable housing.	The City continues to participate in available federal, state, and private non-profit programs for the provision of affordable housing. This is done by City staff who works with HUD and HCD to access all available resources and grants to sustain and expand affordable housing in Santa Rosa.	Modify, combine with H-C-8, H-C-9, H-C-10, H-C-14, H-C-16. New program H-21.
H-C-17	Allow mobile homes on single family lots through issuance of a certificate of compatibility	The City continued to permit mobile homes who meet the standards on single-family lots citywide.	Delete, program completed
H-C-18	Continue participation in the Mortgage Credit Certificate program to assist lower income and/or first time homebuyers in purchasing new homes	During the 5th cycle, the City continued to assist lower-income and/or first-time homebuyers in purchasing new homes by participating in the Mortgage Credit Certificate program. As of 2020, Mortgage Credit Certificates have not been available. In the meantime, staff is reviewing ability to reestablish the program.	Continue as program H-34.
H-C-19	Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities	The City investigated the development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities. The City continues to support the Housing Land Trust of Sonoma County's (HLTSC) efforts to work with developers and non-profit organizations to further homeownership opportunities. In 2003, the City awarded a total $240,000 to assist six	Continue as program H-35.

Program		Implementation Status	Action
		households in partnership with Habitat for Humanity and the Housing Land Trust.	
H-C-20	Encourage the development of units with three or more bedrooms in affordable housing projects.	The City encouraged the development of units with three or more bedrooms in affordable housing projects. The staff continuously meets and confers with applicants to address and encourage all levels of housing types and affordability.	Continue as program H-27.
H-D-1	Continue existing programs for persons with special needs, including disabled persons, elderly, homeless, large families, single parent households, and farmworkers.	The City continued to support existing programs—the Housing Accessibility Modification (HAM) Program, Housing Opportunities for Persons with Aids (HOPWA) which is funded by HUD, and supporting developments through loans from the Housing Authority—for persons with special needs, including disabled persons, elderly, homeless, large families, single-parent households, and farmworkers. The Housing Authority provides funding and regulatory oversight for properties that serve special-needs individuals and families.	Modify. Implemented with programs under Goal 3.
H-D-2	Require new units specifically for households with special needs by conditioning new multifamily construction to meet federal and state requirements for accessibility and/or adaptability for disabled persons.	By conditioning new multifamily construction to meet federal and state requirements, the City achieved accessibility and adaptability for disabled persons during the 5th planning period.	Modify, new program H-22.
H-D-3	Evaluate issues of "visitability" in residential building design and develop a program for implementation of appropriate policies and/or standards	The California accessibility codes the City adopted have "visitability" standards for new multi-family residential.	Modify, combine with H-D-4. New program H-22.

Program		Implementation Status	Action
H-D-4	Investigate and promote incorporation of universal design features in new residential construction by developing an ordinance based on the state's voluntary model ordinance	The California accessibility codes the City adopted have "visitability" standards for new multi-family residential.	Modify, combine with H-D-3. New program H-22.
H-D-5	Encourage special housing arrangements, including shared and congregate housing and single room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. Commit city funds (to the extent such funds are available for the purpose in light of competing housing objectives) to help non-profit developers of such housing types.	The City encouraged special housing arrangements, such as shared congregate housing and single-room occupancy facilities (SROs), by helping sponsors obtain federal and state funds. In addition to committing city funds, the City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities.	Continue, combine with H-D-6. New program H-25.
H-D-6	Encourage the development of Single Room Occupancy facilities, consistent with the Single Room Occupancy Ordinance.	During the 5th planning period, the City encouraged the development of Single-Room Occupancy facilities. As of late, the City continues to facilitate and support innovative housing approaches on a project-by-project basis to provide a variety of housing opportunities.	Continue, combine with H-D-5. New program H-25.
H-D-7	Support the development of rental housing for seasonal and permanent farmworkers.	During the 5th planning period, the City continued to encourage the inclusion of units for farmworkers in new affordable housing projects. In May 2021, the Housing Authority awarded $2.9 million in CDBG funds to the Mahonia Glen project. The Mahonia Glen project will be a 100% affordable residential project consisting of 99 units, including a resident manager unit, a shared community space, and large common green space. The residential units consist of one-, two-, and three-bedroom units in	Modify, combine with H-D-8. New program H-23.

Program		Implementation Status	Action
		three-story buildings. Of the 99 units, 43 will be designated for farmworkers and their families with additional funding from the HCD Joe Serna Farmworker Housing Program. Construction is scheduled to start in summer 2022.	
H-D-8	Amend the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.	The City achieved amending the Zoning Code to include a provision allowing agricultural employee housing for six or fewer residents as a permitted residential use in residential zoning districts.	Modify, combine with H-D-7. New program H-23.
H-D-9	Provide funding to groups providing shelter and other services to the homeless.	The City continues to provide funding annually for homeless shelters and services such as Catholic Charities, Community Action Partnership, Living Room, and YWCA Sonoma County. The current annual budget for these services is up to $6 million.	Modify, combine with H-D-8, H-D-9, H-D-10. New program H-24.
H-D-10	Amend the Zoning Code to allow emergency shelters as a permitted use in the General Commercial (CG) district, subject to the same development standards as other permitted uses in the CG zone.	The city achieved amending the Zoning Code to allow Emergency Shelters by right in the City's General Commercial (CG) zoning district.	Delete, program completed.
H-D-11	Amend the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.	The City achieved amending the Zoning Code to define supportive housing in the glossary and to allow transitional and supportive housing as residential uses, subject to the same regulations as other residential uses in the same zoning district.	Delete, program completed.
H-D-12	Support programs which address long term solutions to homelessness including job training and placement and which provide other supportive services.	The City continues to support programs that address long-term solutions to homelessness, including job training and placement and that provide other supportive services.	Continue, combine with H-D-9. Continue as program H-24.

Program		Implementation Status	Action
		The1 City invests approximately $5 million annually in services to support persons experiencing homelessness, including daytime support, street outreach, a winter warming center, emergency shelter and safe parking, housing assistance, and supportive services. Efforts also assist homeless service providers such as Catholic Charities, the Living Room, Community Action Partnership, and YWCA Sonoma County.	
H-D-13	Provide incentives for development of housing for the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees.	The City continues to provide incentives for development of housing for the elderly, particularly for those in need of assisted and skilled nursing care. Incentives may include density bonuses, reduced parking requirements or deferred development fees. Specifically, in 2016, Farmers Lane Senior Housing Project (DB 16-004) received a density bonus of five units which were designated for moderate- income households, and two concessions (1) height, to allow parapets, and (2) parking, and in 2020, Linda Tunis Senior Apartments (DB20-001) received a density bonus of three units which were restricted for very low-income households. The most recent Zoning Code includes reduced parking ratios and density bonus options for senior housing, and community care facilities.	Continue, combine with H-D-14, H-D-15, and H-D-16. New program H-26.

Program		Implementation Status	Action
H-D-14	In new senior housing built receiving any development incentives or money from the city, require that a substantial portion, at least 25 percent, be available to low-income seniors.	The City implements on a project-by-project basis that any development building receiving incentives or money from the city are required to substantiate that at least 20 percent of units be available to low income seniors. In 2020 the Linda Tunis Senior Apartments were developed by converting an existing space to 26 affordable units, of which three units were allowed under density bonus law, ensuring that three units which were restricted for very low-income households.	Continue, combine with H-D-13, H-D-15, and H-D-16. New program H-20.
H-D-15	Encourage development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low-income seniors	The City continues to encourage on a project-by-project basis the development of senior housing not receiving city funding or concessions to provide a substantial number of units affordable to low-income seniors. In 2020 the Linda Tunis Senior Apartments (DB20-001) received a density bonus of three units which were restricted for very low-income households. Through the design guidelines which encourage innovative housing programs, the City hopes to stimulate development of senior housing to address the housing needs of the senior population in Santa Rosa. Additionally, with use of LEAP (Local Early Action Plan) funding ($500,000), the City is launching House Santa Rosa which will provide for more transparency on available incentives and programs that are offered by the City.	Continue, combine with H-D-13, H-D-14, and H-D-16. New program H-20.

Program		Implementation Status	Action
H-D-16	Through flexibility in design guidelines which encourage innovative housing programs, stimulate development of senior housing which addresses the housing needs of the senior population	The City continues to implement on a project-by-project basis design guidelines that can encourage innovative housing programs and stimulate the development of senior housing, which will address the housing needs of the senior population. In 2020 the Linda Tunis Senior Apartments (DB20-001) received a density bonus of three units which were restricted for very low-income households.	Continue, combine with H-D-13, H-D-14, and H-D-15. New program H-20.
H-E-1	Eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception, mobile home parks and other developments designed specifically for seniors or the disabled will be permitted to exclude children as permanent residents.	The City continues to eliminate discrimination in housing opportunities in Santa Rosa and assure that access to housing will not be denied on the basis of race, ethnic or national origin, religion, marital status, sexual orientation, age or physical disability. As an exception, mobile home parks and other developments designed specifically for seniors, or the disabled will be permitted to exclude children as permanent residents. The City promotes the activities of Fair Housing Advocates of Northern California (Fair Housing). Fair Housing prints brochures that are provided to the City of Santa Rosa for distribution to every HCV client and to others wishing this information. Fair Housing provides a number of services including mediation and resolution of tenant/landlord disputes and providing outreach services. Brochures are also provided to local service providers such as Becoming Independent and Disability Services and Legal Center. In 2019, the City added a Housing Anti-Discrimination chapter to City Code to prohibit	Continue, expand with new fair housing programs, combine with H-E-2. New program H-29.

Program		Implementation Status	Action
		housing discrimination based on source of income, including Housing Choice Vouchers and other rent subsidies.	
H-E-2	Continue to fund and support Fair Housing of Sonoma County, which serves as the city's equal opportunity housing agency.	The City continues to fund and support Fair Housing of Sonoma County, which serves as the City's equal opportunity housing agency. In addition, as a U.S. Department of Housing and Urban Development entitlement jurisdiction, the City provides annual funding for Fair Housing services. The City currently has a contract with Fair Housing Advocates of Northern California.	Modify, new program H-29.
H-F-1	Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval	The City continues to ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of an application for development approval. In 2019, the City continued to improve interdepartmental coordination and effectively prioritize residential entitlement review, particularly residential projects with an affordable component. As part of the Planning and Economic Development's Housing Action Plan, Planning staff have been working on a suite of internal and external process improvements to assist applicants and City staff when submitting and reviewing residential projects. In 2020, despite pivoting to digital processing due to the COVID-19 pandemic the City continued to improve interdepartmental coordination and effectively prioritize residential entitlement review, particularly residential projects with an affordable	Modify, new program H-37

Program		Implementation Status	Action
		component. Planning staff created and the public is now using a Universal Permit Application which streamlines and encourages more complete permit submittals shortening project review timelines.	
H-F-2	Fast track all development projects which are comprised fully of units affordable to extremely low, very low, and low income households with long term affordability restrictions. Utilize a fast track schedule mutually acceptable to the project applicant and the city.	The city continues to fast track all development projects, which are made up of fully of units affordable to extremely low, very low-, and low-income households with long-term affordability restrictions. As well as using a fast-track schedule mutually acceptable to the project applicant and the city. As of late, the City continues to prioritize affordable housing projects by coordinating and focusing staff efforts across departments on residential projects particularly those with high unit counts, and affordable units.	Modify combine with H-3.
H-F-3	Acquire sites for potential affordable housing projects, with subsequent disposition to affordable housing providers.	In 2015, the City allocated the old Bennet Valley Senior Center to affordable housing and is currently in a DDA (Development agreement) approved by Council for the transfer and development of affordable housing on those parcels. Since then, the City has not purchased property solely for affordable housing. The City continues to provide first right of refusal for surplus City land to developers of affordable housing. As determined by budget and goal-setting processes, the Housing Authority funds property acquisition and banks land acquired for later provision to affordable housing developers. The Economic Development and Housing staff also	Delete. This is an ongoing effort as sites are acquired The City is not relying on acquired sites to meet the RHNA.

Program		Implementation Status	Action
		continue to seek opportunities to acquire sites throughout the planning period. In November 2020 the City's Real Property Team began a citywide survey to identify and classify surplus lands. One of the sites identified is APN 182-030-032.	
H-F-4	Defer payment of development fees for affordable units.	The City continues to allow applicants to defer impact fees to final occupancy instead of permit issuance. Many projects, including affordable housing developments, use the option to defer impact feels to final occupancy, though the City does not track specific numbers.	Continue, new program H-37.
H-F-5	Revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the city process of obtaining a density bonus.	The City continues to revise the local Density Bonus Ordinance to ensure it reflects state law and to simplify the City process of obtaining a density bonus. In January 2019, the City Council adopted a revised Density Bonus Ordinance consistent with state law and allowing up to 100% density bonus within the Downtown and North Station Area Specific Plan areas.	Delete, program completed.
H-F-6	Develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process.	In 2019, the City began work to develop a checklist specific to affordable housing developments which will facilitate such projects in the Design Review process. The City Council adopted Objective Design Standards for Streamlined and Ministerial Residential Developments (Zoning Code Chapter 20-39) effective December 20, 2019, to incorporate the intent of the Santa Rosa Design Guidelines to the	Delete, objective design standards will be implemented as a part of the City's typical processes.

Program		Implementation Status	Action
		greatest extent possible while complying with the intent of State legislation to facilitate and expedite the construction of housing in Santa Rosa.	
H-F-7	Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances which facilitate the development of housing for all income groups	The City ensured that the Zoning Code contain a number of concessions and a reduced parking requirement to facilitate the development of housing for all income groups, including through the density bonus program and the housing allocation plan. The City's 2016 Housing Action Plan seeks to increase affordable housing development - a key tool in that effort is the Housing Allocation Plan Ordinance (renamed "Inclusionary Housing" Ordinance). In 2019, the Inclusionary Housing Ordinance was amended to: (1) Revise the inclusionary (on-site) affordable unit percentage requirement (2) Modify the Housing Impact Fee structure (3) Reduce the inclusionary percentage and housing impact fee for multifamily housing and mixed-use development in the Downtown Area to help encourage higher intensity development, (4) Establish a new Commercial Linkage Fee to increase affordable housing development within the City.	Delete. This is covered under additional Housing Element programs.

Program		Implementation Status	Action
H-F-8	Continue to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the city's regional housing needs allocation.	The City continues to participate in regional conservation efforts regarding sensitive habitat and endangered species to ensure that mitigation opportunities are available to maintain adequate sites at appropriate densities to accommodate the city's regional housing needs allocation. On a project-by-project basis, the City continues to implement the requirements of CEQA as they pertain to California Tiger Salamander and other sensitive species, ensuring that appropriate mitigation is required when necessary.	Modify, continue as program H-1.
H-G-1	Maximize energy efficiency in residential areas.	The City continues to maximize energy efficiency in residential areas. The City participates in the County Property Assessed Clean Energy retrofit program, the Sonoma Clean Power renewable utility provider, and implementation of CALGreen building standards and select Tier 1 standards. The City has adopted all-electric reach code standards for most new residential development effective January 1, 2020. Projects are reviewed for compliance with the Climate Action Plan.	Continue, combine with H-G-2 and H-G-5. New program H-41.
H-G-2	Require, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area.	The City continues to require, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area.	Continue, combine with H-G-1 and H-G-5. New program H-41.

Program		Implementation Status	Action
		The City participates in the County Property Assessed Clean Energy retrofit program, utilizes Sonoma Clean Power as utility provider, and implements CALGreen building standards and select Tier 1 standards. The City also implements the requirements of the City's Climate Action Plan at the project level and has adopted all-electric reach code standards for most new residential development effective January 1, 2020.	
H-G-3	Promote energy efficiency in the provision and use of water in all residential developments	The city promotes energy efficiency in the provision and use of water in all residential developments. In 2019, ongoing smart meter upgrade to replace existing manual reading meters to smart meters that can report hourly usage rates, detect leaks and water waste. In addition, new development is required to comply with CALGreen building standards, Water Efficient Landscape Ordinance, and the Climate Action Plan. In 2020, a citywide upgrade from manually read water meters to smart meters that report hourly usage rates, detect leaks and water waste was nearly completed.	Continue, combine with H-G-4. New program H-41.
H-G-4	Reduce the amount of water used, encourage the use of recycled water for landscaping where available, and require compliance with the city's Water Efficient Landscape Policy	The City continues to reduce the amount of water used and require compliance with the City's Water-Efficient Landscape Policy.	Continue, combine with H-G-3. New program H-41.

Program		Implementation Status	Action
		As of late, the City continues to implement WELO standards for new construction and administers rebate programs for turf replacement.	
H-G-5	Continue to require the use of fuel efficient heating and cooling equipment and other appliances, in accordance with the city's green building program.	The City continues to require the use of fuel-efficient heating and cooling equipment and other appliances, in accordance with the City's green building program. The City still implements CALGreen building standards and select Tier 1 standards for energy efficiency in new construction. CALGreen building standards are required also for additions and remodels. The City adopted all-electric reach code standards effective January 1, 2020, which are applicable for most new residential development.	Continue, combine with H-G-1 and H-G-2. New program H-41.
H-G-6	Continue to fund energy conservation through the Housing Authority's rehabilitation loans and develop programs to assist low income households and rental properties in meeting weatherization and energy conservation needs.	The City continues to fund energy conservation through the Housing Authority's rehabilitation loans and continues to develop programs to assist low-income households and rental properties in meeting weatherization and energy conservation needs. In 2020, the Housing Authority continues to use its affordable housing funds to construct new, energy efficient units and to rehabilitate residential units to include energy efficiency. In addition, the Housing Authority is tracking improvements for energy efficiency will be considered in the future.	Continue. New program H-41.

Program		Implementation Status	Action
H-G-7	Work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures.	The City continues to work with organizations specializing in green building measures to develop public-private partnerships supporting energy efficiency retrofit programs for existing residential structures. In 2020, the City continued to participate in the County's Property Assessed Clean Energy loan program for energy efficient retrofits of existing residential structures.	Continue. New program H-41.
H-G-8	Increase local energy awareness	The City continues to increase local energy awareness. In 2020, the City updated web resources to direct residents and developers to opportunities for energy efficient rebate programs, Property Assessed Clean Energy retrofit programs, and other energy-efficiency resources.	Continue. New program H-41.

8. Goals, Policies, Programs

This section discusses the City's eight-year housing plan and commitment for how it will meet the housing needs of everyone in the community. The City's housing plan covers the planning period of January 31, 2023 – January 31, 2031 and includes several goals, policies, and actions that focus on expanding the housing stock and offering a wider range of housing choices for everyone in the City. Equity, inclusion, and anti-displacement are themes are woven throughout the document and reflected in a number of actions. The City aims to ensure that Santa Rosa is an equitable and inclusive city by protecting and providing opportunities to those residents who are most vulnerable.

Adequate Sites

GOAL H-1: ENCOURAGE THE DEVELOPMENT OF HOUSING TO MEET THE NEEDS OF ALL SANTA ROSA RESIDENTS.

Policy H-1-1 Ensure there is a sufficient supply of land zoned to accommodate the projected housing needs.

Policy H-1-2 Identify infrastructure needs in infill areas; seek new sources of funding for planning and financing infrastructure improvements; and prioritize investments to lower construction costs and catalyze new housing development, particularly in disadvantaged and historically underserved communities, such as neighborhoods in Central Santa Rosa and Southwestern Santa Rosa which have higher concentrations of communities of color coinciding with the City's lowest median income levels, as described in the Assessment of Fair Housing.

Policy H-1-3 Facilitate infill housing along commercial corridors, near employment centers, near high-frequency transit areas, and in all zones that allow residential development as a way to revitalize commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.

Policy H-1-4 Engage in active consultation with local tribal representatives to identify opportunities to preserve and feature tribal, cultural, historical, and archaeological resources.

Policy H-1-5 Work with local tribal representatives to implement a cultural and historic education program for City staff and developers.

Program H-1 **Adequate Sites.** The City will monitor the Sites Inventory annually, and as projects are processed through the Planning and Economic Development, to ensure sufficient capacity is maintained to accommodate the City's remaining RHNA numbers. Should the City fall into a no-net-loss situation, within 180 days, the City will identify a replacement site to ensure the remaining RHNA is being met.

Time Frame: Annually monitor and as projects are processed

Entity: Planning and Economic Development

Funding: City General Fund

Program H-2: **Lot Consolidation and Small Site Development**. The City shall help facilitate consolidation of small lots in the Downtown Station Area Specific Plan to allow development to utilize the land more efficiently, achieve economies of scale, and offer opportunity for improved site design and amenities. The City encourages the consolidation of small lots to facilitate the development of mixed-use and multifamily developments, particularly for affordable housing by:

- Maintaining an inventory of sites on the City's website.
- Assisting developers in identification of parcels with lot consolidation potential.
- Continuing to utilize a ministerial process for lot consolidation unless other discretionary reviews are required as part of the project.

Time Frame: By the end of 2024, consider appropriate lot consolidation incentives to facilitate mixed use development. Promote the program through dissemination of brochures at public counters and providing information on City website.

Entity: Planning and Economic Development

Funding: City General Fund

Quantified Objective: 100 lower-income units in the Downtown Station Area Specific Plan to improve housing mobility and reduce displacement due to overcrowding and overpayment.

Program H-3: **Encouraging Housing in Mixed-Use Projects.** The City shall incentivize development of residential units in mixed-use projects in the Downtown Station Area Specific Plan. The program shall create incentives for residential and mixed-use infill development, including but not limited to:

- Priority project processing
- Deferral of development impact or permit fees
- Flexibility in development standards such as parking, setbacks, and landscaping requirements
- Density and intensity bonuses
- Support for infrastructure upgrades

Responsible Agency: Planning and Economic Development

Timeframe: Reach out to developers to obtain feedback by January 2024, develop incentives by October 2024, review annually and amend as needed.

Funding Source: General Fund

Quantified Objective: 10 very-low- income units, 10 low-income units, and 78 moderate income units to improve access to high resource areas including the downtown for lower-income households and increase housing mobility opportunities.

Program H-4: **Opportunity Development Areas.** Facilitate higher-density and affordable housing development in the Opportunity Areas identified within the Downtown Station Area Specific Plan and within other Priority Development Areas (PDAs), which include sites near the rail transit corridor and on regional/arterial streets for convenient access to bus and rail transit.

Time Frame: Ongoing, as projects are processed.

Entities: Planning and Economic Development

Funding Source: General Fund

Quantified Objective: 10 very-low- income units, 10 low-income units, and 78 moderate income units to improve access to high resource areas for lower-income households and increase housing mobility opportunities.

Program H-5: **Accessory Dwelling Units (ADUs).** The city will promote the construction of affordable ADUs through the following actions, which are aimed at providing an increased supply of affordable units throughout the city, thereby increasing access to high resource established neighborhoods outside of the Downtown and Opportunity zone areas and help reduce displacement risk for low-income households.

- Continue to implement a multilingual public information and proactive outreach campaign via the City's website and other outlets to inform property owners of the standards for ADU development, permitting procedures, construction resources, and the importance of ADUs to Santa Rosa, including ADUs affordable to lower-income households.
- Collaborate with Napa Sonoma ADU to offer residents pre-reviewed plans and provide incentives to residents using these pre-reviewed plans.
- Consider providing funding to assist with the ongoing Napa Sonoma ADU services.
- Provide information and offer review of resident's homes floor plan to encourage residents to apply for ADUs, particularly where their homes already include space that is configured for a conforming ADU (e.g., carriage houses, au pair quarters, second kitchens on floors with separate entrances).
- Develop multilingual outreach material for public dissemination, including updates to the City's website, information at City Hall and via other appropriate print and digital media, particularly directed to historically underrepresented communities (such as residents of Central and Southwestern Santa Rosa) and in collaboration with local agencies serving such communities (such as the Community Action Partnership of Sonoma County).
- Identify incentives for construction of ADUs with new development, which may include differing collection of impact fees for the square footage associated with the ADU until issuance of the certificate of occupancy.
- Monitor ADU production and affordability every other year and adjust or expand the focus of the education and outreach efforts. If needed, identify additional sites and to accommodate the unmet portion of the lower-income RHNA.

Time Frame: Make ADU materials available by December 2023 and implement proactive outreach campaign by June 2024; identify funding source by June 2023, evaluate effectiveness of ADU approvals and affordability every other year, starting April 2024 and identify additional site capacity, if needed, by 2025.

Entity: Planning and Economic Development

Funding Source: City General Fund

Quantified Objective: 519 ADUs to improve housing mobility and reduce displacement risk. Ensure distribution of ADUs includes 200 ADUs in areas that are proximate to services and employment opportunities for lower- and moderate-income households, and incentivize 100 ADUs in high resource, predominantly single-family neighborhoods to promote housing mobility opportunities for lower- and moderate-income households.

Program H-6: Innovative Housing Options. Explore innovative and alternative housing options that provide greater flexibility and affordability in the housing stock. This may include consideration for further reduction in regulatory barriers for tiny houses, inclusionary housing, microhomes, housing cooperatives, and other alternative housing types as well as explore a variety of densities and housing types in all zoning districts. The city will also consider amending the Zoning Code to allow movable tiny homes to be considered an ADU.

The city will use the findings of this program to target development of a variety of housing types in areas of concentrated overpayment to reduce displacement risk as well as promote inclusion and support integration of housing types based on income to facilitate mobility opportunities in high resource areas and areas of high median income to support integration of housing types based on income to facilitate mobility opportunities.

Time Frame: Explore innovative and alternative housing options to help further housing production by December 2024, amend the zoning ordinance as needed.

Entity: Planning and Economic Development

Funding: City General Fund

Quantified Objective: 200 lower income units to improve housing mobility and reduce displacement risk, aiming for at least 50 in close proximity to jobs, transit, and other services and 50 integrated into predominantly single-family, and higher income areas.

Program H-7: Prohousing Designation. The City shall strive to receive and maintain through the sunset date of January 1, 2025, the State's Prohousing Designation by demonstrating a sufficient number of polices that significantly contribute to accelerating housing production. Jurisdictions that receive a Prohousing Designation will receive incentives in the form of additional points or other preferences in the scoring of competitive State funding grant programs in the areas of housing, transportation, infrastructure, and land use.

Time Frame: Initiate application in 2023 and maintain designation through sunset date of January 1, 2025.

Entity: Planning and Economic Development

Funding Source: City General Fund

Quantified Objective: Increase the City's competitiveness in receiving affordable housing funding from the State.

Program H-8 Sites Identified in Previous Cycles. Pursuant to Government Code Section 65583.2(c), any non-vacant sites identified in the prior fifth Cycle or vacant sites identified two or more consecutive planning periods, shall be provided by-right development when at least 20 percent of the units in the proposed development are affordable to lower-income households.

Time Frame: Upon adoption of the Housing Element.

Entity: Planning and Economic Development

Funding Source: General Fund

Program H-9 Large-Lot Development and Subdivision: To facilitate the development of large lots for affordable housing and provide for development phasing for development of 50 to 150 units, the City will give high priority to processing housing developments that include housing for all income levels on lots larger than 10 acres, specifically site 7, and provide incentives on a case-by-case basis for development of high-density residential on large sites.

The City will provide technical assistance and incentives to subdivide parcels in the housing sites inventory larger than 10 acres for projects including affordable housing. The City will offer expedited review for the subdivision of larger sites into buildable lots as long as the development is consistent with City land use and environmental regulations, and priority processing for subdivision maps including affordable housing.

To ensure the program is successful, the city will reach out to developers annually, and as projects are processed, of affordable housing and incorporate necessary strategies such as ministerial lot splits or other incentives.

Time Frame: Ongoing, as projects are processed through the Planning and Economic Development Department and incentives will be adopted within one year of adoption of the Housing Element. Annually meet with developers and incorporate and revise strategies at least every two years.

Entity: Planning and Economic Development

Funding Source: General Fund

Quantified Objective: 250 lower-income units to reduce displacement risk.

Conservation

H-2 CONSERVE AND IMPROVE THE EXISTING AFFORDABLE HOUSING STOCK.

Policy H 2-1 As the City's housing stock ages, pursue all available federal and state funds to assist with housing preservation and rehabilitation.

Policy H-2.2: Preserve the affordability of federal- and state-subsidized units at risk of conversion to market rate or other affordable housing resources.

Program H-10: Code Enforcement Activities. Continue the Code Enforcement activities monitoring housing and neighborhood conditions through enforcement of the Neighborhood Revitalization Program (NRP), a coordinated inter-departmental City task force lead by Code Enforcement. NRP's mission is to improve living conditions and quality of life in focus neighborhoods throughout the City, resulting in safer environments and increased property values. NRP focuses on eight neighborhoods in Central Santa Rosa, which corresponds to areas with higher concentration of communities of color (specifically, a predominant Hispanic population) and some of the lowest median incomes in the city. Through this effort, the City will continue to target improving housing conditions in areas of need to facilitate place-based revitalization and assist in reducing displacement risk for these residents by improving living conditions and enabling them to remain in their home and community.

Code Enforcement staff shall continue to provide property owners and tenants with information on how to rectify violations, who to contact in Code Enforcement for assistance, and other resources that may be pertinent to the citation, particularly available housing repair assistance and subsidy programs for lower-income, senior and disabled households.

Time Frame: Pursue funding for additional assistance annually and as notices of funding availability (NOFAs) are made available. Provide information on the City's website by June 2023, printed materials by December 2023, update annually as needed.

Entities: Departments of Planning and Economic Development, Housing and Community Services, Police, Fire, City Attorney, Recreation and Parks

Funding: City General Fund, HOME and Community Development Block Grant, Housing Authority Reserves

Quantified Objective: Rehabilitate 200 housing units (25 extremely low income, 25 very low income, 75 low income, and 75 moderate income) through the NRP Program and provide grants to at least four households with disabilities annually, reducing displacement.

Program H-11: Housing Conditions Survey. To ensure the City has an accurate percentage of the homes in need of rehabilitation and replacement, the City will complete a Housing Conditions Survey in older neighborhoods and neighborhoods with lower median incomes, to evaluate rehabilitation need. Based on findings of the focused evaluation, the City will identify measures to encourage housing preservation, conservation, and acquisition rehabilitation, and mitigate potential costs, displacement and relocation impacts on residents. These measures may include, but are not limited to:

- Streamline permit review for home repairs on housing units identified during the conditions survey.
- Seek funding to offer relocation assistance to low-income tenants or owners displaced during rehabilitation efforts.
- Seek funding to develop a housing rehabilitation program (see H-9).

Time Frame: Complete a Housing Conditions Survey by December 2023 and determine next steps by June 2024.

Entities: Department of Planning and Economic Development

Funding: City General Fund

Quantified Objective: See program H-10, and program H-12.

Program H-12: **Housing Rehabilitation.** The city will pursue funding to reinstate the Housing Rehabilitation and Conservation Program (HRCP) and the Loan Program to promote conservation and rehabilitation of the existing housing stock. The city will continue to offer the Housing Accessibility Modification Grant Program to assist low-income renters with disabilities. The city will advertise the programs on the City's website, add social media posts to the City's account and include information in the quarterly newsletter. The city will also distribute information in multiple languages on the available programs in areas of concentrated rehabilitation need, where the need for rehabilitation may be greatest, such as in the Downtown/Station area and the City's older neighborhoods in southwestern Santa Rosa.

Additionally, seek opportunities to reinstate the Housing Authority's rehabilitation loan program to improve residential energy conservation and develop programs to assist low-income households and rental properties in meeting weatherization and energy conservation and preservation needs.

Time Frame: Ongoing; provide information on the City's website by January 2023, printed materials by March 2023, updating each annually or as changes are made. Pursue funding for additional assistance annually and as notices of funding availability (NOFAs) are made available.

Entities: Departments of Planning and Economic Development, Housing and Community Services, Police, Fire, City Attorney, Recreation and Parks

Funding: City General Fund, HOME and Community Development Block Grant, Housing Authority Reserves

Quantified Objective: Rehabilitate 500 housing units (150 extremely low income, 150 very low income, 100 low income, and 100 moderate income) annually and provide grants to at least four households with disabilities annually, reducing displacement. Target at least half of these units to be rehabilitated in areas of concentrated poverty, overpayment, and where rehabilitation need is greatest, such as in older neighborhoods and the Downtown/Station area.

Program H-13: **Mobile Home Park Preservation.** Encourage the preservation of mobile home parks through the Conversion of Mobile Home Parks Ordinance.

Time Frame: Implement City's Mobile Home Parks Conversion ordinance on a project-by-project basis.

Entities: Departments of Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Quantified Objective: Preserve 1,573 mobile home spaces (787 moderate income spaces, 262 low-income spaces, 262 very low-income spaces, and 262 extremely low-income spaces) to conserve as affordable housing.

Program H-14: **Mobile Home Park Rent Control.** The Housing and Community Services Division will continue the Mobile home Park Rent Review Program to establish the maximum base rent allowed in mobile home parks on an annual basis for spaces that are under a rental agreement with a term of 12 months or less. The City shall encourage affected residents to convene quarterly meetings to assure that the amount of rent charged at mobile home parks does not increase more than the amount set forth in the Mobile Home Park Rent Control Ordinance. This information will be shared back with the Department of Housing and Community Services.

In implementing this program, the County is protecting affordable housing options (17 privately owned mobile home parks with 2,155 mobile home spaces), supporting anti-displacement efforts and furthering fair housing.

Time Frame: Undertake an update of the Mobile Home Rent Control Ordinance to review the annual rent increases and the maximum base rent allowed upon an in-place transfer of ownership of a mobile home for each year.

Entities: Department Housing and Community Services

Funding: City General Fund

Quantified Objective: Reduce displacement risk for residents of 17 mobile home parks.

Program H-15: **Preservation of At-Risk Housing Units.** The City shall work proactively and continue to maintain and update the affordable housing database as a mechanism to monitor and identify units at risk of losing their affordability subsidies or requirements. For complexes at risk of converting to market rate, the City shall:

- Contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing.
- Coordinate with owners of expiring subsidies to ensure the required notices to tenants are sent out at 3 years, 12 months, and 6 months.
- Reach out to agencies interested in purchasing and/or managing at-risk units.

- Work with tenants to provide multilingual education regarding tenant rights and conversion procedures pursuant to California law.

Time Frame: The City will prepare the Risk Assessments biannually by January and July of each year, ongoing work with responsible entities to ensure tenants receive education of housing rights and preservation/acquisition status.

Entity: Department of Housing and Community Services

Funding: City General Fund, CDBG, HOME

Quantified Objective: Preserve 319 units as affordable housing.

Program H-16: **Santa Rosa Housing Trust.** Utilize the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding to assist in the development of affordable housing, the preservation and rehabilitation of low-income housing, the development and maintenance of homeless shelters, and the acquisition and development of facilities for the physically and developmentally disabled. Implement a system to track projects supported by the Santa Rosa Housing Trust, including units by affordability category.

Time Frame: Implement tracking system for Santa Rosa Housing Trust funds by December 2023; Ongoing, allocate funds annually and as affordable projects are proposed.

Entity: Department of Housing and Community Services

Funding: Santa Rosa Housing Trust Fund

Quantified Objective: Use Santa Rosa Housing Trust with other funding sources to support development of 300 total units over the planning period, including 150 units for lower-income households (50 units of extremely low-income housing, 50 units of very low-income housing, and 50 units of low-income housing) and 150 units of the 771 units affordable to moderate-income households. Target at least 150 units affordable lower- and moderate-income households in predominantly single-family, affluent neighborhoods, including eastern portions of the city.

Program H-17: **Affordable Housing Tracking.** The city will develop a system to review and document the number of affordable units annually. The system will track projects approved, including ADUs, the number of affordable units by income level, and the various funding sources.

Time Frame: Annually, starting in July 2023 and continuing through the planning period.

Entities: Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Program H-18: **Inclusionary Housing.** Implement the Inclusionary Housing Ordinance to increase the number of affordable units in Santa Rosa, through collection of residential in-lieu fees and commercial linkage fees. Use fees generated for the development of housing units affordable to extremely low-, very low-, and low-income households. Continue to track the projects supported by the Inclusionary Housing Ordinance fee programs, including number of units by affordability category. Evaluate the feasibility and consider requiring onsite inclusionary units once a minimum of 6 units is reached.

Time Frame: Ongoing, as development proposals are received. Evaluate the possibility of an onsite inclusionary requirement by December 2024, make revisions by June 2025.

Entity: Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Quantified Objective: Use Residential In-Lieu fees and Commercial Linkage fees to support development of 400 affordable units over the planning period, including 50 extremely low-income units, 75 very low-income units, and 75 very low-income units of the 1,919 units affordable to lower-income households and 100 units of the 771 units affordable to moderate-income households. Target at least 150 units affordable lower- and moderate-income households in predominantly single-family, affluent neighborhoods, including eastern portions of the city.

ProgramH-19: **Essential Housing Bond Financing Program.** In partnership with a Joint Powers Authority (JPA) and non-profit asset manager, utilize tax exempt bonds to fund: (1) the acquisition of existing market-rate apartment complexes and restrict future rents to be affordable to households that earn very low to moderate incomes, and (2) the construction of new development of deed-restricted affordable housing. In order for asset managers to access these types of bonds, Cities must join a Joint Powers Authority (JPA) and authorize the JPA to issue these bonds on behalf of the City. The JPA, in partnership with the non-profit asset manager, then purchases the apartment complex, using only money from the bond financing, and sets the rents to be affordable to low- to moderate-income households.

Time Frame: Establish JPA structure or join existing JPA by July 2023 Implement construction or acquisition projects.

Entity: Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Quantified Objective: Target at least 150 units affordable lower- and moderate-income households in predominantly single-family, affluent neighborhoods, including eastern portions of the city.

Special-Needs Groups

GOAL H-3: INCREASE SPECIAL NEEDS HOUSING OPPORTUNITIES AND SUPPORTIVE SERVICES FOR LOWER INCOME HOUSEHOLDS, FAMILIES WITH CHILDREN, SENIORS, PERSONS WITH PHYSICAL AND DEVELOPMENTAL DISABILITIES, FARMWORKERS, FEMALE-HEADED HOUSEHOLDS, AND PEOPLE WHO ARE EXPERIENCING HOMELESSNESS.

Policy 3-1 Give priority in providing housing assistance to those groups with demonstrated special needs, such as lower income households, seniors, persons with disabilities, persons with mental health conditions or psychiatric disabilities, large families with children, female-headed households, victims of domestic violence, and people who are experiencing homelessness.

Policy 3-2 Encourage housing developers to produce affordable units by providing development standard incentives for projects that include new affordable units available to special needs groups.

Program H-20: Support Affordable Housing Development. Work with housing developers to expand opportunities for affordable lower-income housing for special-needs groups, including persons with physical and developmental disabilities, female-headed households, large families, extremely low-income households, and persons experiencing homelessness by creating partnerships, providing incentives, and pursuing funding opportunities.

- Prioritize projects that are in areas with currently low percentages of renter-occupied households to facilitate housing mobility and integration of ownership and rental units, primarily north and northeastern Santa Rosa (areas considered RCAAs as identified in the Assessment of Fair Housing).
- Support affordable housing development for special-needs groups throughout the city, including in areas that are predominantly single-family residential. The target populations include seniors; persons with disabilities, including developmental disabilities; female-headed households; and

persons experiencing homelessness to reduce the displacement risk for these residents from their existing homes and communities.

- Promote the use of the density bonus ordinance, application process streamlining, fee deferrals, and consider development fee exemption for projects that are 100 percent affordable to encourage affordable housing, with an emphasis on encouraging affordable housing in high-resource areas and areas with limited rental opportunities currently.
- Facilitate the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development and process fee deferrals related to the subdivision for projects affordable to lower-income households.
- Give priority to permit processing for projects providing affordable housing for special-needs groups.
- Work with public or private sponsors to identify candidate sites for new construction of housing for special needs and take all actions necessary to expedite processing of such projects.
- Encourage residential development near parks, open space, transit routes, civic uses, social services, grocery stores, and other health resources.
- Partner with nonprofit and for-profit affordable housing developers to support their financing applications for state and federal grant programs, tax-exempt bonds, and other programs that become available.
- Pursue federal, state, and private funding for low- and moderate-income housing by applying for state and federal monies for direct support of lower-income housing construction and rehabilitation, specifically for development of housing affordable to extremely low-income households.

Time Frame: Ongoing, as projects are processed by the City. Annually apply for funding and annually engage with housing developers.

Entity: Planning and Economic Development and Housing and Community Services

Funding: Where feasible, leverage state and federal financing, including Low-Income Housing Tax Credits, CHFA multifamily housing assistance programs, HCD Multifamily Housing Loans, CDBG funds, HOME funds, and other available financing.

Quantified Objective: Development of 850 units of 1,919 units affordable to special-needs, lower-income households to reduce displacement risk for these populations. Target 300 units in close proximity to services and transit, and 200

are in higher-income, predominantly single-family neighborhoods to promote mobility opportunities.

Program H-21: **Funding for Affordable Housing Development.** Aggressively participate in available federal, state, and private nonprofit programs for the provision of affordable housing. Support affordable housing sponsors by continuing to provide funds to subsidize the production of affordable housing. Participate in tax credit and mortgage revenue bond programs that provide tax-exempt, low-cost financing to developers of projects making a portion of the units affordable. Evaluate, and consider action as appropriate, the use of "boomerang" funds, an allocation of increased property tax from former redevelopment project areas, for affordable housing projects and programs. Monitor and support state and regional efforts to establish a permanent dedicated revenue source for affordable housing development.

To build on this effort, the City will establish a prioritization strategy for affordable housing development with community input obtained through the Housing Element update process and subsequent outreach. The prioritization strategy should encompass anti-displacement efforts in Santa Rosa Equity Priority Communities, neighborhoods with high rates of poverty (such as the neighborhoods in Downtown/Station Santa Rosa and west Santa Rosa), housing needs for lower-income, special-needs groups (such as large families and persons with disabilities), and housing mobility opportunities for lower-income households to access areas of higher median income (such as the neighborhoods in north and northeast Santa Rosa that qualify as RCAAs and are considered exclusive as described in the Assessment of Fair Housing).

Time Frame: Ongoing; annually apply and/or participate in programs. Establish prioritization strategy by January 2025; initiating community outreach in June 2024.

Entity: Planning and Economic Development and Housing and Community Services

Funding: City General Fund; Tax credit and Mortgage Revenue Bond, "Boomerang" funds

Program H-22: **Housing for Persons with Disabilities.** Ensure that persons with disabilities (including persons with developmental disabilities) have increased access/placement in residential units rehabilitated or constructed through City and County programs by completing the following:

- Continue to cooperate with nonprofit agencies that provide placement or referral services for persons with disabilities, including identifying placement opportunities in high resource areas.
- By June 2024, develop targeted marketing plan to promote local resources and programs for persons with disabilities, including educational materials on reasonable accommodation, housing rights, and access to legal aid. Identify community-based partners to support dissemination of program materials. Ensure that in addition to being offered in multiple languages, all program information meets ADA accessibility standards. Coordinate the marketing and outreach plan development and implementation with the North Bay Regional Center and other relevant organizations that support the Santa Rosa residents with disabilities.
- Encourage development of housing with visitability standards, special housing arrangements, including shared and congregate housing, including supporting affordable housing developers obtain federal and state funds and committing City funds.

Time Frame: Ongoing, as projects are processed. By June 2024, develop marketing program and reach out to non-profit agencies and coordinate with the North Bay Regional Center, and other relevant organizations on an annual basis during the planning period.

Entity: Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Quantified Objectives: 850 units for special needs groups, including persons with disabilities. Of these, 200 in sites near transit, medical services, and with educational opportunities and 200 in high-resource areas.

Program H-23: **Housing for Farmworkers.** The city will support the development of rental housing for seasonal and permanent farmworkers. To provide housing and meet the needs of farmworkers, the city will work with advocate and outreach groups in Sonoma County to identify sites suitable for farmworker housing in Santa Rosa.

Time Frame: Annually meet with developers.

Entities: Planning and Economic Development and Housing and Community Services

Funding: City General Fund and State Funding from HCD

Quantified Objective: 480 units for extremely low-income households. Of these, 200 in low resource/areas of concentrated poverty and/or sites near transit, medical services, and with educational opportunities.

Program H-24: **Housing for Persons Experiencing Homelessness.** The City will maintain and expand activities designed to prevent those currently housed from becoming homeless and to assist those who are homeless. To this end, the City will implement the following:

- Provide funding to groups providing shelter and other services to people who are homeless.
- Support programs that address long-term solutions to homelessness, including job training and placement, and that provide other supportive services.
- Adopt policies to promote new models for providing temporary housing solutions in response to emerging needs and emergency situations, including non-congregate shelters. Support innovative pilot programs and initiatives.
- Provide multilingual information at City Hall, community centers, libraries, and schools on resources available for emergency housing assistance and expand marketing of resources to reach Equity Priority Communities, neighborhoods with higher rates of poverty (and therefore more vulnerable to displacement), as identified in the Assessment of Fair Housing. Use community-based partners to reach vulnerable households and equity priority communities in the identified neighborhoods. Provide all materials digitally and printed in multiple languages.
- Continue to participate in the Sonoma County Continuum of Care (region-wide body responsible for setting vision and strategic planning towards ending homelessness in Sonoma County) to promote community-wide planning and strategic use of resources addressing homelessness.

Meet with service providers by December 2023 to develop strategies to target outreach about services and resources to serve homeless residents and help prevent homelessness to populations that are currently disproportionately impacted by homelessness, as identified in Table 4-4. Time Frame: Ongoing; update resources on available emergency housing assistance on a biannual

basis. Adopt new models for providing temporary housing solutions by December 2025, implement new methods by June 2026.

Entities: Department of Housing and Community Services

Funding: City General Fund, CDBG, HOME

Quantified Objective: 450 lower-income households. Of these, 200 in low resource/areas of concentrated poverty and/or sites near transit, medical services, and with educational opportunities.

Program H-25: Housing for Extremely Low-Income Households. Encourage additional housing resources for extremely low-income Santa Rosa residents, including seniors, young adults, female-headed households with children, and persons with physical or developmental disabilities, and equity priority populations through a variety of actions, including:

- Facilitate and encourage the construction of housing affordable to extremely low-income households by assisting nonprofit and for-profit developers with financial and/or technical assistance in a manner that is consistent with the City's identified housing needs.
- Provide financial support annually, as available, to organizations that provide counseling, information, education, support, housing services/referrals, and/or legal advice to extremely low-income households, to mitigate risk of displacement and support housing stability for extremely low-income households, persons with disabilities, and persons experiencing homelessness, and other equity priority populations.
- Expand regulatory incentives for the development of units affordable to extremely low-income households and housing for special-needs groups, including persons with disabilities (including developmental disabilities), and individuals and families in need of emergency/transitional housing.
- Encourage the provision of affordable housing for young adults, particularly former foster youth and young mothers, through planning consultations, streamlined permit processing, and funding assistance.
- Encourage the development of Single Room Occupancy (SRO) facilities, transitional and supportive housing, and other special housing arrangements, including committing City funds to help affordable housing developers provide SRO facilities consistent with the Single Room Occupancy Ordinance.

Time Frame: Ongoing; as projects are processed by the Planning and Economic Development. By December 2024, outreach to organizations that support

extremely low-income residents to understand funding needs, and review and prioritize local funding at least twice in the planning period, and support expediting applications on an ongoing basis.

Entities: Planning and Economic Development and Housing and Community Services

Funding: City General Fund, CDBG, HOME

Quantified Objective: 480 units for extremely low-income households. Of these, 200 in low resource/areas of concentrated poverty and/or sites near transit, medical services, and with educational opportunities.

Program H-26: **Housing for Senior Households**. Encourage the development of affordable housing for senior populations, particularly for those in need of assisted and skilled nursing care. Continue to provide funding and offer incentives such as density bonuses, reduced parking requirements, design flexibility, and deferred development fees.

Time Frame: Ongoing, as projects are processed by the Planning and Economic Development

Entities: Planning and Economic Development and Housing and Community Services

Funding: City General Fund, CDBG, HOME, etc.

Quantified Objective: 100 units for lower-income senior households. Ensure at least 25 of the units are in close proximity to public transit, senior centers, clinics, and essential retail, such as pharmacies and grocery stores.

Program H-27: **Housing for Large Households.** Encourage the development of units with three or more bedrooms in affordable housing projects. Encourage new affordable housing development to provide amenities for residents, such as on-site recreational facilities, children'sprograms (day care and/or after-school care), and community meeting spaces.

Time Frame: Ongoing as projects are proposed

Entity: Planning and Economic Development

Funding: City General Fund

Quantified Objective: 100 units for lower-income households, targeting at least 50 units in areas of concentrated, higher rates of overpayment in the western portion of the city to reduce displacement risk.

Affirmatively Furthering Fair Housing

H-4: ENSURE EQUAL HOUSING OPPORTUNITIES FOR ALL RESIDENTS, REGARDLESS OF THEIR SPECIAL CHARACTERISTICS AS PROTECTED UNDER STATE AND FEDERAL FAIR HOUSING LAWS.

Policy 4-1: Support ongoing efforts by federal and State agencies and continue city efforts, in the enforcement of fair housing laws prohibiting discrimination in the development, financing, rental, or sale of housing.

Policy 4-2: Promote housing opportunities for all people regardless of race, color, sex, national origin, religion, sexual orientation, disability, family status, marital status, income, ancestry, or other barriers that can prevent access to housing.

Program H-28: **Build Community Acceptance.** Improve community acceptance of higher-density housing through community-based outreach, recognition of existing livable neighborhoods, and assurance of well-designed, high-density projects. Develop a targeted neighborhood multilingual outreach program in predominantly single-family neighborhoods to facilitate meaningful discussions around housing opportunities and providing a variety of housing types in Santa Rosa. Ensure the neighborhood outreach program invites both homeowners and renting households.

Time Frame: Develop neighborhood multilingual outreach program by June 2024 and hold an annual event (such as a town-hall type meeting) for predominantly single-family neighborhoods throughout the planning period.

Entity: Planning and Economic Development

Funding: City General Fund

Program H-29: **Fair Housing Services.** Continue to fund and support Fair Housing Advocates of Northern California (Fair Housing), which serves as the City's equal opportunity housing agency, on an annual basis to provide fair housing counseling services, tenant-landlord mediation, public education, and legal referrals for Santa Rosa tenants and landlords.

The City will advertise fair housing counseling services provided by Fair Housing or another fair housing counseling organization through a variety of means, including public information available at City Hall, on the City's website, and public spaces such as libraries and community centers. Ensure all marketing materials for fair housing services available digitally and printed will be provided in multiple languages. Create a targeted marketing program to reach neighborhoods with higher rates of poverty (such as neighborhoods in

southwest Santa Rosa), as identified in the Assessment of Fair Housing. Additionally, the city will target the Equity Priority Communities as identified on the City's website. Use community-based partners to reach vulnerable households in the identified neighborhoods.

Time Frame: Annually contract with HUD-approved fair housing counseling organization; starting January 2023, make necessary updates to fair housing program marketing materials, including translating to languages other than English; by June 2024, implement fair housing marketing strategy in neighborhoods with higher rates of poverty; provide fair housing information on an ongoing basis.

Entity: Housing and Community Services

Funding: City General Fund

Quantified Objective: Connect 500 lower income households with fair housing counseling and or fair housing services.

Program H-30: **Affirmatively Furthering Fair Housing – Anti-Displacement Strategies.** To comply with Assembly Bill (AB) 686, the city will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic 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.

The city identified barriers to fair housing through the Assessment of Fair Housing, including a growing risk of displacement. Actions the City may take to address the identified barriers, and foster an inclusive community, include:

- Implement the following actions to affirmatively further fair housing in coordination with the efforts of Program H-24: H-4, H-8, H-9, H-15, H-17, H-18, H-19, H-20, H-21, H-23, H-28, H-30
- Starting in January 2025, the city will develop strategies to expand low-barrier, low-skill job opportunities within the city, which may include:
    - Reviewing the Zoning Code to alleviate constraints on small business establishment, such as to the process to secure home occupation permits

  - Reviewing business license requirements and procedure to alleviate constraints, such as cost or requiring physical business address
  - Seeking partnerships with community-based partners who provide job-readiness training, such as job training, resume and interview assistance, and other services for parents seeking employment.
  - Meet with at least two community-based partners on an annual basis to expand job opportunities in Santa Rosa.
- Encourage residents from Santa Rosa Equity Priority Areas or areas of concentrated poverty to serve on boards, commissions, committees, task forces, and other local government decision-making bodies. Recruit at least three to five residents from Santa Rosa Equity Priority Areas or areas of concentrated poverty and offer stipends or other value to offset the time spent.
- Meet with fair housing providers on an annual basis to identify significant issues that prevent lower income households from accessing housing, including addressing rental criteria like poor credit or eviction histories, and gaps in services to support these households.
- The City shall identify pressing barriers to housing for formerly incarcerated individuals and present recommended policies to reduce barriers for Council review in 2024. The City will then decide whether to adopt a Fair Chance Ordinance that creates rules that limit the use of criminal records by landlords when they are screening prospective tenants.
- Upon settlement of the Coser v. City of Santa Rosa case, the City will work with interested and impacted persons and agencies to address concerns as needed.

Time Frame: Ongoing; see individual actions for associated timelines.

Entities: Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Quantified Objective: Assist 1000 households, of those 500 aimed towards lower income households, with fair housing issues, education, and overcoming barriers.

Program H-31: **Affirmatively Furthering Fair Housing – Place-Based Revitalization Strategies.** To comply with Assembly Bill (AB) 686, the City will implement actions to Affirmatively Furthering Fair Housing (AFFH). The ongoing and additional actions the City will take to address AFFH shall address significant disparities in housing needs and in access to opportunity for all persons regardless of race, color, religion, sex, gender, sexual orientation, marital status, national origin, ancestry, familial status, source of income, or disability, and other characteristic 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.

The city identified barriers to fair housing through the Assessment of Fair Housing, including a significant difference in quality of life, presence of housing problems, and lower access to resources such as educational opportunities and healthy spaces within Equity Priority Communities, primarily located within the Downtown Station Area and neighborhoods west of Highway 101. Actions the City may take to address the identified barriers, and foster an inclusive community, include:

- Implement the following actions to affirmatively further fair housing in coordination with the efforts of Program H-24, H-6, H-7, H-17
- Explore opportunities to establish community spaces, events, and resources to foster a sense of belonging in Santa Rosa, particularly for populations that were impacted by historic exclusionary practices, including Black, Indigenous, Tribes and Tribal Citizens, People of Color populations and Lesbian, Gay, Bisexual, Queer/Questioning, Intersex, Asexual and Agender (LGBTQIA+).
- To ensure all residents have access to positive environmental conditions, the City will review open space requirements by December 2025 for new developments and revise as necessary by December 2026 to ensure all residents have access to healthy outdoor spaces.
- Starting in 2024, The City will research best practices to address negative health risks and impacts associated in proximity to State Route 12 and Route 101 and industrial uses to neighborhoods that received the highest scores on CalEnviroscreen 4.0 (such as the Downtown/Station Area, see Figures 5-4 and 5-5). As discussed in the Assessment of Fair Housing, residents of these neighborhoods are disproportionately lower-income households and Hispanic-majority populations when compared to the rest of the city. The city will then present findings to Council in January 2025, such as seeking funding sources to develop and/or improve parks or recreational areas and

programs and/or partnerships to access nearby recreational spaces located on sites that are not City-controlled. Council will decide how to appropriate funds toward alleviating negative health impacts to these neighborhoods.

- Starting in 2023, the city will meet with the school districts that serve Santa Rosa students annually to determine what, if any, outside factors impede school performance that can be alleviated, such as stable housing opportunities, childcare opportunities for working parent(s), and other identified needs. The city will pursue solutions, which may include:
  - Reviewing Zoning Code Regulations to further streamline and incentivize childcare facilities within close proximity to schools and employment centers.
  - Encourage developer-school district partnerships to explore housing programs targeted towards the educational workforce.
  - If such program does not exist, develop intervention method with the city, the local school districts, and service providers when families are identified to be at risk of homelessness. The City will partner with the local school districts and service providers to support at-risk families with information regarding local resources, fair housing education and access to legal aid, and potential housing opportunities. Through this process, the city will track contributing factors to housing instability for families at risk of homelessness between 2023 and 2027. In 2028, the City will identify significant patterns of contributing factors and pursue solutions to alleviate displacement risk.
  - Facilitate a meeting or other coordination between SRUSD, Santa Rosa Transit and CityBus, and Sonoma County Transportation Agency to assess the need for improved transit routes or access for students.
  - Meet with the Sonoma County Social Services Agency by June 2024 to develop a program to assist SRUSD in training classroom aides through programs such as CalWorks and placing them in lower performing schools, such as those in west Santa Rosa, to improve educational opportunities for local students.
  - Support applications by SRUSD or individual schools to secure grant funding for teacher recruitment and retention bonuses, classroom materials, and other incentives for teachers
- Support the implementation of the Sonoma County Transportation Authority (SCTA) Priority Development Area Investment and Growth Strategy in accordance with Plan Bay Area, which outlines improved transit corridors within Santa Rosa and greater Sonoma County. The Priority

Development Areas identified in the strategy center the Downtown Station Area as a transportation hub and also identify the Roseland Area, Mendocino Corrido, Santa Rosa Avenue Corridor, and North Station on Guerneville Road as key areas for expanded public and multimodal transit services. Meet with the SCTA and MTC/ABAG quarterly to support continued progress toward the strategy.

- Coordinate residents within Santa Rosa Equity Priority communities to identify obstacles to reaching desired destinations using available public transit and address unmet needs, including needs of persons experiencing homelessness. Meet on an annual basis, starting in March 2023.

Time Frame: Ongoing; see individual actions for associated timelines.

Entities: Planning and Economic Development, Santa Rosa Transit, Housing and Community Services.

Funding: City General Fund

Quantified Objective: Assist 1000 households, of those 500 aimed towards lower income households, with fair housing issues, education, and overcoming barriers.

Program H-32: **Tenant Protection/Eviction Prevention Measures.** To assist with tenant protections and eviction prevention the City will take the following actions:

- Continue to provide services to tenants for eviction defense, tenant legal services, educational services, fair housing assistance, relocation help in substandard housing.
- Explore the development of a landlord –tenant mediation services program.
- Collaborate with non-profits and grass roots organizations to support tenants' rights and provide educational opportunities for tenants and landlords.
- Explore the development of an Anti-Eviction – Emergency Rental Assistance Fund Program for Santa Rosa low-income residents who are at risk of eviction due to unforeseen circumstances such as health issues, lack of insurance, job loss, disability, separation, or death of the head of household.
- Explore programs and/or policies implemented by other jurisdictions that have been successful addressing the disproportionate impact of evictions and displacement of communities of color.

Time Frame: Ongoing, provide services and information proactively, explore the development of new programs by December 2024, create program by 2025 and implement thereafter.

Entities: Planning and Economic Development and Housing and Community Services

Funding: City General Fund

Quantified Objectives: Provide assistance to 200 households to reduce displacement risk.

Program H-33: **Real Property Transfer Tax.** Continue to designate a portion of the Real Property Transfer Tax, through annual budget appropriations, to affordable housing programs. Consider increasing the portion of the tax designated for affordable housing and use these additional funds to assist with the development of affordable units.

Time Frame: Annually through budget appropriations; allocation increases by 5% annually until it is 100% of revenue.

Entity: Housing and Community Services

Funding: Real Property Transfer Tax

Quantified Objectives: Use Real Property Transfer Tax revenues to support development of 300 total units over the planning period, including 150 units of the 1,919 units affordable to lower-income households and 150 units of the 771 units affordable to moderate-income households.

Program H-34: **Participation in the Mortgage Credit Certificate Program.** Continue participation in the Mortgage Credit Certificate (MCC) program to assist lower- income and/or first-time homebuyers in purchasing new homes. To reduce displacement risk of prospective homebuyers being priced out of the community, the city will promote the availability of these programs in areas with concentrations of renters, particularly low-income renters and Equity Priority Populations, through providing information materials at public buildings and locations and will post the programs on the City's website and in City buildings.

Time Frame: Develop informational materials to distribute and post on the City's website by May 2023.

Entity: Department of Housing and Community Services

Funding: City General Fund, MCC Program

Quantified Objective: Connect 30 eligible residents with assistance through the MCC program to reduce displacement and assist housing mobility for eligible households, target marketing of this program in areas of concentrated lower-income households and renters.

Program H-35: **Community Land Trust Program.** Investigate development of a Community Land Trust program for Santa Rosa to determine its feasibility and affordable housing production possibilities. Continue to support the Housing Land Trust of Sonoma County (HLTSC) in its efforts to work with developers and non-profit organizations to further homeownership opportunities.

Time Frame: Consider the development of a Community Land Trust program by July 2025; Participate in the HLTSC on an ongoing basis.

Entities: Planning and Economic Development

Funding: City General Fund

Program H-36: **Section 8 Housing Choice Voucher Program.** Administer the federal Housing Choice Voucher (HCV) rental assistance program. Work with the Santa Rosa Housing Authority to actively emphasize and promote acceptance of vouchers to property owners in high-resource neighborhoods, such as neighborhoods in north and northeast Santa Rosa that qualify as racially concentrated areas of affluence (RCAAs) and are considered exclusive, as described in the Assessment of Fair Housing. Continue to maintain multilingual information about this program on the City's website and at public meetings and events. Develop an educational program for homeowners and property owners to increase awareness of the HCV program assistance that includes proactive measures to engage the public, such as a booth at citywide public events, holding an educational program for property owners in partnership with the Santa Rosa Housing Authority on an annual basis, and identifying community-based partners, such as local realtor groups and/or property owners with tenants supported by HCV assistance currently, to promote HCV assistance to homeowners and property owners.

Time Frame: Develop education program for property owners and homeowners by December 2024 and implement annually; work with Santa Rosa Housing Authority on an ongoing basis.

Entity: Department of Housing and Community Services

Funding: City General Fund

Quantified Objective: Conserve the 1,903 Housing Choice Vouchers in use in Santa Rosa. Add 200 very low- income households access rental opportunities with HCV assistance, including 75 households in areas designated as high resource/RCAAs in North and Northeastern Santa Rosa.

Governmental Constraints

H-5 REDUCE OR REMOVE GOVERNMENT CONSTRAINTS ON THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING WHERE FEASIBLE.

Policy H-5.2: Periodically review the City's regulations, ordinances, and development fees/exactions to ensure they do not unduly constrain the production, maintenance, and improvement of housing.

Policy H-5.1: Provide streamlined processing of residential projects to minimize time and costs in order to encourage housing production.

Policy H-5.3: Ensure that all City regulations related to housing are up-to-date and consistent with State housing legislation.

Program H-37: Application Streamlining and Compliance with Senate Bill 35 (Streamlined Affordable Housing). The City will continue to support efficient and streamlined application processing for affordable housing development applications. To this end, the City will continue to:

- Ensure that residential projects are heard by the first decision-making board, within a period not to exceed 120 days of receipt of a complete application for development approval.
- Continue to fast-track all development projects that provide 100 percent affordable to extremely low-, very low-, and low-income households with long-term affordability restrictions. Utilize a fast-track schedule mutually acceptable to the project applicant and the city.
- Defer payment of development impact fees for affordable units until permanent financing is available.

Additionally, after the City's PDA sunsets in December 2023, the City will review and determine if the streamlined process should be continued.

Time Frame: Ongoing as projects are received by the Planning and Economic Development Department. Evaluate the City's PDA streamlined process prior to December 2023, continue immediately after December 2023 sunset date.

Entity: Planning and Economic Development

Funding: City General Fund

Quantified Objective: 200 lower income units to reduce displacement risk.

Program H-38: **Zoning Code Amendments.** Ensure that regulations contained in the Santa Rosa Zoning Code provide development standards, parking requirements, and use allowances that facilitate the development of housing for all income groups.

- *Parking Regulations:* Review and revise parking regulations, specifically the parking requirements for single family residences, for residential uses to ensure parking is not a constraint to housing development.
- *Density Bonus:* Review and revise the City's density bonus ordinance to ensure compliance with state law.
- *Family Definition:* Amend the definition of "family" in the Santa Rosa Zoning Code to not limit family by size or relation such that it does not impede the ability of persons with disabilities to locate housing.
- *Residential Care Facilities*: Allow residential care facilities, regardless of size, in all zones that permit residential uses of the same type, in accordance with the City's revised definition of family.
- *ADUs:* Amend the Zoning Code to allow ADUs on and adjacent to property listed on the register or in a historic district and to allow ADUs and JADUs in the Mobile Home zoning district per Government Code Section 65852.
- *Low-Barrier Navigation Center:* Allow low-barrier navigation centers for the homeless by right in zones that allow for mixed-use and nonresidential zones permitting multifamily uses, per Government Code Section 65662.
- *Employee/Farmworker Housing*: Allow employee/farmworker housing that serves six or fewer persons as a single-family structure and permit it in the same manner as other single-family structures of the same type in the same zone and across all zones that allow single-family residential uses. The amendment will also treat employee/farmworker housing consisting of no more than 12 units or 36 beds as an agricultural use and permit it in the same manner as other agricultural uses in the same zone, in compliance with the California Employee Housing Act (Health and Safety Code Sections 17021.5 and 17021.6).
- *Emergency Shelters*: Allow sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with Government Code Section 65583(a)(4)(A)(ii)).
- *Transitional and Supportive Housing:* Develop a processing procedure to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units,

whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multi-unit and mixed-use development is permitted (Government Code Section 65651(a).

- *Reasonable Accommodations*: The City will review and revise the current Reasonable Accommodation procedure to ensure consistency with federal and state guidance and will review and revise findings, specifically the finding regarding potential impacts on surrounding uses, for approving reasonable accommodation requests to ensure they do not pose any barriers to housing for persons with disabilities.

Time Frame: Complete Zoning Code Amendments by December 2024; annually review Zoning Code and revise as needed.

Entity: Planning and Economic Development

Funding Source: City General Fund

Quantified Objective: 100 units; of these, encourage 75 units in areas with close proximity to resources and services to improve access to opportunity for lower-income and special-needs persons.

Program H-39: **Revised Parking Standards.** To meet the mobility needs of residents, and to ensure parking standards are not a constraint on the development of housing, the City will consider modifications to the Zoning Ordinance to better encourage infill development, consider parking reductions, eliminating parking minimums, and explore instituting parking maximums.

Time Frame: Analysis, outreach and coordination will be initiated in 2024. Recommendations to be presented to the City Council for consideration will be in 2025.

Entity: Planning and Economic Development

Funding Source: City General Fund

Program H-40: **Design Review Findings.** To ensure the design review process does not act as a constraint on the development of housing, the City will review and revise the subjective findings, as appropriate.

Time Frame: Review approval process starting June 2023 through June 2024, amend the approval findings as appropriate by December 2024.

Entity: Planning and Economic Development

Funding Source: City General Fund

Energy Efficiency

H-6: DEVELOP ENERGY-EFFICIENT RESIDENTIAL UNITS AND REHABILITATE EXISTING UNITS TO REDUCE ENERGY CONSUMPTION.

Policy H-6.1: Encourage the use of energy conservation features in residential construction, rehabilitation, and remodeling.

Program H-41: **Energy Efficiency in Residential Development.** Maximize energy efficiency in residential areas. Use the following techniques:

- Implement CALGreen Tier 1 standards. Require, as allowed by CALGreen Tier 1 standards, energy efficiency through site planning and building design by assisting residential developers in identifying energy conservation and efficiency measures appropriate to the Santa Rosa area. Continue to require the use of fuel-efficient heating and cooling equipment and other appliances, in accordance with CALGreen Tier 1 standards.
- Fund energy conservation through the Housing Authority's rehabilitation loans.
- Promote home improvement strategies for energy efficiency.
- Promote energy-efficiency improvements that are sensitive to the historic significance of the residential structure.
- Consider a program that would require energy-efficiency improvements when a residential structure undergoes transfer of title or major renovation.
- Promote the Sonoma County Energy Independence Program, which funds energy and water conservation improvements.
- Consider a program that requires energy audits and cost-effective energy upgrades for existing residential structures.

Time Frame: CALGreen Tier 1 standards: daily through building permit review; energy conservation: annually through budget process; efficiency strategies and audit program: 2024

Entities: Planning and Economic Development

Funding: City General Fund

Program H-42: **Water and Wastewater Priority.** Consistent with the provisions of SB 1087, the City will adopt a written policy with specific objective standards for meeting the priority requirement for proposed developments that include housing units affordable to lower-income households

Time Frame: Adopt a policy by December 2024

Entities: Planning and Economic Development

Funding: City General Fund

Quantified Objectives

Quantified objectives estimate the number of units likely to be constructed, rehabilitated, or conserved/preserved by income level during the planning period. The quantified objectives do not set a ceiling on development; rather, they set a target goal for the jurisdiction to achieve based on needs, resources, and constraints. Each quantified objective is detailed by income level, as shown in Table 8-2

TABLE 8-2 QUANTIFIED OBJECTIVE SUMMARY

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
RHNA	480	479	958	771	1995
New Construction					
H-2: Encourage Housing in Mixed Use		10	10	78	
H-3: Opportunity Development Areas					
H-5: Accessory Dwelling Units		173	173	173	
H-15: Santa Rosa Housing Trust	50	50	50	150	
H-17: Housing Allocation Plan	50	75	75	100	
H-20: Support Affordable Housing Development	213	212	425		
H-22: Housing for Persons with Disabilities	213	212	425		
H-23: Housing for Farmworkers	480				
H-24: Housing for Persons Experiencing Homelessness	400	50			
H-25: Housing for Extremely Low-Income Households	480				
H-26: Housing for Senior Households	25	25	50		
H-27: Housing for Large Households		25	50	25	

Program	Extremely Low	Very Low	Low	Moderate	Above Moderate
H-33: Real Property Transfer Tax	50	50	50	150	
H-38: Zoning Code Amendments	20	30	40	10	
Rehabilitation					
H-10: Code Enforcement	25	25	75	75	
H-12: Housing Rehabilitation	150	150	100	100	
H-31: Place Based Strategies		200	200	400	200
Conservation					
H-13: Mobile Home Park Preservation	262	262	262	787	
H-15: Preservation of At-Risk Housing Units	64	64	64	192	
H-29: Fair Housing Services	25	50	125		
H-30: Anti Displacement		200	200	400	200
H-32: Tenant Protection		50	150		
H-34: MCC Program			30		
H-36: Section 8 Housing Voucher Program	318	316	315	949	
H-37: SB 35 Streamlining	25	125	50		

Source: City of Santa Rosa, April 2022
Note: In some cases, quantified objectives overlap and therefore identify multiple programs to achieve the RHNA.

Appendix A

TABLE A-1 – SITES TO ACCOMMODATE THE MODERATE INCOME RHNA

HE Site Number	APN	ZONING CODE	GP LANDUSE	Acreage	Realistic Capacity	IN_WUI	VACANT
9	009-391-027	R-3-18	Med Residential	0.31	5	No	Vacant
10	010-244-043	R-3-18	Med Residential	0.34	5	No	Vacant
11	014-342-031	R-3-18	Med Residential	0.77	11	No	Vacant
12	031-080-020	RR-40	Med Residential	0.68	10	No	Vacant
13	031-140-072	R-1-6	Med Residential	0.31	5	No	Vacant
14	035-063-003	CG	Retail/Med Residential	0.54	8	No	Vacant
15	035-093-018	R-3-18	Med Residential	1.23	18	No	Vacant
16	032-300-005	R-3-18	Med Residential	0.39	6	No	Vacant
17	032-300-014	R-3-18	Med Residential	0.79	11	No	Vacant
18	041-042-012	R-3-15-SA	Med Residential	1	14	No	Vacant
19	036-011-046	RR-40	Retail/Med Residential	3.59	52	No	Vacant
20	036-111-010	Pre-Zone R-3-18	Med Residential	4.83	70	No	Vacant
21	036-183-045	R-1-6	Med Residential	0.34	5	No	Vacant
22	036-061-028	R-3-18	Med Residential	0.81	12	No	Vacant
23	036-011-053	CG	Retail/Med Residential	2	29	No	Vacant
24	043-133-013	R-3-18	Med Residential	5.96	86	No	Vacant
25	044-041-082	RR-20	Med Residential	1.56	23	No	Vacant
26	125-101-018	R-3-18	Med Residential	0.57	8	No	Vacant
27	125-043-002	R-3-18	Med Residential	4.84	70	No	Vacant
28	125-172-014	R-3-18	Med Residential	0.4	6	No	Vacant

HE Site Number	APN	ZONING CODE	GP LANDUSE	Acreage	Realistic Capacity	IN_WUI	VACANT
29	125-421-010	R-1-6-SR	Med-Low Residential	0.28	3	No	Vacant
30	125-381-009	R-3-18	Med Residential	0.6	9	No	Vacant
31	125-521-004	R-3-18	Med Residential	1.74	25	No	Vacant
32	173-060-017	CG	Retail/Med Residential	0.24	4	Yes	Vacant
33	173-060-015	CG	Retail/Med Residential	0.7	10	Yes	Vacant
34	173-060-009	CG	Retail/Med Residential	7.5	108	Yes	Vacant
35	173-060-010	CG	Retail/Med Residential	0.91	13	Yes	Vacant
36	173-060-020	CG	Retail/Med Residential	0.55	8	Yes	Vacant
37	182-510-002	RR-20	Med Residential	0.34	5	No	Vacant
38	182-120-052	R-3-18	Med Residential	0.5	7	No	
Subtotal				*44.62*	*643*		
39	035-103-021	RR-40	Med-Low Residential	0.45	5	No	Vacant
40	035-103-023	R-1-6	Med-Low Residential	1.2	13	No	Vacant
41	035-101-004	R-1-6	Med-Low Residential	6.33	66	No	Vacant
42	035-092-003	R-1-6	Med-Low Residential	0.6	6	No	Vacant
Subtotal				*8.58*	*89*		
Total				*53.2*	*732*		

TABLE A-2 – SITES TO ACCOMMODATE THE ABOVE MODERATE INCOME RHNA

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
43	010-264-012	Low Residential	R-1	0.79	5	No	Vacant
44	010-492-003	Low Residential	R-1	0.23	1	No	Vacant
45	010-521-027	Low Residential	R-1	0.47	3	No	Vacant
46	013-321-007	Low Residential	R-1	0.80	5	Yes	Vacant
47	013-321-042	Low Residential	R-1	0.45	3	Yes	Vacant
48	010-650-043	Low Residential	R-1	0.56	4	No	Vacant
49	014-221-013	Low Residential	R-1	0.61	4	No	Vacant
50	015-073-040	Low Residential	R-1	0.42	3	No	Vacant
51	034-270-011	Low Residential	PD-R	0.21	1	No	Vacant
52	034-270-013	Low Residential	PD-R	0.20	1	No	Vacant
53	031-050-014	Low Residential	PD-R	1.97	13	Yes	Vacant
54	031-140-069	Low Residential	R-1	1.32	8	No	Vacant
55	034-376-005	Low Residential	PD-R	0.22	1	No	Vacant
56	035-063-024	Low Residential	RR	0.39	3	No	Vacant
57	034-270-012	Low Residential	PD-R	0.20	1	No	Vacant
58	031-140-080	Low Residential	R-1	0.43	3	No	Vacant
59	031-180-036	Low Residential	R-1	0.49	3	Yes	Vacant
60	031-250-033	Low Residential	<Null>	0.28	2	No	Vacant
61	031-240-065	Low Residential	R-1	0.29	2	No	Vacant
62	035-091-025	Low Residential	R-1	1.53	10	No	Vacant
63	035-103-006	Low Residential	R-1	0.41	3	No	Vacant
64	035-091-006	Low Residential	RR	0.36	2	No	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
65	035-092-011	Low Residential	R-1	0.27	2	No	Vacant
66	035-121-057	Low Residential	R-1	0.38	2	No	Vacant
67	035-063-027	Low Residential	RR	0.48	3	No	Vacant
68	035-102-017	Low Residential	RR	0.51	3	No	Vacant
69	035-134-024	Low Residential	RR	0.24	2	No	Vacant
70	034-030-047	Low Residential	PD-R	0.44	3	No	Vacant
71	034-030-052	Low Residential	PD-R	0.53	3	No	Vacant
72	034-490-015	Low Residential	R-1	0.25	2	No	Vacant
73	034-011-007	Low Residential	R-1	0.49	3	No	Vacant
74	034-011-030	Low Residential	RR	0.50	3	No	Vacant
75	034-021-011	Low Residential	R-1	0.53	3	No	Vacant
76	034-043-042	Low Residential	<Null>	0.49	3	No	Vacant
77	034-043-047	Low Residential	<Null>	0.45	3	No	Vacant
78	034-043-085	Low Residential	<Null>	0.65	4	No	Vacant
79	035-092-023	Low Residential	R-1	0.21	1	No	Vacant
80	035-093-025	Low Residential	R-1	0.37	2	No	Vacant
81	035-121-037	Low Residential	R-1	0.25	2	No	Vacant
82	035-610-025	Low Residential	R-1	0.24	2	No	Vacant
83	035-700-077	Low Residential	PD-R	0.55	4	No	Vacant
84	037-022-019	Low Residential	R-1	0.49	3	No	Vacant
85	036-061-057	Low Residential	RR	0.26	2	No	Vacant
86	043-064-010	Low Residential	R-1	0.77	5	No	Vacant
87	038-194-001	Low Residential	PD-R	0.35	2	No	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
88	036-261-044	Low Residential	R-1	0.41	3	No	Vacant
89	043-200-001	Low Residential	R-1	0.21	1	No	Vacant
90	038-254-016	Low Residential	R-1	0.36	2	No	Vacant
91	036-183-041	Low Residential	R-1	0.24	2	No	Vacant
92	038-194-003	Low Residential	PD-R	0.27	2	No	Vacant
93	043-064-013	Low Residential	R-1	0.37	2	No	Vacant
94	043-112-029	Low Residential	R-1	0.43	3	No	Vacant
95	043-112-057	Low Residential	R-1	0.61	4	No	Vacant
96	043-164-051	Low Residential	R-1	0.30	2	No	Vacant
97	049-561-004	Low Residential	R-1	0.28	2	Yes	Vacant
98	049-370-034	Low Residential	RR	0.42	3	No	Vacant
99	049-370-039	Low Residential	RR	0.43	3	No	Vacant
100	044-021-070	Low Residential	R-1	0.31	2	No	Vacant
101	044-032-006	Low Residential	R-1	1.86	12	No	Vacant
102	044-190-005	Low Residential	PD-R	1.97	13	No	Vacant
103	058-281-013	Low Residential	PD-R	0.28	2	No	Vacant
104	059-010-064	Low Residential	R-1	0.39	3	No	Vacant
105	044-200-018	Low Residential	R-1	0.69	4	No	Vacant
106	059-010-039	Low Residential	RR	1.32	8	No	Vacant
107	059-010-044	Low Residential	RR	0.50	3	No	Vacant
108	059-010-045	Low Residential	PD-R	0.89	6	No	Vacant
109	059-010-003	Low Residential	RR	0.41	3	No	Vacant
110	059-010-027	Low Residential	RR	1.00	6	No	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
111	059-010-061	Low Residential	R-1	0.34	2	No	Vacant
112	058-281-020	Low Residential	RR	0.78	5	No	Vacant
113	059-010-014	Low Residential	RR	0.31	2	No	Vacant
114	059-010-025	Low Residential	RR	1.00	6	No	Vacant
115	134-022-007	Low Residential	R-1	7.49	48	No	Vacant
116	134-022-030	Low Residential	R-1	0.47	3	No	Vacant
117	134-042-064	Low Residential	R-1	0.57	4	No	Vacant
118	125-401-018	Low Residential	R-1	2.66	17	No	Vacant
119	125-172-031	Low Residential	PD-R	0.28	2	No	Vacant
120	125-281-023	Low Residential	PD-R	0.43	3	No	Vacant
121	134-042-063	Low Residential	R-1	1.34	9	No	Vacant
122	125-291-045	Low Residential	PD-R	1.44	9	No	Vacant
123	134-022-037	Low Residential	RR	0.94	6	No	Vacant
124	125-501-015	Low Residential	R-1	0.32	2	No	Vacant
125	134-290-015	Low Residential	R-1	0.49	3	No	Vacant
126	134-301-006	Low Residential	R-1	0.33	2	No	Vacant
127	152-090-014	Low Residential	R-1	0.23	1	No	Vacant
128	153-430-039	Low Residential	R-1	0.25	2	Yes	Vacant
129	153-610-008	Low Residential	R-1	0.21	1	No	Vacant
130	152-133-003	Low Residential	R-1	0.39	2	No	Vacant
131	152-080-024	Low Residential	R-1	0.52	3	No	Vacant
132	148-010-003	Low Residential	R-1	0.77	5	No	Vacant
133	148-010-004	Low Residential	R-1	1.07	7	No	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
134	148-010-058	Low Residential	R-1	0.25	2	No	Vacant
135	153-570-011	Low Residential	PD-R	0.38	2	Yes	Vacant
136	180-080-015	Low Residential	R-1	1.23	8	Yes	Vacant
137	180-080-003	Low Residential	R-1	0.25	2	Yes	Vacant
138	173-170-002	Low Residential	<Null>	0.58	4	Yes	Vacant
139	173-200-011	Low Residential	R-1	0.26	2	Yes	Vacant
140	173-190-082	Low Residential	R-1	0.22	1	Yes	Vacant
141	173-250-009	Low Residential	R-1	0.99	6	Yes	Vacant
142	173-200-053	Low Residential	R-1	0.29	2	Yes	Vacant
143	173-210-013	Low Residential	R-1	0.25	2	Yes	Vacant
144	173-170-004	Low Residential	<Null>	0.57	4	Yes	Vacant
145	173-190-084	Low Residential	R-1	0.25	2	Yes	Vacant
146	173-210-034	Low Residential	R-1	0.41	3	Yes	Vacant
147	173-320-053	Low Residential	PD-R	0.20	1	Yes	Vacant
148	173-320-004	Low Residential	PD-R	0.27	2	Yes	Vacant
149	173-440-003	Low Residential	PD-R	0.56	4	Yes	Vacant
150	173-320-003	Low Residential	PD-R	0.25	2	Yes	Vacant
151	173-340-005	Low Residential	PD-R	0.31	2	Yes	Vacant
152	173-560-011	Low Residential	PD-R	0.30	2	Yes	Vacant
153	173-560-018	Low Residential	PD-R	0.26	2	Yes	Vacant
154	173-560-019	Low Residential	PD-R	0.26	2	Yes	Vacant
155	173-570-001	Low Residential	PD-R	0.22	1	Yes	Vacant
156	173-170-001	Low Residential	<Null>	1.35	9	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
157	173-170-005	Low Residential	<Null>	0.58	4	Yes	Vacant
158	173-190-041	Low Residential	R-1	0.29	2	Yes	Vacant
159	173-190-042	Low Residential	R-1	0.22	1	Yes	Vacant
160	173-290-040	Low Residential	PD-R	0.55	4	Yes	Vacant
161	173-290-041	Low Residential	PD-R	0.39	2	Yes	Vacant
162	173-320-065	Low Residential	PD-R	0.76	5	Yes	Vacant
163	173-340-004	Low Residential	PD-R	0.33	2	Yes	Vacant
164	173-440-002	Low Residential	PD-R	0.58	4	Yes	Vacant
165	173-560-010	Low Residential	PD-R	0.36	2	Yes	Vacant
166	173-560-012	Low Residential	PD-R	0.35	2	Yes	Vacant
167	173-570-023	Low Residential	PD-R	0.35	2	Yes	Vacant
168	173-570-024	Low Residential	PD-R	0.31	2	Yes	Vacant
169	173-580-004	Low Residential	PD-R	0.27	2	Yes	Vacant
170	173-580-013	Low Residential	PD-R	0.27	2	Yes	Vacant
171	173-590-005	Low Residential	PD-R	0.30	2	Yes	Vacant
172	173-590-036	Low Residential	PD-R	0.31	2	Yes	Vacant
173	173-590-037	Low Residential	PD-R	0.22	1	Yes	Vacant
174	173-600-004	Low Residential	PD-R	0.31	2	Yes	Vacant
175	173-600-008	Low Residential	PD-R	0.29	2	Yes	Vacant
176	173-600-012	Low Residential	PD-R	0.30	2	Yes	Vacant
177	173-600-027	Low Residential	PD-R	0.20	1	Yes	Vacant
178	173-610-001	Low Residential	PD-R	0.25	2	Yes	Vacant
179	173-610-004	Low Residential	PD-R	0.21	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
180	173-610-028	Low Residential	PD-R	0.26	2	Yes	Vacant
181	173-620-003	Low Residential	PD-R	0.27	2	Yes	Vacant
182	173-620-009	Low Residential	PD-R	0.25	2	Yes	Vacant
183	173-620-013	Low Residential	PD-R	0.36	2	Yes	Vacant
184	173-620-019	Low Residential	PD-R	0.51	3	Yes	Vacant
185	173-620-022	Low Residential	PD-R	0.37	2	Yes	Vacant
186	173-620-025	Low Residential	PD-R	0.29	2	Yes	Vacant
187	173-640-020	Low Residential	PD-R	0.27	2	Yes	Vacant
188	173-640-021	Low Residential	PD-R	0.36	2	Yes	Vacant
189	173-650-020	Low Residential	PD-R	0.83	5	Yes	Vacant
190	173-660-002	Low Residential	PD-R	0.23	1	Yes	Vacant
191	173-660-005	Low Residential	PD-R	0.43	3	Yes	Vacant
192	173-660-015	Low Residential	PD-R	0.27	2	Yes	Vacant
193	173-660-021	Low Residential	PD-R	0.31	2	Yes	Vacant
194	173-580-003	Low Residential	PD-R	0.32	2	Yes	Vacant
195	173-590-003	Low Residential	PD-R	0.27	2	Yes	Vacant
196	173-590-006	Low Residential	PD-R	0.32	2	Yes	Vacant
197	173-590-010	Low Residential	PD-R	0.36	2	Yes	Vacant
198	173-590-012	Low Residential	PD-R	0.34	2	Yes	Vacant
199	173-590-016	Low Residential	PD-R	0.21	1	Yes	Vacant
200	173-590-035	Low Residential	PD-R	0.24	2	Yes	Vacant
201	173-600-003	Low Residential	PD-R	0.30	2	Yes	Vacant
202	173-600-009	Low Residential	PD-R	0.34	2	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
203	173-600-024	Low Residential	PD-R	0.45	3	Yes	Vacant
204	173-600-028	Low Residential	PD-R	0.21	1	Yes	Vacant
205	173-600-044	Low Residential	PD-R	0.28	2	Yes	Vacant
206	173-600-046	Low Residential	PD-R	0.49	3	Yes	Vacant
207	173-610-008	Low Residential	PD-R	0.24	2	Yes	Vacant
208	173-610-012	Low Residential	PD-R	0.24	2	Yes	Vacant
209	173-610-027	Low Residential	PD-R	0.30	2	Yes	Vacant
210	173-610-033	Low Residential	PD-R	0.21	1	Yes	Vacant
211	173-620-021	Low Residential	PD-R	0.38	2	Yes	Vacant
212	173-630-001	Low Residential	PD-R	0.20	1	Yes	Vacant
213	173-630-002	Low Residential	PD-R	0.20	1	Yes	Vacant
214	173-630-013	Low Residential	PD-R	0.20	1	Yes	Vacant
215	173-630-014	Low Residential	PD-R	0.20	1	Yes	Vacant
216	173-640-012	Low Residential	PD-R	0.20	1	Yes	Vacant
217	173-640-037	Low Residential	PD-R	0.51	3	Yes	Vacant
218	173-650-021	Low Residential	PD-R	0.64	4	Yes	Vacant
219	173-650-022	Low Residential	PD-R	1.02	7	Yes	Vacant
220	173-780-004	Low Residential	PD-R	0.20	1	Yes	Vacant
221	180-520-062	Low Residential	PD-R	0.25	2	No	Vacant
222	173-560-004	Low Residential	PD-R	0.36	2	Yes	Vacant
223	173-560-007	Low Residential	PD-R	0.30	2	Yes	Vacant
224	173-560-014	Low Residential	PD-R	0.87	6	Yes	Vacant
225	173-560-020	Low Residential	PD-R	0.31	2	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
226	173-560-022	Low Residential	PD-R	0.52	3	Yes	Vacant
227	173-570-015	Low Residential	PD-R	0.21	1	Yes	Vacant
228	173-570-025	Low Residential	PD-R	0.31	2	Yes	Vacant
229	173-570-034	Low Residential	PD-R	0.20	1	Yes	Vacant
230	173-580-006	Low Residential	PD-R	0.50	3	Yes	Vacant
231	180-670-033	Low Residential	PD-R	0.28	2	No	Vacant
232	173-580-011	Low Residential	PD-R	0.41	3	Yes	Vacant
233	173-580-012	Low Residential	PD-R	0.24	2	Yes	Vacant
234	173-580-020	Low Residential	PD-R	0.27	2	Yes	Vacant
235	173-590-017	Low Residential	PD-R	0.21	1	Yes	Vacant
236	173-590-019	Low Residential	PD-R	0.30	2	Yes	Vacant
237	173-590-027	Low Residential	PD-R	0.24	2	Yes	Vacant
238	173-590-034	Low Residential	PD-R	0.22	1	Yes	Vacant
239	173-590-038	Low Residential	PD-R	0.23	1	Yes	Vacant
240	173-600-005	Low Residential	PD-R	0.31	2	Yes	Vacant
241	173-600-007	Low Residential	PD-R	0.26	2	Yes	Vacant
242	173-600-030	Low Residential	PD-R	0.31	2	Yes	Vacant
243	173-600-035	Low Residential	PD-R	0.48	3	Yes	Vacant
244	173-610-005	Low Residential	PD-R	0.39	3	Yes	Vacant
245	173-610-016	Low Residential	PD-R	0.29	2	Yes	Vacant
246	173-610-026	Low Residential	PD-R	0.23	1	Yes	Vacant
247	173-620-001	Low Residential	PD-R	0.28	2	Yes	Vacant
248	173-620-008	Low Residential	PD-R	0.28	2	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
249	173-620-011	Low Residential	PD-R	0.39	3	Yes	Vacant
250	173-620-012	Low Residential	PD-R	0.33	2	Yes	Vacant
251	173-620-016	Low Residential	PD-R	0.34	2	Yes	Vacant
252	173-620-018	Low Residential	PD-R	0.52	3	Yes	Vacant
253	173-620-020	Low Residential	PD-R	0.31	2	Yes	Vacant
254	173-630-011	Low Residential	PD-R	0.25	2	Yes	Vacant
255	173-630-012	Low Residential	PD-R	0.25	2	Yes	Vacant
256	173-640-009	Low Residential	PD-R	0.27	2	Yes	Vacant
257	173-640-040	Low Residential	PD-R	0.24	2	Yes	Vacant
258	173-650-014	Low Residential	PD-R	0.52	3	Yes	Vacant
259	173-660-016	Low Residential	PD-R	0.35	2	Yes	Vacant
260	173-660-020	Low Residential	PD-R	0.28	2	Yes	Vacant
261	173-780-012	Low Residential	PD-R	0.20	1	Yes	Vacant
262	182-540-021	Low Residential	R-1	0.86	5	No	Vacant
263	173-560-003	Low Residential	PD-R	0.56	4	Yes	Vacant
264	173-560-013	Low Residential	PD-R	0.52	3	Yes	Vacant
265	173-570-026	Low Residential	PD-R	0.28	2	Yes	Vacant
266	173-570-029	Low Residential	PD-R	0.26	2	Yes	Vacant
267	173-570-030	Low Residential	PD-R	0.27	2	Yes	Vacant
268	173-570-035	Low Residential	PD-R	0.20	1	Yes	Vacant
269	173-580-001	Low Residential	PD-R	0.25	2	Yes	Vacant
270	173-580-005	Low Residential	PD-R	0.23	1	Yes	Vacant
271	173-580-007	Low Residential	PD-R	0.50	3	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
272	173-580-014	Low Residential	PD-R	0.34	2	Yes	Vacant
273	173-580-021	Low Residential	PD-R	0.28	2	Yes	Vacant
274	173-590-002	Low Residential	PD-R	0.30	2	Yes	Vacant
275	173-590-004	Low Residential	PD-R	0.22	1	Yes	Vacant
276	173-590-009	Low Residential	PD-R	0.25	2	Yes	Vacant
277	173-590-014	Low Residential	PD-R	0.21	1	Yes	Vacant
278	173-590-018	Low Residential	PD-R	0.26	2	Yes	Vacant
279	173-590-028	Low Residential	PD-R	0.24	2	Yes	Vacant
280	173-600-002	Low Residential	PD-R	0.24	2	Yes	Vacant
281	173-600-006	Low Residential	PD-R	0.24	2	Yes	Vacant
282	173-600-019	Low Residential	PD-R	0.28	2	Yes	Vacant
283	173-600-020	Low Residential	PD-R	0.23	1	Yes	Vacant
284	173-600-023	Low Residential	PD-R	0.48	3	Yes	Vacant
285	173-600-029	Low Residential	PD-R	0.28	2	Yes	Vacant
286	173-600-031	Low Residential	PD-R	0.24	2	Yes	Vacant
287	173-600-032	Low Residential	PD-R	0.23	1	Yes	Vacant
288	173-600-043	Low Residential	PD-R	0.26	2	Yes	Vacant
289	173-610-006	Low Residential	PD-R	0.37	2	Yes	Vacant
290	173-610-009	Low Residential	PD-R	0.25	2	Yes	Vacant
291	173-610-013	Low Residential	PD-R	0.24	2	Yes	Vacant
292	173-610-023	Low Residential	PD-R	0.36	2	Yes	Vacant
293	173-610-025	Low Residential	PD-R	0.27	2	Yes	Vacant
294	173-620-007	Low Residential	PD-R	0.47	3	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
295	173-620-010	Low Residential	PD-R	0.94	6	Yes	Vacant
296	173-620-015	Low Residential	PD-R	0.27	2	Yes	Vacant
297	173-620-017	Low Residential	PD-R	0.42	3	Yes	Vacant
298	173-630-008	Low Residential	PD-R	0.42	3	Yes	Vacant
299	173-630-010	Low Residential	PD-R	0.73	5	Yes	Vacant
300	173-640-007	Low Residential	PD-R	0.26	2	Yes	Vacant
301	173-640-011	Low Residential	PD-R	0.23	1	Yes	Vacant
302	173-640-019	Low Residential	PD-R	0.28	2	Yes	Vacant
303	173-640-026	Low Residential	PD-R	0.20	1	Yes	Vacant
304	173-650-013	Low Residential	PD-R	0.36	2	Yes	Vacant
305	173-660-003	Low Residential	PD-R	0.20	1	Yes	Vacant
306	173-660-004	Low Residential	PD-R	0.23	1	Yes	Vacant
307	173-080-043	Low Residential	R-1	0.49	3	Yes	Vacant
308	173-100-001	Low Residential	R-1	1.18	8	Yes	Vacant
309	182-520-042	Low Residential	RR	0.31	2	No	Vacant
310	180-820-007	Low Residential	R-1	0.51	3	Yes	Vacant
311	180-820-006	Low Residential	R-1	0.32	2	Yes	Vacant
312	181-300-032	Low Residential	R-1	0.20	1	Yes	Vacant
313	182-120-030	Low Residential	R-1	0.37	2	No	Vacant
314	182-200-004	Low Residential	R-1	0.28	2	No	Vacant
315	182-190-024	Low Residential	RR	0.60	4	No	Vacant
316	182-090-001	Low Residential	PD-R	0.24	2	No	Vacant
317	181-220-049	Low Residential	R-1	2.42	15	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
318	182-090-045	Low Residential	PD-R	0.34	2	No	Vacant
319	182-150-069	Low Residential	R-1	1.08	7	No	Vacant
320	173-620-030	Low Residential	PD 72-001M-RC	6.07	39		Vacant City Land
Subtotal				*127.31*	*854*		
321	031-232-010	Very Low Residential	RR	0.37	1	Yes	Vacant
322	031-101-026	Very Low Residential	RR	5.77	9	No	Vacant
323	031-110-092	Very Low Residential	<Null>	1.72	3	Yes	Vacant
324	031-210-088	Very Low Residential	PD-R	0.56	1	Yes	Vacant
325	034-460-033	Very Low Residential	PD-R	0.32	1	No	Vacant
326	031-380-002	Very Low Residential	PD-R	1.44	2	Yes	Vacant
327	031-370-014	Very Low Residential	PD-R	1.37	2	Yes	Vacant
328	037-021-021	Very Low Residential	R-1	0.88	1	No	Vacant
329	036-034-017	Very Low Residential	<Null>	0.68	1	No	Vacant
330	036-091-046	Very Low Residential	R-1	0.59	1	No	Vacant
331	049-181-075	Very Low Residential	RR	0.83	1	No	Vacant
332	049-181-063	Very Low Residential	RR	0.63	1	No	Vacant
333	134-011-013	Very Low Residential	RR	0.54	1	No	Vacant
334	134-280-019	Very Low Residential	RR	0.55	1	No	Vacant
335	147-420-031	Very Low Residential	RR	0.50	1	Yes	Vacant
336	147-420-063	Very Low Residential	RR	0.60	1	Yes	Vacant
337	147-420-026	Very Low Residential	RR	0.43	1	Yes	Vacant
338	157-010-018	Very Low Residential	RR	0.33	1	No	Vacant
339	157-010-015	Very Low Residential	RR	1.36	2	No	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
340	173-180-028	Very Low Residential	RR	0.96	2	Yes	Vacant
341	173-180-013	Very Low Residential	RR	1.16	2	Yes	Vacant
342	173-180-016	Very Low Residential	RR	0.64	1	Yes	Vacant
343	173-180-019	Very Low Residential	RR	0.97	2	Yes	Vacant
344	173-250-007	Very Low Residential	RR	0.94	2	Yes	Vacant
345	173-250-040	Very Low Residential	RR	0.48	1	Yes	Vacant
346	173-260-021	Very Low Residential	<Null>	0.85	1	Yes	Vacant
347	173-250-006	Very Low Residential	RR	2.31	4	Yes	Vacant
348	173-260-025	Very Low Residential	<Null>	0.85	1	Yes	Vacant
349	173-260-026	Very Low Residential	<Null>	1.43	2	Yes	Vacant
350	173-260-028	Very Low Residential	<Null>	0.95	2	Yes	Vacant
351	173-180-005	Very Low Residential	RR	0.44	1	Yes	Vacant
352	173-180-010	Very Low Residential	RR	1.07	2	Yes	Vacant
353	173-180-014	Very Low Residential	RR	0.84	1	Yes	Vacant
354	173-250-037	Very Low Residential	RR	0.54	1	Yes	Vacant
355	173-370-017	Very Low Residential	RR	2.40	4	Yes	Vacant
356	173-390-009	Very Low Residential	R-1	0.21	0	Yes	Vacant
357	173-410-024	Very Low Residential	PD-R	0.79	1	Yes	Vacant
358	173-420-030	Very Low Residential	PD-R	0.68	1	Yes	Vacant
359	173-430-011	Very Low Residential	PD-R	0.27	0	Yes	Vacant
360	173-430-012	Very Low Residential	PD-R	0.27	0	Yes	Vacant
361	173-430-015	Very Low Residential	PD-R	0.24	0	Yes	Vacant
362	173-430-022	Very Low Residential	PD-R	0.23	0	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
363	173-430-037	Very Low Residential	PD-R	0.30	0	Yes	Vacant
364	173-430-040	Very Low Residential	PD-R	0.31	0	Yes	Vacant
365	173-430-046	Very Low Residential	PD-R	0.43	1	Yes	Vacant
366	173-430-050	Very Low Residential	PD-R	0.38	1	Yes	Vacant
367	173-430-052	Very Low Residential	PD-R	0.38	1	Yes	Vacant
368	173-450-010	Very Low Residential	PD-R	0.52	1	Yes	Vacant
369	173-450-014	Very Low Residential	PD-R	0.57	1	Yes	Vacant
370	173-380-002	Very Low Residential	RR	1.97	3	Yes	Vacant
371	173-390-011	Very Low Residential	<Null>	0.46	1	Yes	Vacant
372	173-410-001	Very Low Residential	PD-R	0.58	1	Yes	Vacant
373	173-430-007	Very Low Residential	PD-R	0.35	1	Yes	Vacant
374	173-430-018	Very Low Residential	PD-R	0.28	0	Yes	Vacant
375	173-430-021	Very Low Residential	PD-R	0.29	0	Yes	Vacant
376	173-430-023	Very Low Residential	PD-R	0.31	0	Yes	Vacant
377	173-430-024	Very Low Residential	PD-R	0.31	1	Yes	Vacant
378	173-430-028	Very Low Residential	PD-R	0.30	0	Yes	Vacant
379	173-430-029	Very Low Residential	PD-R	0.31	0	Yes	Vacant
380	173-430-035	Very Low Residential	PD-R	0.27	0	Yes	Vacant
381	173-430-041	Very Low Residential	PD-R	0.30	0	Yes	Vacant
382	173-430-049	Very Low Residential	PD-R	0.44	1	Yes	Vacant
383	173-430-051	Very Low Residential	PD-R	0.37	1	Yes	Vacant
384	173-430-065	Very Low Residential	PD-R	0.35	1	Yes	Vacant
385	173-450-011	Very Low Residential	PD-R	0.49	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
386	173-450-025	Very Low Residential	PD-R	0.62	1	Yes	Vacant
387	173-460-010	Very Low Residential	PD-R	0.25	0	Yes	Vacant
388	173-460-036	Very Low Residential	PD-R	0.20	0	Yes	Vacant
389	173-480-044	Very Low Residential	PD-R	0.24	0	Yes	Vacant
390	173-490-011	Very Low Residential	PD-R	0.60	1	Yes	Vacant
391	173-490-026	Very Low Residential	PD-R	0.64	1	Yes	Vacant
392	173-490-027	Very Low Residential	PD-R	0.65	1	Yes	Vacant
393	173-490-053	Very Low Residential	PD-R	0.73	1	Yes	Vacant
394	173-500-009	Very Low Residential	PD-R	0.86	1	Yes	Vacant
395	173-500-010	Very Low Residential	PD-R	0.68	1	Yes	Vacant
396	173-500-014	Very Low Residential	PD-R	0.89	1	Yes	Vacant
397	173-500-018	Very Low Residential	PD-R	0.63	1	Yes	Vacant
398	173-500-019	Very Low Residential	PD-R	0.62	1	Yes	Vacant
399	173-300-014	Very Low Residential	RR	2.29	4	Yes	Vacant
400	173-420-028	Very Low Residential	PD-R	0.56	1	Yes	Vacant
401	173-420-031	Very Low Residential	PD-R	0.50	1	Yes	Vacant
402	173-430-005	Very Low Residential	PD-R	0.25	0	Yes	Vacant
403	173-430-013	Very Low Residential	PD-R	0.30	0	Yes	Vacant
404	173-430-014	Very Low Residential	PD-R	0.28	0	Yes	Vacant
405	173-430-019	Very Low Residential	PD-R	0.24	0	Yes	Vacant
406	173-430-033	Very Low Residential	PD-R	0.24	0	Yes	Vacant
407	173-430-036	Very Low Residential	PD-R	0.35	1	Yes	Vacant
408	173-430-038	Very Low Residential	PD-R	0.69	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
409	173-450-020	Very Low Residential	PD-R	0.56	1	Yes	Vacant
410	173-450-023	Very Low Residential	PD-R	0.52	1	Yes	Vacant
411	173-450-024	Very Low Residential	PD-R	0.78	1	Yes	Vacant
412	173-460-008	Very Low Residential	PD-R	0.25	0	Yes	Vacant
413	173-460-011	Very Low Residential	PD-R	0.21	0	Yes	Vacant
414	173-470-011	Very Low Residential	PD-R	0.23	0	Yes	Vacant
415	173-480-042	Very Low Residential	PD-R	0.22	0	Yes	Vacant
416	173-490-025	Very Low Residential	PD-R	0.65	1	Yes	Vacant
417	173-490-035	Very Low Residential	PD-R	0.60	1	Yes	Vacant
418	173-490-047	Very Low Residential	PD-R	0.64	1	Yes	Vacant
419	173-490-048	Very Low Residential	PD-R	1.32	2	Yes	Vacant
420	173-500-063	Very Low Residential	RR	0.68	1	Yes	Vacant
421	173-500-069	Very Low Residential	RR	0.56	1	Yes	Vacant
422	173-510-018	Very Low Residential	PD-R	0.22	0	Yes	Vacant
423	173-510-023	Very Low Residential	PD-R	0.22	0	Yes	Vacant
424	173-510-024	Very Low Residential	PD-R	0.22	0	Yes	Vacant
425	173-510-046	Very Low Residential	PD-R	0.23	0	Yes	Vacant
426	173-520-010	Very Low Residential	PD-R	0.60	1	Yes	Vacant
427	173-530-033	Very Low Residential	RR	0.82	1	Yes	Vacant
428	173-530-038	Very Low Residential	RR	0.49	1	Yes	Vacant
429	173-530-039	Very Low Residential	<Null>	1.69	3	Yes	Vacant
430	173-540-007	Very Low Residential	PD-R	0.49	1	Yes	Vacant
431	173-540-015	Very Low Residential	PD-R	0.44	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
432	173-540-023	Very Low Residential	PD-R	0.29	0	Yes	Vacant
433	173-540-024	Very Low Residential	PD-R	0.30	0	Yes	Vacant
434	173-540-029	Very Low Residential	PD-R	0.34	1	Yes	Vacant
435	173-540-034	Very Low Residential	PD-R	0.39	1	Yes	Vacant
436	173-540-039	Very Low Residential	PD-R	0.36	1	Yes	Vacant
437	173-550-030	Very Low Residential	PD-R	0.98	2	Yes	Vacant
438	173-550-033	Very Low Residential	PD-R	0.39	1	Yes	Vacant
439	173-170-021	Very Low Residential	RR	1.77	3	Yes	Vacant
440	173-180-015	Very Low Residential	RR	0.59	1	Yes	Vacant
441	173-180-020	Very Low Residential	RR	11.87	19	Yes	Vacant
442	173-180-029	Very Low Residential	RR	0.68	1	Yes	Vacant
443	173-290-031	Very Low Residential	PD-R	0.58	1	Yes	Vacant
444	173-290-032	Very Low Residential	PD-R	0.49	1	Yes	Vacant
445	173-300-011	Very Low Residential	PD-R	0.69	1	Yes	Vacant
446	180-420-021	Very Low Residential	R-1	0.80	1	Yes	Vacant
447	173-380-003	Very Low Residential	RR	2.16	3	Yes	Vacant
448	173-400-019	Very Low Residential	RR	4.46	7	Yes	Vacant
449	173-430-008	Very Low Residential	PD-R	0.27	0	Yes	Vacant
450	173-430-016	Very Low Residential	PD-R	0.25	0	Yes	Vacant
451	173-430-017	Very Low Residential	PD-R	0.39	1	Yes	Vacant
452	173-430-031	Very Low Residential	PD-R	0.31	0	Yes	Vacant
453	173-430-032	Very Low Residential	PD-R	0.52	1	Yes	Vacant
454	173-430-034	Very Low Residential	PD-R	0.26	0	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
455	173-430-039	Very Low Residential	PD-R	0.26	0	Yes	Vacant
456	173-430-061	Very Low Residential	PD-R	0.37	1	Yes	Vacant
457	173-450-001	Very Low Residential	PD-R	0.79	1	Yes	Vacant
458	173-460-009	Very Low Residential	PD-R	0.23	0	Yes	Vacant
459	173-460-035	Very Low Residential	PD-R	0.22	0	Yes	Vacant
460	173-480-045	Very Low Residential	PD-R	0.20	0	Yes	Vacant
461	173-490-023	Very Low Residential	PD-R	1.39	2	Yes	Vacant
462	173-500-012	Very Low Residential	PD-R	0.69	1	Yes	Vacant
463	173-500-015	Very Low Residential	PD-R	0.52	1	Yes	Vacant
464	173-500-017	Very Low Residential	PD-R	0.86	1	Yes	Vacant
465	173-500-022	Very Low Residential	PD-R	0.47	1	Yes	Vacant
466	173-500-032	Very Low Residential	PD-R	0.73	1	Yes	Vacant
467	173-500-035	Very Low Residential	PD-R	0.69	1	Yes	Vacant
468	173-500-036	Very Low Residential	PD-R	0.60	1	Yes	Vacant
469	173-500-033	Very Low Residential	PD-R	0.47	1	Yes	Vacant
470	173-510-009	Very Low Residential	PD-R	0.21	0	Yes	Vacant
471	173-510-010	Very Low Residential	PD-R	0.35	1	Yes	Vacant
472	173-510-011	Very Low Residential	PD-R	0.24	0	Yes	Vacant
473	173-510-025	Very Low Residential	PD-R	0.20	0	Yes	Vacant
474	173-510-043	Very Low Residential	PD-R	0.22	0	Yes	Vacant
475	173-510-044	Very Low Residential	PD-R	0.20	0	Yes	Vacant
476	173-520-014	Very Low Residential	PD-R	0.38	1	Yes	Vacant
477	173-530-035	Very Low Residential	RR	0.64	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
478	173-540-025	Very Low Residential	PD-R	0.30	0	Yes	Vacant
479	173-540-026	Very Low Residential	PD-R	0.27	0	Yes	Vacant
480	173-540-035	Very Low Residential	PD-R	0.60	1	Yes	Vacant
481	173-540-037	Very Low Residential	PD-R	0.26	0	Yes	Vacant
482	173-540-045	Very Low Residential	PD-R	0.47	1	Yes	Vacant
483	173-540-046	Very Low Residential	PD-R	0.71	1	Yes	Vacant
484	173-550-002	Very Low Residential	PD-R	0.43	1	Yes	Vacant
485	173-550-016	Very Low Residential	PD-R	0.51	1	Yes	Vacant
486	173-550-017	Very Low Residential	PD-R	0.54	1	Yes	Vacant
487	173-550-028	Very Low Residential	PD-R	0.70	1	Yes	Vacant
488	173-550-035	Very Low Residential	PD-R	0.36	1	Yes	Vacant
489	173-550-036	Very Low Residential	PD-R	0.47	1	Yes	Vacant
490	173-550-037	Very Low Residential	PD-R	0.49	1	Yes	Vacant
491	173-490-028	Very Low Residential	PD-R	0.67	1	Yes	Vacant
492	173-490-039	Very Low Residential	PD-R	1.16	2	Yes	Vacant
493	173-490-040	Very Low Residential	PD-R	0.68	1	Yes	Vacant
494	173-490-041	Very Low Residential	PD-R	0.62	1	Yes	Vacant
495	173-490-045	Very Low Residential	PD-R	1.00	2	Yes	Vacant
496	173-500-002	Very Low Residential	PD-R	0.52	1	Yes	Vacant
497	173-500-011	Very Low Residential	PD-R	0.63	1	Yes	Vacant
498	173-500-031	Very Low Residential	PD-R	0.88	1	Yes	Vacant
499	173-500-034	Very Low Residential	PD-R	0.46	1	Yes	Vacant
500	173-740-006	Very Low Residential	PD-R	0.24	0	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
501	173-750-036	Very Low Residential	PD-R	1.16	2	Yes	Vacant
502	173-740-007	Very Low Residential	PD-R	0.30	0	Yes	Vacant
503	173-750-018	Very Low Residential	PD-R	1.00	2	Yes	Vacant
504	173-750-050	Very Low Residential	PD-R	1.00	2	Yes	Vacant
505	173-760-017	Very Low Residential	PD-R	1.66	3	Yes	Vacant
506	173-760-024	Very Low Residential	PD-R	1.00	2	Yes	Vacant
507	173-790-006	Very Low Residential	RR	3.27	5	Yes	Vacant
508	173-790-009	Very Low Residential	RR	1.53	2	Yes	Vacant
509	173-510-012	Very Low Residential	PD-R	0.25	0	Yes	Vacant
510	173-510-013	Very Low Residential	PD-R	0.20	0	Yes	Vacant
511	173-510-014	Very Low Residential	PD-R	0.36	1	Yes	Vacant
512	173-510-021	Very Low Residential	PD-R	0.29	0	Yes	Vacant
513	173-510-032	Very Low Residential	PD-R	0.32	1	Yes	Vacant
514	173-510-051	Very Low Residential	PD-R	0.21	0	Yes	Vacant
515	173-520-001	Very Low Residential	PD-R	0.97	2	Yes	Vacant
516	173-530-037	Very Low Residential	RR	0.56	1	Yes	Vacant
517	173-540-008	Very Low Residential	PD-R	0.41	1	Yes	Vacant
518	173-540-018	Very Low Residential	PD-R	0.24	0	Yes	Vacant
519	173-540-028	Very Low Residential	PD-R	0.28	0	Yes	Vacant
520	173-540-030	Very Low Residential	PD-R	0.34	1	Yes	Vacant
521	173-540-031	Very Low Residential	PD-R	0.33	1	Yes	Vacant
522	173-550-018	Very Low Residential	PD-R	0.46	1	Yes	Vacant
523	173-550-021	Very Low Residential	PD-R	0.49	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
524	173-550-022	Very Low Residential	PD-R	0.41	1	Yes	Vacant
525	173-550-023	Very Low Residential	PD-R	0.41	1	Yes	Vacant
526	173-550-024	Very Low Residential	PD-R	0.62	1	Yes	Vacant
527	173-550-042	Very Low Residential	PD-R	1.02	2	Yes	Vacant
528	173-550-043	Very Low Residential	PD-R	0.59	1	Yes	Vacant
529	173-550-044	Very Low Residential	PD-R	0.60	1	Yes	Vacant
530	173-760-007	Very Low Residential	PD-R	1.22	2	Yes	Vacant
531	173-760-016	Very Low Residential	PD-R	1.00	2	Yes	Vacant
532	180-040-030	Very Low Residential	RR	1.79	3	Yes	Vacant
533	173-040-007	Very Low Residential	R-1	0.98	2	Yes	Vacant
534	173-750-029	Very Low Residential	PD-R	1.22	2	Yes	Vacant
535	173-750-035	Very Low Residential	PD-R	1.23	2	Yes	Vacant
536	173-750-041	Very Low Residential	PD-R	1.04	2	Yes	Vacant
537	173-760-005	Very Low Residential	PD-R	1.04	2	Yes	Vacant
538	173-760-041	Very Low Residential	PD-R	1.07	2	Yes	Vacant
539	173-790-013	Very Low Residential	RR	2.13	3	Yes	Vacant
540	173-070-001	Very Low Residential	RR	15.47	25	Yes	Vacant
541	173-080-004	Very Low Residential	RR	1.53	2	Yes	Vacant
542	173-500-070	Very Low Residential	RR	0.58	1	Yes	Vacant
543	173-510-016	Very Low Residential	PD-R	0.34	1	Yes	Vacant
544	173-510-017	Very Low Residential	PD-R	0.26	0	Yes	Vacant
545	173-510-019	Very Low Residential	PD-R	0.22	0	Yes	Vacant
546	173-510-022	Very Low Residential	PD-R	0.28	0	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
547	173-510-036	Very Low Residential	PD-R	0.24	0	Yes	Vacant
548	173-510-047	Very Low Residential	PD-R	0.30	0	Yes	Vacant
549	173-510-050	Very Low Residential	PD-R	0.30	0	Yes	Vacant
550	173-520-007	Very Low Residential	PD-R	0.57	1	Yes	Vacant
551	173-520-011	Very Low Residential	PD-R	0.58	1	Yes	Vacant
552	173-530-029	Very Low Residential	<Null>	1.03	2	Yes	Vacant
553	173-530-030	Very Low Residential	<Null>	1.04	2	Yes	Vacant
554	173-530-032	Very Low Residential	<Null>	0.69	1	Yes	Vacant
555	173-540-009	Very Low Residential	PD-R	0.44	1	Yes	Vacant
556	173-540-010	Very Low Residential	PD-R	0.62	1	Yes	Vacant
557	173-540-011	Very Low Residential	PD-R	0.53	1	Yes	Vacant
558	173-540-019	Very Low Residential	PD-R	0.28	0	Yes	Vacant
559	173-540-032	Very Low Residential	PD-R	0.33	1	Yes	Vacant
560	173-540-065	Very Low Residential	RR	0.49	1	Yes	Vacant
561	173-540-067	Very Low Residential	RR	0.87	1	Yes	Vacant
562	173-550-013	Very Low Residential	PD-R	0.43	1	Yes	Vacant
563	173-550-020	Very Low Residential	PD-R	0.46	1	Yes	Vacant
564	173-550-038	Very Low Residential	PD-R	0.62	1	Yes	Vacant
565	173-550-046	Very Low Residential	PD-R	0.70	1	Yes	Vacant
566	173-750-009	Very Low Residential	PD-R	1.69	3	Yes	Vacant
567	173-750-015	Very Low Residential	PD-R	1.44	2	Yes	Vacant
568	173-750-017	Very Low Residential	PD-R	1.02	2	Yes	Vacant
569	173-750-021	Very Low Residential	PD-R	1.00	2	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
570	173-750-038	Very Low Residential	PD-R	1.23	2	Yes	Vacant
571	173-750-046	Very Low Residential	PD-R	1.00	2	Yes	Vacant
572	173-750-047	Very Low Residential	PD-R	1.12	2	Yes	Vacant
573	173-750-053	Very Low Residential	PD-R	0.99	2	Yes	Vacant
574	173-760-010	Very Low Residential	PD-R	1.34	2	Yes	Vacant
575	173-800-015	Very Low Residential	PD-R	1.00	2	Yes	Vacant
576	173-800-016	Very Low Residential	PD-R	1.43	2	Yes	Vacant
577	183-150-019	Very Low Residential	R-1	1.23	2	No	Vacant
578	180-040-029	Very Low Residential	RR	0.67	1	Yes	Vacant
579	183-230-003	Very Low Residential	RR	0.50	1	No	Vacant
580	183-240-036	Very Low Residential	RR	0.49	1	No	Vacant
581	183-430-040	Very Low Residential	RR	0.57	1	No	Vacant
582	183-430-038	Very Low Residential	RR	0.58	1	No	Vacant
583	181-020-011	Very Low Residential	<Null>	0.22	0	Yes	Vacant
584	181-040-008	Very Low Residential	PD-R	0.30	0	Yes	Vacant
585	181-040-022	Very Low Residential	RR	0.38	1	Yes	Vacant
586	181-040-070	Very Low Residential	RR	0.62	1	Yes	Vacant
587	181-040-074	Very Low Residential	R-1	0.63	1	Yes	Vacant
588	183-440-018	Very Low Residential	RR	1.07	2	No	Vacant
589	181-040-073	Very Low Residential	R-1	0.44	1	Yes	Vacant
590	181-070-002	Very Low Residential	RR	0.77	1	Yes	Vacant
591	181-100-006	Very Low Residential	RR	0.45	1	Yes	Vacant
592	181-020-004	Very Low Residential	<Null>	0.97	2	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
593	181-090-012	Very Low Residential	RR	1.44	2	Yes	Vacant
594	181-100-041	Very Low Residential	RR	0.49	1	Yes	Vacant
595	181-100-042	Very Low Residential	RR	0.59	1	Yes	Vacant
596	181-100-058	Very Low Residential	RR	0.23	0	Yes	Vacant
597	181-110-026	Very Low Residential	R-1	0.74	1	Yes	Vacant
598	181-320-025	Very Low Residential	RR	0.50	1	Yes	Vacant
599	181-350-022	Very Low Residential	<Null>	3.18	5	Yes	Vacant
600	181-400-016	Very Low Residential	R-1	0.48	1	Yes	Vacant
601	181-370-003	Very Low Residential	R-1	0.52	1	Yes	Vacant
602	181-390-021	Very Low Residential	R-1	0.61	1	Yes	Vacant
603	181-410-029	Very Low Residential	RR	0.34	1	Yes	Vacant
604	181-460-006	Very Low Residential	PD-R	0.58	1	Yes	Vacant
605	181-460-017	Very Low Residential	PD-R	0.38	1	Yes	Vacant
606	181-530-015	Very Low Residential	<Null>	0.54	1	Yes	Vacant
607	181-390-018	Very Low Residential	<Null>	0.44	1	Yes	Vacant
608	181-450-002	Very Low Residential	PD-R	0.65	1	Yes	Vacant
609	181-540-046	Very Low Residential	RR	1.03	2	Yes	Vacant
610	181-460-004	Very Low Residential	PD-R	0.54	1	Yes	Vacant
611	181-530-005	Very Low Residential	R-1	0.82	1	Yes	Vacant
612	182-030-028	Very Low Residential	RR	0.71	1	Yes	Vacant
613	182-040-020	Very Low Residential	R-1	0.62	1	No	Vacant
614	182-020-017	Very Low Residential	RR	9.83	16	Yes	Vacant
615	182-040-007	Very Low Residential	<Null>	0.77	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
616	182-050-019	Very Low Residential	PD-R	0.22	0	No	Vacant
617	181-040-071	Very Low Residential	R-1	0.48	1	Yes	Vacant
618	181-040-072	Very Low Residential	R-1	0.47	1	Yes	Vacant
619	181-050-016	Very Low Residential	RR	0.43	1	Yes	Vacant
620	181-070-007	Very Low Residential	R-1	1.22	2	Yes	Vacant
621	181-090-013	Very Low Residential	RR	1.12	2	Yes	Vacant
622	181-120-007	Very Low Residential	RR	0.64	1	Yes	Vacant
623	181-230-017	Very Low Residential	RR	0.69	1	Yes	Vacant
624	181-370-012	Very Low Residential	<Null>	0.42	1	Yes	Vacant
625	181-510-005	Very Low Residential	RR	1.12	2	Yes	Vacant
626	182-030-046	Very Low Residential	RR	0.83	1	Yes	Vacant
627	013-311-030	Very Low Residential	R-1	0.34	1	Yes	Vacant
628	013-292-009	Very Low Residential	RR	0.37	1	Yes	Vacant
629	013-350-003	Very Low Residential	PD-R	0.74	1	Yes	Vacant
630	029-050-085	Very Low Residential	<Null>	88.13	141	Yes	Vacant
631	030-330-007	Very Low Residential	RR	1.12	2	Yes	Vacant
632	029-270-013	Very Low Residential	RR	0.97	2	No	Vacant
633	029-280-003	Very Low Residential	RR	4.58	7	No	Vacant
634	030-180-039	Very Low Residential	RR	0.35	1	Yes	Vacant
635	030-330-011	Very Low Residential	RR	1.38	2	Yes	Vacant
636	030-180-038	Very Low Residential	RR	0.51	1	Yes	Vacant
637	030-330-005	Very Low Residential	RR	1.02	2	Yes	Vacant
638	030-350-035	Very Low Residential	RR	0.62	1	Yes	Vacant

Site #	APN	GP Land Use	Zoning	GIS_ACRES	Realistic Capacity	IN_WUI	Vacant
639	031-080-002	Very Low Residential	RR	2.33	4	No	Vacant
640	031-050-052	Very Low Residential	<Null>	1.55	2	Yes	Vacant
641	031-110-047	Very Low Residential	RR	1.66	3	Yes	Vacant
642	031-061-003	Very Low Residential	PD-R	1.86	3	Yes	Vacant
643	031-070-067	Very Low Residential	R-1	0.77	1	No	Vacant
644	031-101-064	Very Low Residential	RR	0.76	1	Yes	Vacant
645	030-330-008	Very Low Residential	RR	1.07	2	Yes	Vacant
646	030-330-014	Very Low Residential	RR	1.29	2	Yes	Vacant
647	030-330-019	Very Low Residential	RR	1.48	2	Yes	Vacant
648	030-680-025	Very Low Residential	RR	0.68	1	Yes	Vacant
649	031-101-039	Very Low Residential	RR	0.46	1	No	Vacant
650	031-120-043	Very Low Residential	RR	1.39	2	No	Vacant
651	031-133-023	Very Low Residential	R-1	0.55	1	Yes	Vacant
Subtotal				*362..2*	*581*		
Total				490.52	1,435		

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City of Santa Rosa



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