

City Council


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## City of Sebastopol Planning Department

Date: March 23, 2017  
To: Housing Subcommittee  
From: Kenyon Webster, Planning Director   
Subject: Background Information on Housing Issues

This memorandum provides a variety of information regarding housing, including data describing the housing stock, local demographics, affordable housing projects, housing development, and housing policy.

### **Overview of Sebastopol Housing Issues**

Housing issues are of substantial regional and local concern. There are significant housing affordability and availability concerns throughout California, as well as locally in Sonoma County and Sebastopol.

Housing production in California has not matched housing needs, and the major recent recession had a substantial negative impact on housing production, exacerbating a gap between needs, availability, and production. In the post-recession environment, limited availability has resulted in higher rental and home prices. The effects of extremely high housing prices and concentration of high-income households in the inner Bay Area are also being felt in Sonoma County. Long-standing issues with mental health services contribute to some aspects of the problem, such as homelessness.

However, Sebastopol cannot solve regional housing issues by itself. Global, national, and regional forces are extremely powerful and beyond the ability of any town to affect. But if each community in the region takes some action, meaningful progress can be made.

Housing policy actions also occur within the context of the City's General Plan, which values the small-town scale of Sebastopol and sets overall limits; and also within the context of the City's modest financial resources.

Community attitudes are also a factor in housing development and regulation. New development brings change to sites and neighborhoods, and even with projects conforming to the City's rules, sometimes engenders opposition due to perceived environmental, traffic, or other concerns. Subjecting housing projects to discretionary review processes, including the ability to file relatively low-cost appeals heightens uncertainty for applicants and lengthens the review process. Given current housing challenges, should a paradigm-shift be considered that does not categorize conforming housing development as a use needing a high level of scrutiny and discretion?

Regulatory actions by the City could be helpful in facilitating housing, but such actions are only one factor in the feasibility of housing projects, and often not the most significant; market forces, including land availability and cost, interest rates and lending policies, household incomes, and construction costs are very significant factors that are beyond the City's control.

The current state of mental health care services, and health care generally, contribute to the challenges. In addition, the new Federal administration is proposing to significantly cut affordable housing and social service programs and funding. These cuts would have a major adverse impact on new affordable housing projects and existing social services. And, there are changes in the housing marketplace, such as the growth of 'Airbnb' visitor accommodations, which has affected housing availability in some communities.

There may also be trade-offs faced by the City in making some policy changes. For example, if impact fees are reduced or eliminated for some types of units, the City would have reduced financial resources to make capital improvements to parks, roads, and utility systems. Or, some types of projects might be subject to less discretionary review, or projects may achieve greater height or density than residents are accustomed to. Or, if parking requirements are lessened, on-street parking resources may be impacted to a greater degree.

The issue of rent control relates to housing affordability and availability concerns. The City Council adopted a temporary rent control ordinance due to these concerns. Sebastopol is a high-demand rental market; vacancies are minimal; and there has been low rental housing development. Rising rents and the threat of eviction are major concerns for renters. Increasing rents may force renters to leave their long-time community. For property owners, rent control is sometimes perceived as imposing societal housing objectives on a narrow segment of the community, with owners contending that there may be potential adverse effects on rental housing income, investment, and maintenance. For the City, rent control could generate legal, administrative, and budget issues.

At present, the City also has limited or no data on recent changes in rents, number of evictions, and the number of units subject to rent control. Administrative impacts also need review. Development of additional data and information on these issues is desirable.

## **Housing and Demographic Data**

The 2015 Housing Element provided detailed background information on a wide range of demographic and housing characteristics (see attached excerpts). While this information is several years old, it still provides an excellent portrait of key demographic and housing characteristics. Since the information was published, housing prices and rents have increased. (It should be noted that most published single family housing price statistics are for the Sebastopol zip code, rather than the City limits. The City's typical home prices are likely lower than the zip code area.)

Some noteworthy statistics:

- While Sonoma County's population grew, Sebastopol's population actually decreased between 2000 and 2010, and has since been estimated to grow only slightly. The decline was related to smaller households, fewer children, and more single-person households.

- Sebastopol's population is older than the rest of the County, with 17% 65 years of age or older, versus 14% in the County as a whole.
- The City has limited ethnic diversity, with most residents being white, and with about 12% Hispanic residents.
- Sebastopol has a higher percentage of renter units, and a lower percentage of owner units, than the overall County. (Sebastopol 47.1% renter; County 39.6%).
- The median household income in Sebastopol was lower than the overall County. This is consistent with a higher proportion of renters, and also the number of affordable housing units in Sebastopol.
- A substantial number of households, particularly lower-income renter households, had high housing cost burdens, paying more than 50% of monthly gross income for housing.
- In 2014, there were 3,485 housing units in the City. Of these, 2,203, or 63% were detached single family units; 330 were attached single family units, or condominiums (10%); units in two to four-unit complexes numbered 383, or 11%; and five+ unit situations numbered 500 units, or 14%. Mobile homes numbered 69, or about 2%.

### **Housing Development Objectives**

The 2016 General Plan states an overall housing development objective for 2015-2023 of 156 units, of which 100 are above moderate income, 12 are moderate income, 28 are low income, and 22 are very low or extremely low income. The overall production number equates to about 20 units per year. See attached 2016 General Plan Table V1.1.

### **Affordable Housing Developments**

Sebastopol has facilitated a number of affordable housing developments, including 198 lower-income senior units at Burbank Heights and Orchards, 84 Burbank Housing rental units at two locations, 45 rental units at Petaluma Avenue Homes, other affordable housing developments, and a variety of inclusionary housing units required of individual private housing developments. See Housing Element Table III.37 for a listing of all 537 affordable housing units.

### **Units Subject to Temporary Rent Control**

As noted, the City does not have precise information about the number of units subject to the temporary rent control ordinance, or recent information on rent increases, vacancy rate, or evictions. It would be desirable to have additional information on these topics.

In 2014, there were an estimated 3,485 housing units in the City. Under the temporary ordinance, the following types of housing units are exempt:

- Rental units that obtained a Certificate of Occupancy (C of O) after February 1, 1995 (there are not precise data regarding this parameter);
- Government-owned units (the County Community Development Commission owns 2 units which are operated as affordable housing)
- Rental housing units which are controlled via other government regulations (assumed to include the dedicated affordable rental housing projects in Sebastopol, and excluding inclusionary housing units, this comprises 326 units)
- Single family homes and condominiums (2,533 units)
- Mobile homes subject to other forms of rent control (assumed to be 69 units)

With the above parameters, and excluding the 1995 C of O factor, an estimated 2,930 units would be exempt from the current temporary rent control ordinance, leaving 555 units that may be subject to the ordinance. Some of these units may be owner-occupied at the present, but still theoretically subject to the ordinance if they became rental units.

*The 1995 C of O factor would likely exempt additional units. Additional research would be needed to estimate that number.*

A permanent rent control ordinance would likely require registration of regulated units.

### **Capacity for Housing Development**

The Housing Element demonstrates that Sebastopol has adequate available sites for housing development to meet the housing development goals set by the Bay Area Association of Governments (ABAG). Thus, relative to undeveloped or underdeveloped land with appropriate zoning, the City has 'set the stage' for housing development. See Housing Element Table IV.2 for a list of potential sites. However, the Housing Element does identify policy changes that should be considered to facilitate housing.

### **Fees for Housing Development**

After the passage of Proposition 13 and other State initiatives limiting local government's taxing authority, jurisdictions including Sebastopol developed 'impact fees' so that new development paid its share of the costs of infrastructure needed to serve the development. Among other effects, these fees financially impacted new development in a way that was not previously the case. Housing Element Table V.4 set forth a list of impact fees, estimating a \$40,277 cost for a hypothetical single family home, and about \$20,000 for an accessory unit or an affordable multifamily unit. Recent changes in state and local law have since reduced impact fees for some accessory units.

Impact fees are placed in restricted accounts dedicated to capital improvements for water, sewer, streets, parks and other purposes. The City has not raised impact fees for many years. See attached list of impact fees.

### **Recent Housing Development**

Prior to the State's elimination of redevelopment agencies, Sebastopol had an outstanding record of facilitating affordable housing. There was a mandatory 20% redevelopment set-aside; in some years Sebastopol expended a higher percentage of redevelopment revenues for affordable housing. In recent years, projects assisted by Sebastopol's agency included the 45-unit Petaluma Avenue Homes rental housing development; the 20-unit Sequoia Village owner project; and several Habitat for Humanity projects. In the case of Petaluma Avenue Homes and Sequoia Village, the Agency actually bought the land for the projects and sought affordable housing developers to build projects.

The City no longer has a significant on-going local affordable housing revenue source. There are two impact fees (inclusionary in-lieu, and housing linkage) that are assessed on some types of new development; however, with low rates of development, these requirements have not generated significant funds.

A list of affordable housing developments is provided in one of the attachments to this report.

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Also attached is a list of recent housing projects in Sebastopol. Aside from several affordable housing projects, there has been very little housing unit development in the last decade in Sebastopol.

### **Existing Housing Policy**

After a lengthy process including a multi-member citizen advisory committee and public hearings by the Planning Commission and City Council, a new Housing Element was adopted in 2015, and a new General Plan was adopted in 2016. These documents set forth detailed policies that relate to housing, and provide an 'action plan' to address a wide range of housing issues.

The Housing Element and the Land Use Element identify numerous policy actions to promote housing. These include:

- Increases in allowed density a number of land use designations (Policy LU 1-4)
- Doubling the annual growth management allocations for housing units (Action LU 3b)
- Direction to modify the growth management ordinance to discount small housing units (Action LU 3b)
- Encouraging small houses and micro apartments (Policy LU 6-3)
- Considering allowing duplexes in Medium Density areas (Action LU 6b)
- Greater height allowance for mixed-use projects in the downtown (Action LU 7c)
- Reviewing City parking lots for use as affordable housing sites (Action H A-4)
- Develop appropriate vacation rental standards (Policy H B-6)
- Consider deferring impact fees for affordable housing development (Action H D-3)
- Develop local financial resources to assist affordable housing (Action H D-5)
- Consider reducing setback and parking requirements for affordable housing (Action H D-7, Policy H G-2)
- Review impact fees, including potential adjustment based on unit size (Policy H G-4)
- Increase the effective term of permit approvals (Policy H G-6)
- Develop rules for very small houses (Action H G-4)
- Evaluate Growth Management Program (Action H G-10, 11, 12)
- Consider making the Planning Commission the final decision-maker for small subdivisions (Action H G-13)
- Review ways to streamline or reduce permit approval time (Action H G-14)
- Greater height in General Commercial districts (Action H G-17)
- Develop design guidelines to streamline review of residential projects (Action H G-18)

The City is already acting on some of these policies. As noted below, the Planning Commission has approved an initial package of Zoning Ordinance amendments that will increase densities, revise the Growth Management program, change the downtown height allowance, extend permit terms, and make other revisions. Further revisions will be crafted in the coming months.

### **Recent Housing Initiatives**

The City has taken a number of recent actions regarding housing. These include:

- Amendment of ‘granny unit’ or accessory dwelling unit regulations. The 2017 amendments streamlined the permit process, reduced ‘impact’ fees, and created less demanding development standards.
- Consideration of the concept of a Development Agreement to facilitate a 10-unit small-home development on Bodega Avenue.
- Rezoning of a site on Pleasant Hill Road to the highest residential density, consistent with the new General Plan.
- On-going revision of the Zoning Ordinance to implement a number of policies of the new General Plan. These include increases in densities, some increases in height limits, reduction of some setback requirements, and amendment of the Growth Management Ordinance to allow double the amount of annual housing development from the prior General Plan. The Planning Commission has approved these changes; City Council review will occur in April of this year. The Commission will be working on a second package of amendments which will address standards for ‘tiny homes’ as well as parking requirements, possible creation of a new zoning district, and other changes. The Commission is beginning discussion of that package this month.
- An agreement with West County Community Services to assume management of the City-owned Village Mobile Home Park for affordable housing purposes, installing new mobile home units, performing other physical improvements, and providing services to both existing (primarily low-income) and new residents (homeless or near-homeless persons may be targeted for occupancy). The City will make a substantial financial contribution from the City’s limited affordable housing funds to the project, for both capital improvements and operating costs.

### **Potential Non-Zoning Housing Actions**

There are other actions, which will not be addressed by the Zoning Ordinance update, which could be undertaken by the City. These include:

- As called for by the Housing Element, investigate *designation or creation of a dedicated funding stream for affordable housing*. The State terminated the prior funding source used for this purpose (the redevelopment agency). When it had a redevelopment revenue source, the City’s financial contribution was a significant factor in facilitating affordable housing development, by acquiring land or by directly subsidizing projects. There are a number of ways the City could approach this need. Some jurisdictions have dedicated 20% of the ‘returned’ redevelopment property tax revenue to an affordable housing fund. Or, consideration could be given to using a portion of the Real Estate Transfer Tax, or the Transient Occupancy Tax, or other General Fund revenues, to a dedicated affordable housing fund. Or, the City could investigate the concept of proposing a new, voter-approved tax measure dedicated to affordable housing.
- *Adjust impact fees based on unit square footage, or eliminate impact fees for some types of units*. Some fees are calculated on number of bedrooms, or simply on a per-unit basis. This can impose a greater per-square-foot burden on small units, which tend to be more affordable. Consideration could also be given to eliminating fees for some

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types of units. Reduction of revenues could impact City resources to perform traffic, park, water, sewer and other infrastructure improvements, as these funds have been a key source of funding for capital improvements.

- Investigate partnerships with area social service agencies to provide housing outreach or other services to homeless or other persons. As noted, the City is undertaking such a partnership with West County Community Services regarding the Village Park mobile home facility.
- Reach out to affordable housing developers to investigate potential projects or services, and solicit their input on code changes. One of the future Housing Subcommittee meetings will include a panel of affordable housing developers.

Attachments:

Data from 2015 Housing Element  
Housing Production Goals from 2016 General Plan  
Memorandum listing recent housing projects  
List of impact fees

### III. HOUSING NEEDS ASSESSMENT

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Sebastopol, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also provides information on opportunities for energy conservation and analysis of any assisted housing projects at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Sebastopol in developing housing goals and formulating policies and programs that address local housing needs.

At the present time, there is no single source of information to use to describe existing demographic and housing conditions, as current demographic, housing, economic, and special needs data is not provided by any single source or agency. Consequently, several sources of information were used to describe existing conditions in Sebastopol. These include the following:

- The 2000 and 2010 Census, supplemented by 2007-2011 and 2008-2012 American Community Survey results, and 2014 housing unit estimates provided by the State of California Department of Finance, provides information on population, number of households, household size, vacancy rates, and other demographic and housing characteristics.
- ABAG *2013 Projections* provides jobs, population, and housing unit projections.
- Other sources of economic data such as information from the Employment Development Department, website rental listings, multiple listing service, and other published data are used when current Census data is unavailable.
- Interviews with key informants provided information on special needs housing.

Finally, to facilitate an understanding of how the characteristics of Sebastopol are similar to, or different from, other nearby communities, this Housing Needs Assessment presents some comparative data for all of Sonoma County.

A summary of relevant trends in demographic, economic, and housing conditions based on the detailed analyses in the Chapter is presented below.

#### *DEMOGRAPHIC TRENDS*

- The City's population increased slightly between 2010 and 2014, gaining approximately 61 persons.
- The number of households increased at a higher rate than population increases, while the average household size remained virtually the same.
- Over 50 percent of the City's population is 45 years of age or older.
- While nominal median income rose between 2000 and 2012 (from \$46,436 to \$53,975), real household incomes (adjusted for inflation) dropped by \$1,837.
- Slightly more than half of all Sebastopol households pay more than 30 percent of their income for housing costs. This percentage is higher for lower-income and extremely low-income households.

#### *EMPLOYMENT GROWTH*

- Based on ABAG data, the number of jobs in the City is expected to grow twice as fast as population increases through 2030, with the most gain (15 percent) taking place between 2010 and 2020.

*HOUSING TRENDS*

- Overcrowding is not an issue for Sebastopol. Less than one percent of Sebastopol’s households live in overcrowded units (as defined by standards provided by Department of Housing and Urban Development [HUD]). The percentage is similar for both renters and owners.<sup>1</sup>
- Sixty-three percent of all housing units are currently single family units.
- The ratio of owners to renters is lower in Sebastopol than in the County; 53 percent of Sebastopol households own their own homes compared to 60 percent in Sonoma County.
- Over half of all housing units were constructed since 1970, with most units (over 40 percent) being built between 1970 and 1989. The housing stock in Sebastopol is generally in good condition.
- Average rents increased between 2008 and 2014 for one-, two-, three-, and four-bedroom units. However, the median prices for single family homes had increased between 2003 and 2007, but have since declined to just over 2003 levels.
- Housing affordability continues to be a problem for lower-income households.
- There continues to be more demand than supply for affordable senior housing and housing for other special needs groups, such as the disabled and the homeless.

**A. POPULATION AND EMPLOYMENT TRENDS**

**1) POPULATION GROWTH**

The total population in Sebastopol in 2014 is estimated at 7,440 persons. Sebastopol experienced a loss in population of 395 individuals between 2000 and 2010, at a time when Sonoma County as a whole grew by 5.5 percent. Between 2010 and 2014, the population in Sebastopol grew by 61 persons, representing a slower growth rate of just under 1 percent when compared to the County’s 1.3 percent growth over the same period. (See Table III.1.)

<b>TABLE III.1: 2000 THROUGH 2014 (ESTIMATED) POPULATION INFORMATION FOR SEBASTOPOL AND SONOMA COUNTY</b>		
<b>Population and Household Information</b>	<b>Sebastopol</b>	<b>Sonoma County</b>
2014 Estimated Population	7,440	490,486
2010 Population	7,379	483,878
2000 Population	7,774	458,614
Growth in Population (2000-2010)	-395	25,264
Growth in Population (2010-2014)	61	6,608
Percentage Population Growth (2000-2010)	-5.1%	5.5%
Percentage Population Growth (2010-2014)	0.8%	1.3%

*SOURCES: 2000 U.S. CENSUS; 2014 DEPARTMENT OF FINANCE 2014 E-5 REPORT; 2014 ABAG DATA FILE.*

As shown in Table III.2, Sebastopol is home to an older population than found in Sonoma County as a whole. More than 17 percent of Sebastopol residents are 65 years of age or older, compared with approximately 14 percent in Sonoma County.

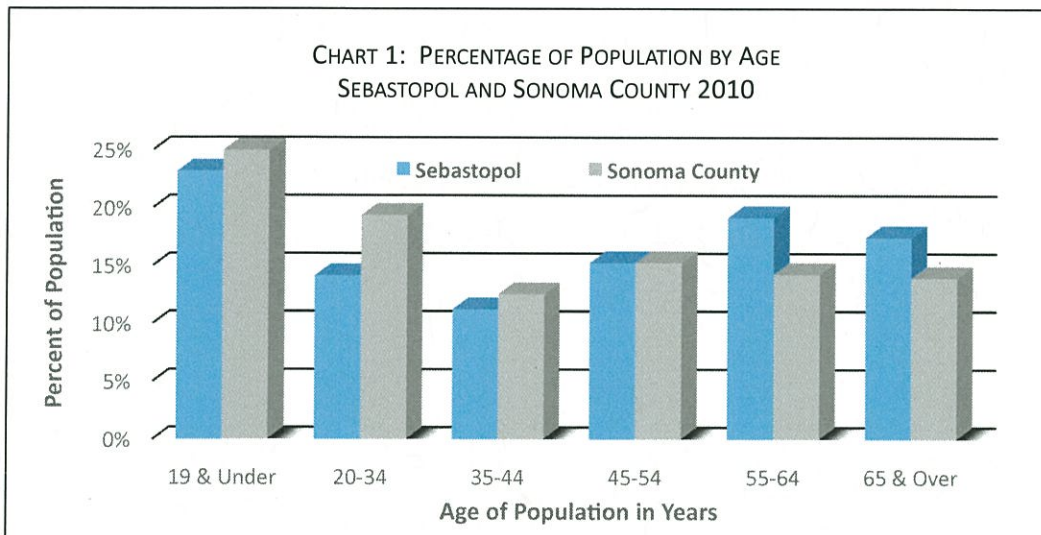
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<sup>1</sup> According to HUD, a unit is overcrowded if there are more than 1.01 persons per room.

**TABLE III.2: AGE OF POPULATION FOR SEBASTOPOL AND SONOMA COUNTY, 2010**

Age of Population	Sebastopol		Sonoma County	
	Number	Percent	Number	Percent
<b>Total Population</b>	<b>7,379</b>		<b>483,878</b>	
19 and Under	1,701	23.1%	120,484	24.9%
20-34	1,043	14.1%	93,365	19.3%
35-44	829	11.2%	60,603	12.5%
45-54	1,119	15.2%	73,518	15.2%
55-64	1,406	19.1%	68,544	14.2%
65 & over	1,281	17.4%	67,364	13.9%

SOURCES: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) 2014 DATA FILE; 2000 AND 2010 U.S. CENSUS.



## 2) EXISTING AND PROJECTED EMPLOYMENT

Table III.3 shows estimated employment by major sector in Sebastopol in 2000 and 2011, for the employed civilian population 16 years and over. Between 2000 and 2011, information and retail trade experienced the greatest growth at 67 percent and 27 percent respectively. Conversely, wholesale trade (-59 percent), construction (-39 percent), and agriculture and natural resources (-37 percent) experienced the greatest declines in employment over the same time period.

**TABLE III.3: EMPLOYMENT GROWTH BY SECTOR, CITY OF SEBASTOPOL**

Employment Sector	2000	2011	Percent Change
Agriculture and Natural Resources	35	22	-37.1%
Construction	428	261	-39.0%
Manufacturing	446	470	5.4%
Wholesale Trade	148	61	-58.8%
Retail Trade	409	520	27.1%
Transportation, Warehousing, and Utilities	107	115	7.5%

### III. HOUSING NEEDS ASSESSMENT

**TABLE III.3: EMPLOYMENT GROWTH BY SECTOR, CITY OF SEBASTOPOL**

Employment Sector	2000	2011	Percent Change
Information	67	112	67.2%
Finance, insurance & real estate	296	254	-14.2%
Professional, scientific, management, administrative, and waste services	370	333	-10.0%
Educational, health, and social services	964	1,137	17.9%
Arts, entertainment, recreation, accommodation, and food service	253	305	20.6%
Public Administration	159	152	-4.4%
Other services	274	278	1.5%
<b>Total Jobs</b>	<b>3,956</b>	<b>4,020</b>	<b>1.6%</b>

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) 2014 DATA FILE.

### 3) PROJECTED GROWTH IN POPULATION, EMPLOYMENT AND EMPLOYED RESIDENT

As shown in Table III.4, Sebastopol's population is expected to increase to approximately 7,700 persons from 2010 to 2020 (an increase of 4.4 percent). Between 2020 and 2030 the population is expected to increase at a slightly higher rate of 6.5 percent to form a total population of approximately 8,200 persons by 2030. Sonoma County's population is projected to grow at a faster rate of roughly 7 percent during this time period. Between 2010 and 2020 the number of employed residents in Sebastopol is expected to increase approximately 15 percent, which is just under the countywide employment growth of 17.8 percent.

Between 2010 and 2030, Sebastopol is expected to add more jobs than it adds population. This is the same trend projected for Sonoma County during this 20 year projection. In 2010, there were 5,650 jobs in the City of Sebastopol. This employment level is projected to grow to 6,820 jobs by 2030, representing an increase of just over 20 percent, compared to 11 percent population growth projected within the City. Between 2010 and 2020 the projected number of households within Sebastopol is expected to increase at a rate of 4.4 percent. This growth in households is also expected to remain constant (4.4 percent) from 2020 to 2030, and is expected to be lower than the countywide household growth rate (approximately 6 percent).

**TABLE III.4: SUMMARY OF POPULATION, EMPLOYED RESIDENTS, AND EMPLOYMENT PROJECTIONS, 2010-2030**

	Sebastopol			Sonoma County		
	2010	2020	2030	2010	2020	2030
Population	7,379	7,700	8,200	483,878	517,700	555,300
Percentage Change		4.4%	6.5%		7.0%	7.3%
Households	3,276	3,420	3,570	185,825	197,430	209,080
Percentage Change		4.4%	4.4%		6.2%	5.9%
Jobs	5,650	6,500	6,820	192,010	226,140	238,740
Percentage Change		15.0%	4.9%		17.8%	5.6%

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG) 2014 DATA FILE, PROJECTIONS 2013.

**B. HOUSEHOLD CHARACTERISTICS**

**1) NUMBER OF TYPE OF HOUSEHOLDS**

The number of households in Sebastopol is estimated by the California Department of Finance’s E-5 report at 3,485 in 2014, representing a 6.4 percent increase from 2010. Between 2000 and 2010, the average household sizes in Sebastopol fell from 2.33 to 2.21, and has remained roughly the same in 2014 at 2.22. Households in Sebastopol are typically smaller than in the County as a whole, which averaged 2.56 persons per household in 2014. (See Table III.5.)

<b>TABLE III.5: HOUSEHOLD CHARACTERISTICS FOR SEBASTOPOL AND SONOMA COUNTY, 2000-2014</b>		
<b>Population and Household Information</b>	<b>Sebastopol</b>	<b>Sonoma County</b>
2014 Estimated Number of Households	3,485	206,537
2010 Number of Households	3,276	185,825
2000 Number of Households	3,250	172,403
Household Growth (2000-2010)	26	13,422
Household Growth (2010-2014) Estimated	209	20,712
Percentage Household Growth (2000-2010)	0.8%	7.8%
Percentage Household Growth (2010-2014) Estimated	6.4%	11.2%
2014 Estimated Average Household Size	2.22	2.56
2010 Average Household Size	2.21	2.55
2000 Average Household Size	2.33	2.60

SOURCE: 2010 U.S. CENSUS SF-1 & 2000 SF-1; ABAG DATA FILE 2014; AND DEPARTMENT OF FINANCE E-5 REPORT

Sebastopol is home to a higher share of “non-family households,” and a higher percentage of renter households than Sonoma County as a whole. “Family households” are defined by the US Census as two or more related persons living together. Non-family households include persons who live alone or in groups comprised of unrelated individuals. As shown in Table III.6, an estimated 56 percent of Sebastopol’s households are family households, compared with 63 percent in Sonoma County. The rate of homeownership in Sebastopol (53 percent), is lower than in Sonoma County (60 percent). Conversely, there is a higher percentage of renters in Sebastopol than in Sonoma County.

<b>TABLE III.6: HOUSEHOLD COMPOSITION IN SEBASTOPOL AND SONOMA COUNTY, 2010</b>				
<b>Household Type</b>	<b>Sebastopol</b>		<b>Sonoma County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
Number of Households	3,276		185,825	
Families	1,854	56.6%	117,114	63.0%
Non-Families	1,422	43.4%	68,711	37.0%
Household Tenure				
Owner	1,734	52.9%	112,280	60.4%
Renter	1,542	47.1%	73,545	39.6%

SOURCE: 2010 U.S. CENSUS

2) EXISTING AND PROJECTED HOUSEHOLD INCOME

Table III.7 shows the distribution of household incomes for Sebastopol derived from the 2008-2012 America Community Survey (ACS), compared with incomes reported by the 2000 Census.

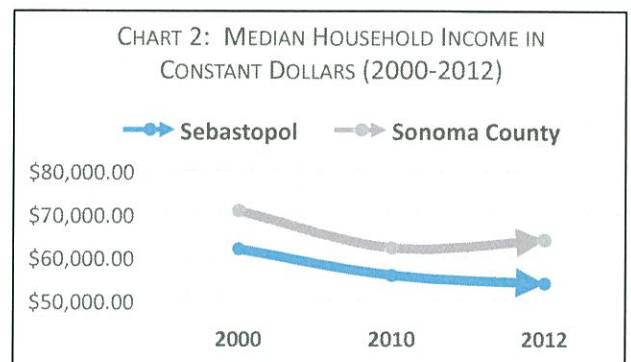
Income	2012 (ACS)		2000 Census	
	Number	Percent	Number	Percent
Under \$25,000	828	23.8%	881	26.6%
\$25,000 to \$34,999	377	10.8%	363	10.9%
\$35,000-\$49,999	387	11.1%	513	15.5%
\$50,000 to \$74,999	613	17.6%	843	25.4%
\$75,000 to \$99,999	442	12.7%	298	9.0%
\$100,000 to \$149,999	540	15.5%	269	8.1%
\$150,000 to \$199,999	202	5.8%	91	2.7%
\$200,000 and above	93	2.7%	58	1.7%
Total Households	3,482		3,316	
Median Income	\$53,975		\$46,436	

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES; AND 2000 U.S. CENSUS.

Over the past twelve years, the percentage of households earning less than \$75,000 per year has decreased, while the share of households earning more than \$75,000 has increased. This, however, can be misleading since, once incomes are adjusted for inflation, a different pattern emerges. Median household income in Sebastopol and Sonoma County actually declined in real dollars between 2000 and 2010 by more than \$6,000, and \$8,000 respectively.<sup>2</sup> Between 2010 and 2012, Sebastopol also experienced a decrease of \$1,837 in adjusted income, while the County increased by \$1,851 (See Table III.8.).

Year	Sebastopol	Sonoma County
2000	\$61,913.05 (1)	\$70,766.15 (1)
2010	\$55,812.81 (1)	\$62,179.78 (1)
2012	\$53,975.00	\$64,031.00
Difference 2000-2010	-\$6,100.24	-\$8,586.37
Difference 2010-2012	-\$1,837.81	+\$1,851.22

(1)  
(1)



FIGURES PRESENTED IN 2012 DOLLARS.

SOURCES: 2014 SEBASTOPOL LOCAL ECONOMIC PROFILE, 2013 SONOMA COUNTY LOCAL ECONOMIC PROFILE, U.S. CENSUS 2000, AND 2010, 2008-2012 ACS, AND THE BUREAU OF LABOR STATISTICS

<sup>2</sup> The inflation adjustment is based on the Consumer Price Index, from June 2000 until June 2012 for the San Francisco-Oakland-San Jose region. The increase in the CPI averaged 2.5% per year over this twelve-year period. (Source: Bureau of Labor Statistics).

A final way to understand household income in Sebastopol is to understand the household income categories established for state and federal housing programs. These income categories, listed in Table III.9 are based on estimated income in Sonoma County. In a subsequent section of the Housing Element, these income definitions are used to define housing affordability.

<b>TABLE III.9: INCOME CATEGORIES FOR SONOMA COUNTY, BASED ON STATE INCOME LIMITS 2014</b>		
<b>Income Category</b>	<b>State Income Limits</b>	<b>4 Person Household Income</b>
Extremely Low-Income Households	Less than or equal to 30% AMI	<\$ 24,800
Very Low-Income Households	Between 30%-50% AMI	\$24,801 - \$ 41,300
Low-Income Households	Between 50%-80% AMI	\$41,301 – \$65,000
Median-Income Households	100% AMI	\$82,600
Moderate-Income Households	Between 80%-120% AMI	\$65,001 – \$99,100
Above Moderate-Income Households	Greater Than 120% AMI	>\$99,101

SOURCE: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD), STATE INCOME LIMITS FOR 2014 (SONOMA COUNTY).

*DEFINITIONS OF INCOME CATEGORIES FOR SONOMA COUNTY, BASED ON STATE INCOME LIMITS.*

**Extremely Low-Income Households** have a combined income at or lower than 30 percent of area median income (AMI) for Sonoma County, as established by the state Department of Housing and Community Development (HCD). A household of four is considered extremely low-income in Sonoma County if its combined income is less than \$24,800 for the year 2014.

**Very Low-Income Households** have a combined income between 30 and 50 percent of AMI for Sonoma County, as established by HCD. A household of four is considered very low-income in Sonoma County if its combined income is between \$24,801 and \$ 41,300 in 2014.

**Low-Income Households** have a combined income between 50 and 80 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be low-income in Sonoma County if its combined income is between \$41,301 and \$65,000 in 2014.

**Median-Income Households** have a combined income 100 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be median-income in Sonoma County if its combined income is \$82,600 in 2014.

**Moderate-Income Households** have a combined income between 80 and 120 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be moderate-income in Sonoma County if its combined income is between \$65,001 and \$99,100 in 2014.

**Above Moderate-Income Households** have a combined income greater than 120 percent of AMI for Sonoma County, as established by HCD. A household of four is considered to be above moderate-income in Sonoma County if its combined income is greater than \$99,101 in 2014.

*Note: HCD's income definitions were the same as the U.S. Department of Housing and Development (HUD) income definitions for Sonoma County in FY 2014.*

### 3) HOUSING COST BURDENS

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According to state standards, a household is considered to be *overpaying* for housing, and therefore facing a *housing cost burden*, if gross monthly housing costs require more than 30 percent of gross monthly income. Households paying more than 50 percent of gross monthly income are considered to have *severe cost burdens* or are *severely overpaying*.

Housing cost burdens are discussed below using US Census American Community Survey 2008-2012, and CHAS data from compiled from the American Community Survey 2007-2011 –the most recent year for which data on housing costs as a percentage of household income are available for Sebastopol.<sup>3</sup> Other measures of affordability based on more recent rental and housing cost data are presented in a later subsection.

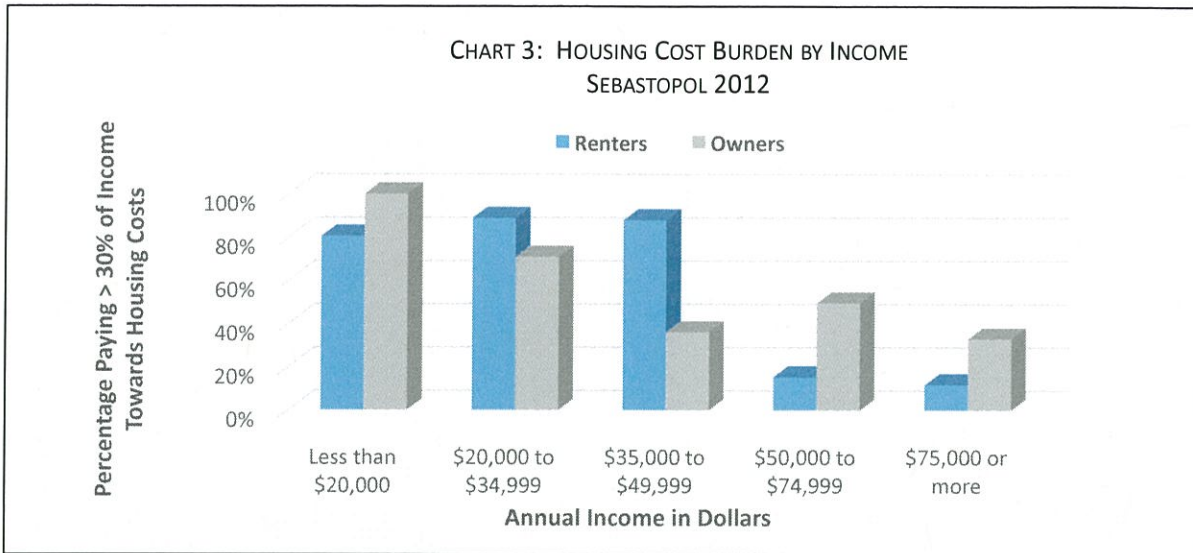
Table III.10 presents information on housing cost burden by tenure, and household income levels as of 2012. Approximately 51 percent of all Sebastopol households experienced high housing cost burdens in 2012. Housing cost burdens were greatest for renters. More than 57 percent of all Sebastopol renters (for a total of 955 households) paid more than 30 percent of their incomes for housing costs in 2012. Renter households earning less than \$50,000 per year were much more likely to have high cost burdens than households earning more than \$50,000. The percentage of renters with high cost burdens is over 80 percent for households earning less than \$20,000 per year, 88 percent for households earning between \$20,000 and \$34,999, and 87 percent for households earning between \$35,000 to \$49,999 per year. Renter households earning more than \$50,000 annually, however, had far less difficulty affording rental housing.

An overall smaller percentage of Sebastopol homeowners (44 percent) than renters (57 percent) had high cost burdens in 2012, totaling 783 homeowners.<sup>4</sup> Also, a higher percentage of homeowners earning below \$35,000 experienced high cost burdens in comparison to households above \$35,000. One-hundred percent of homeowners earning less than \$20,000, and 71 percent earning between \$20,000 and \$34,999 per year paid more than 30 percent of income towards housing costs in 2012 (see Table III-10).

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<sup>3</sup> CHAS data tables are compiled by the US Department of Housing and Urban Development based on a special tabulation derived from the U.S. Census 2007-2011 ACS.

<sup>4</sup> Monthly homeownership costs calculated by the US Census include mortgage payments; real estate taxes; fire, hazard and flood insurance; utilities (electricity, gas, and water and sewer); and heating fuels (oil, coal, kerosene, wood, etc.). It also includes, where appropriate, monthly condominium fees or mobile home costs such as ground rents.



**TABLE III.10: HOUSING COSTS AS A PERCENTAGE OF INCOME, BY HOUSEHOLD INCOME AND TENURE, CITY OF SEBASTOPOL, 2012**

Household Income	Total Households (1)	Percentage of Income Spent on Housing			Percentage of Households Paying 30% or More of Income on Housing
		0 to 19%	20 to 29%	30% or more	
<b>Renters</b>					
Less than \$20,000	540	13	93	434	80.4%
\$20,000 to \$34,999	318	0	36	282	88.7%
\$35,000 to \$49,999	180	0	22	158	87.8%
\$50,000 to \$74,999	262	67	155	40	15.3%
\$75,000 or more	352	222	89	41	11.7%
<b>Total Renters</b>	<b>1,652</b>	<b>302</b>	<b>395</b>	<b>955</b>	<b>57.8%</b>
<b>Owners</b>					
Less than \$20,000	122	0	0	122	100%
\$20,000 to \$34,999	154	45	0	109	70.8%
\$35,000 to \$49,999	202	77	52	73	36.1%
\$50,000 to \$74,999	351	47	130	174	49.6%
\$75,000 or more	925	362	258	305	33.0%
<b>Total Owners</b>	<b>1,754</b>	<b>531</b>	<b>440</b>	<b>783</b>	<b>44.6%</b>
<b>Total Households</b>	<b>3,406</b>	<b>833</b>	<b>835</b>	<b>1,738</b>	<b>51.0%</b>

(1) EXCLUDES HOUSEHOLDS FOR WHICH HOUSING COSTS COULD NOT BE COLLECTED OR COMPUTED.

SOURCE: U.S. CENSUS 2008-2012 AMERICAN COMMUNITY SURVEY 5-YEAR ESTIMATES.

State Housing Element guidelines call for an analysis of the proportion of “lower-income” households overpaying for housing (Government Code, Section 65583(a) (2)). Lower-income households are defined

### III. HOUSING NEEDS ASSESSMENT

as those earning 80 percent AMI or below. According to HUD, the 2014 income limit for lower-income households for the Sebastopol area (Sonoma County) is \$61,500.<sup>5</sup> This represents roughly a 4 percent decrease from 2010 when the income limit for low income households was \$64,300.

As shown in Table III.11, Sebastopol had 1,430 lower-income households in 2011. Of those, 1,001 (70 percent) had housing cost burdens over 30 percent. In all lower income categories (extremely low, very low, and low income), renters have a greater percentage of cost burden (74 percent), compared to homeowners (61 percent). However, extremely low-income homeowners were more likely to experience high cost burdens than renters in Sebastopol.

Within the extremely low income categories it should be noted that the majority of owners and renters with over 30 percent cost burden, are actually burdened to a greater extent, as the majority (89 percent of renters, and 100 percent of owners) within this category actually pay over 50 percent of income towards housing costs. Furthermore, 100 percent of burdened homeowners within the very low income category also pay more than 50 percent of their income for housing costs.

Household Overpayment	Renters	Owners	Total (1)
<b>Extremely Low Income Households</b>	400	75	475
Percent with Cost Burden >30%	69%	87%	72%
<b>Very Low Income Households</b>	230	155	385
Percent with Cost Burden >30%	76%	61%	70%
<b>Low Income Households</b>	325	245	570
Percent with Cost Burden >30%	80%	53%	68%
<b>Total Extremely Low, Very Low, and Low Income Households Paying &gt;30%</b>	<b>955 / 74%</b>	<b>475 / 61%</b>	<b>1,430 / 70%</b>
<b>Households Between 80-100% HAMFI</b>	230	70	300
Percent with Cost Burden >30%	15%	71%	27%
<b>Households Above 100% HAMFI</b>	405	1,250	1,655
Percent with Cost Burden >30%	10%	32%	26%
<b>Total Households (1)</b>	<b>1,590</b>	<b>1,795</b>	<b>3,385</b>
Percent with Cost Burden >30%	49%	41%	45%

SOURCE: CHAS DATA SET TABLES 2007-2011

(1) EXCLUDES HOUSEHOLDS FOR WHICH HOUSING COSTS COULD NOT BE COLLECTED OR COMPUTED.

#### 4) EXTREMELY LOW-INCOME HOUSEHOLDS

Government Code Section 65583(a) (1) requires that housing elements provide documentation of projections and quantification of a jurisdictions' existing and projected housing needs for all income levels, including extremely low-income households. Extremely low-income households are those who

<sup>5</sup> This figure is based on a household size of four persons. Income limits were higher or lower for larger or smaller households, respectively.

earn less than 30 percent of Area Median Income (AMI). Without adequate affordable housing, these households are typically the most at risk of becoming homeless.

Thirteen percent of Sebastopol households were extremely low income in 2000, totaling 441 households. In 2011, approximately 14 percent of Sebastopol households (totaling 475 households) were extremely low income.<sup>6</sup>

Although the total number of extremely low income households in Sebastopol has increased only 1 percent between 2000 and 2011, the housing cost burdens for these households has increased. Housing cost burdens for extremely low-income households are high, with 65 percent of all extremely low income households paying more than 50 percent of income towards housing costs in 2011, compared to 45 percent in 2000, as shown in Table III.12.

**TABLE III.12: HOUSING COST BURDENS FOR EXTREMELY LOW-INCOME HOUSEHOLDS, CITY OF SEBASTOPOL, 2000-2011**

	2011			2000		
	Renters	Owners	Total	Renters	Owners	Total
Extremely Low-Income Households	400	75	475	328	113	441
Percentage Paying >30% of Income	69%	87%	72%	50%	74%	56%
Percentage Paying >50% of Income	61%	87%	65%	39%	61%	45%

SOURCES: HUD, 2000 CHAS DATA BOOK; AND CHAS DATA SET BASED ON 2007-2011 AMERICAN COMMUNITY SURVEY.

Sebastopol’s demand for extremely low-income households during the planning period is based on half the regional housing need allocation of units for very low-income households (22 units) could be required by extremely low-income households. This approach indicates a need for 11 extremely low-income housing units..

The existing affordable housing inventory in Sebastopol provides 12 units targeted to extremely low-income households.

### 5) AFFORDABLE RENTS AND HOME PRICES

The following section examines the ability of Sebastopol households to pay for both rental and ownership housing. This analysis is presented according to the household income categories defined in Table III.9.

Table III.13 shows the maximum affordable monthly rents, and maximum affordable purchase prices for extremely low-, very low-, low-, median- and moderate-income households in Sonoma County (including Sebastopol). Since income definitions vary by household size, information is presented for households ranging in size from one to five persons. Affordable rents and ownership costs are defined as requiring no more than 30 percent of income.

<sup>6</sup> Total Households Excludes households for which housing costs could not be collected or computed.

**TABLE III.13: ABILITY TO PAY FOR HOUSING BY INCOME LEVEL, CITY OF SEBASTOPOL, 2014**

	Unit	Studio	1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms
	Number of Persons	1	2	3	4	5
Extremely Low-Income Households (30% AMI)	Income Level (1)	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800
	Max. Monthly Rent (2)	\$435	\$496	\$559	\$620	\$670
	Max Purchase Price (3)	\$64,057	\$72,517	\$81,255	\$89,716	\$94,254
Very Low-Income Households (50% AMI)	Income Level (1)	\$ 28,950	\$ 33,050	\$ 37,200	\$ 41,300	\$ 44,650
	Max. Monthly Rent (2)	\$724	\$826	\$930	\$1,033	\$1,116
	Max Purchase Price (3)	\$101,558	\$115,355	\$129,421	\$143,353	\$154,580
Low-Income Households (80% AMI)	Income Level (1)	\$ 45,500	\$ 52,000	\$ 58,500	\$ 65,000	\$ 70,200
	Max. Monthly Rent (2)	\$1,138	\$1,300	\$1,463	\$1,625	\$1,755
	Max Purchase Price (3)	\$169,007	\$191,477	\$214,084	\$236,554	\$254,584
Median Family Income (100% AMI)	Income Level (1)	\$ 57,800	\$ 66,100	\$ 74,350	\$ 82,600	\$ 89,200
	Max. Monthly Rent (2)	\$1,445	\$1,653	\$1,859	\$2,065	\$2,230
	Max Purchase Price (3)	\$215,311	\$244,160	\$272,732	\$301,304	\$324,189
Moderate-Income Households (80-120% AMI)	Income Level (1)	\$ 69,350	\$ 79,300	\$ 89,200	\$ 99,100	\$ 107,050
	Max. Monthly Rent (2)	\$1,734	\$1,983	\$2,230	\$2,478	\$2,676
	Max Purchase Price (3)	\$255,394	\$289,930	\$324,189	\$358,586	\$376,475

(1) BASED ON HCD INCOME LIMITS.

(2) MONTHLY RENT AND UTILITIES ARE NO MORE THAN 30% OF INCOME.

(3) HOUSING COSTS ARE NO MORE THAN 30% OF INCOME FOR EXTREMELY LOW, VERY LOW, LOW-INCOME, MEDIAN, AND MODERATE-INCOME HOUSEHOLDS. TOTAL HOUSING COSTS INCLUDE MORTGAGE PAYMENT, PROPERTY TAXES, UTILITIES, PROPERTY MAINTENANCE, PRIVATE MORTGAGE INSURANCE AND HOMEOWNER'S INSURANCE. MORTGAGE TERMS ASSUME 5% INTEREST, WITH A 30-YEAR TERM. DOWN PAYMENT ASSUMES \$5,000 FOR EXTREMELY LOW AND VERY LOW, \$15,000 FOR LOW, \$20,000 FOR MEDIAN AND MODERATE INCOME BUYERS.

SOURCES: CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT (HCD) 2014 INCOME LIMITS; AND ZILLOW ADVANCED MORTGAGE CALCULATOR.

## 6) OVERCROWDING

Overcrowding is not a major problem in Sebastopol. The Census defines an overcrowded unit as one with more than 1.0 person per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

Only two percent of housing units (75 in total) were overcrowded in Sebastopol in 2000, as shown in Table III.14. This is contrast with Sonoma County as a whole, where the rate of overcrowding, though still small, was three times as high. In 2012, the number of overcrowded housing units fell to under 1 percent in Sebastopol (representing 23 total units). Sonoma County also experienced an overall decline in overcrowding from 6.8 percent in 2000, to 4.6 percent in 2012. However, the decline countywide was smaller that within the City of Sebastopol. As part of the General Plan Advisory Committee review of the Housing Element, it was noted that there is likely more overcrowding in Sebastopol than

represented on Table III.14, particularly in regards to migrant and undocumented workers that may not receive Census forms or be reluctant to complete Census forms.

<b>TABLE III.14 OVERCROWDING BY TENURE, CITY OF SEBASTOPOL AND SONOMA COUNTY, 2000-2012</b>						
	2000			2012		
	Owners	Renters	Total	Owners	Renters	Total
<b>City of Sebastopol</b>						
Total Households	1,841	1,436	3,277	1,762	1,720	3,482
<b>Persons Per Room</b>						
One or Fewer	1,822	1,380	3,202	1,750	1,709	3,459
1.01 to 1.50	16	14	30	0	0	0
More than 1.50	3	42	45	12	11	23
Percent Overcrowded	1.0%	3.9%	2.3%	0.68%	0.64%	0.66%
Percent Severely Overcrowded	0.2%	2.9%	1.4%	0.68%	0.64%	0.66%
<b>Sonoma County</b>						
Total Households	110,511	61,892	172,403	113,096	71,406	184,502
<b>Persons Per Room</b>						
One or Fewer	106,950	53,698	160,648	111,224	64,817	176,041
1.01 to 1.50	2,060	3,473	5,533	1,234	4,859	6,093
More than 1.50	1,501	4,721	6,222	638	1,730	2,368
Percent Overcrowded	3.2%	13.2%	6.8%	1.7%	9.2%	4.6%
Percent Severely Overcrowded	1.4%	7.6%	3.6%	0.56%	2.4%	1.3%

SOURCES: 2000 U.S. CENSUS; AND 2008-2012 AMERICAN COMMUNITY SURVEY.

### C. HOUSING STOCK CHARACTERISTICS

#### 1) INFORMATION SOURCES

There are many sources of information used for 2000-2014 housing unit information and counts. These include: the State of California Department of Finance’s (DOF) *Population and Housing Estimates for 2000, 2010, and 2014*, the ABAG’s Data for Bay Area Housing Elements (2014), 2008-2012 American Community Survey, and the 2000 and 2010 U.S. Census.

- DOF is the source of information for 2000-2014 housing unit counts by type of housing (single family, multifamily, etc.), and occupancy status.
- American Community Survey results from 2008-2012 are used for 2012 housing stock age information.

#### 2) HOUSING TYPES AND OCCUPANCY

Table III.15 presents information on the housing stock of Sebastopol and Sonoma County in 2000, 2010, and 2014. In 2014, *single-family* detached units accounted for the majority of housing in Sebastopol, comprising 63 percent of the total housing stock. When detached and attached *single-family* units (townhomes) are considered together, they make up just under 74 percent of the total existing housing stock. Units in *multifamily* structures comprise the majority of the remaining housing units. From 2010

### III. HOUSING NEEDS ASSESSMENT

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to 2014, the ratio of *single-family* to *multifamily* housing has remained steady in Sebastopol. However, all of units built since 2010 have been single-family units.<sup>7</sup> *Single-family* housing constitutes a somewhat smaller proportion of the total housing stock in Sebastopol (73 percent), compared to Sonoma County as a whole 75.5 percent. With the exception of affordable housing developments, *multifamily* units tend to be in low-density properties. In 2010 and 2014, approximately 57 percent of all the City's *multifamily* units were in larger properties of five or more units, with two-to-four unit structures accounting for 43 percent of *multifamily* properties.

Vacancy rates are low in Sebastopol, as presented in Table III.15. While the City's vacancy rate has increased between 2000 and 2010 from 2.1 to 5.4 percent, it has remained steady at 5.4 percent from 2010 to 2014. Vacancy rates in Sebastopol have remained below the County's overall rate of 9.2 percent between 2010 and 2014. A rate of five percent is generally considered indicative of a balanced housing market. It is important to note that these counts include all vacant units, including those units held vacant for seasonal use; not all of the vacant units are actually offered for sale or for rent.

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<sup>7</sup> California Department of Finance (DOF), Official State Population and Housing Estimates (Table E-5) 2014. This source represents an estimated housing count and may not reflect all units.

III. HOUSING NEEDS ASSESSMENT

TABLE III.15: HOUSING STOCK BY TYPE AND VACANCY FOR SEBASTOPOL AND SONOMA COUNTY, 2000-2014

	City of Sebastopol						Sonoma County					
	2000		2010		2014		2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Units</b>	3,328		3,465		3,485		182,557		204,572		206,537	
<b>Single-family</b>												
Detached	1,994	59.9%	2,184	63.0%	2,203	63.2%	125,480	68.7%	140,376	68.6%	141,417	68.5%
Attached	254	7.6%	329	9.5%	330	9.5%	13,940	7.6%	14,325	7.0%	14,441	7.0%
<b>Multifamily</b>												
2 to 4 units	524	15.7%	383	11.1%	383	11.0%	11,695	6.4%	13,421	6.6%	13,509	6.6%
5 plus units	498	15.0%	500	14.4%	500	14.4%	20,657	11.3%	25,086	12.3%	25,758	12.5%
<b>Mobile Homes</b>	58	1.7%	69	2.0%	69	2.0%	10,785	5.9%	11,364	5.6%	11,412	5.5%
<b>Occupied Units</b>	3,257	97.9%	3,276	94.6%	3,296	94.6	171,807	94.1%	185,825	90.8%	187,626	90.8%
<b>Vacancy Rate</b>		2.1%		5.4%		5.4%		5.9%		9.2%		9.2%

SOURCES: ABAG DATA FILE 2014; AND CALIFORNIA DEPARTMENT OF FINANCE (DOF), E-5 POPULATION AND HOUSING ESTIMATES, 2000, 2010, AND 2014.

### 3) HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of Sebastopol's housing stock. For example, the Census reports on whether housing units have complete kitchens, and plumbing facilities. All but 14 Sebastopol housing units had complete plumbing and kitchen facilities as of 2012.<sup>8</sup> However, these Census indicators reveal little about overall housing conditions.

In most cases, the age of a community's housing stock is a better indicator of the likely condition of the housing stock. About 45 percent of the City's housing stock was built prior to 1970, and is more than 40 years old -indicating some of the City's housing could be substandard. Just over one-third of all housing units were built since 1980, and roughly 6 percent have been built since 2000. The majority of Sebastopol's housing stock (roughly 42 percent) was built from 1970 to 1989 (See Table III.16.)

<b>Year Structure Built</b>	<b>Number of Units</b>	<b>Percentage of Housing Stock</b>
2010 to 2013	52	1.4%
2000 to 2009	180	4.9%
1990 to 1999	323	8.7%
1980 to 1989	815	22.1%
1970 to 1979	748	20.2%
1960 to 1969	474	12.8%
1950 to 1959	204	5.5%
1940 to 1949	428	11.6%
1939 or Earlier	524	14.2%
<b>Total Units</b>	<b>3,696</b>	

SOURCE: 2008 -2012 ACS; AND CITY OF SEBASTOPOL 2014.

Finally, the Sebastopol Building Department receives only a few complaints each year about existing structures, and notes that in 2014, most complaints are for structures located outside the City limits. The department attests that the majority of the housing stock within the City is in good and livable condition. However, the Building Department acknowledges that there may be problems with a few structures in the City being unlicensed, which were built under prior County jurisdiction before the areas were annexed into the City. The 2012 ACS data indicates that there are 14 units in Sebastopol lacking complete plumbing and kitchen facilities.

### 4) RENTAL HOUSING COSTS, TRENDS, AND AFFORDABILITY

Table III.17 presents information on the fair market rents and advertised rents as of 2014 in Sebastopol. These rents can be compared to the affordable rent levels presented in Table III.13 to assess the affordability of market rate rental housing in the City.

HUD-defined, fair market rents (FMRs) for Sonoma County are market rents that represent the 40th percentile of all rents in the County.<sup>9</sup> In other words, sixty percent of rents in the County are above the

<sup>8</sup> 2008-2012 American Community Survey, Table DP04. Select Housing Characteristics. ACS 5 Year Estimates.

<sup>9</sup> The 40th percentile rent is drawn from the distribution of rents of all units that are occupied by recent movers. Adjustments are made to exclude public housing units, newly built units, and substandard units.

figures shown and forty percent below. In general, the FMR for an area is the amount that would be needed to pay the gross rent (rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest, non-luxury nature with suitable amenities.

Average advertised rents in Sebastopol as of September 2014 are higher than FMRs. Advertised rents would be expected to be higher than FMRs for two reasons. First, FMRs are at the 40<sup>th</sup> percentile, as described above, and the advertised rents reported in Table III.17 are averages of available rentals. Secondly, FMRs are based on the **countywide** rental market, and since Sebastopol is a higher priced market than other areas in Sonoma County, it is not surprising that average, advertised rents in Sebastopol are higher than county rents.

<b>TABLE III.17: FAIR MARKET RENTS AND AVERAGE ADVERTISED RENTS, CITY OF SEBASTOPOL, 2014</b>						
	<b>Number of Bedrooms in Unit</b>					
	<b>Studio</b>	<b>1 BR</b>	<b>2 BR</b>	<b>3 BR</b>	<b>4BR</b>	
Fair Market Rent – 2014 (1)	\$820	\$956	\$1,251	\$1,843	\$2,161	NA
Average Advertised Rents (2)	\$933	\$1,217	\$1,709	\$2,780	\$3,325	\$4,098

(1) 40<sup>TH</sup> PERCENTILE OF MARKET RENTS FOR FISCAL YEAR 2014 FOR SANTA ROSA-PETALUMA, CA MSA (SONOMA COUNTY).

(2) BASED ON A SURVEY OF 30 NON-DUPLICATIVE RENTAL LISTINGS COLLECTED FROM CRAISGLIST.ORG, FOR AUGUST 18-22, 2014.

SOURCES: U.S DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) (FY 2014 FMRs BY UNIT BEDROOMS FOR SONOMA COUNTY, CALIFORNIA.); CRAISGLIST.ORG 2014.

As shown in Table III.13, a low-income, three-person household with an annual income of up to \$58,500 could afford to pay a monthly gross rent of \$1,463 (including utilities). Comparing rents in Table III.17 with the affordable rents presented in Table III.13, such a household could afford the fair market (countywide) rent of \$1,251 for a two-bedroom unit, assuming such a unit were available in Sebastopol, but would not be able to afford the average two-bedroom advertised in Sebastopol with a rent of \$1,709. A very-low income household of the same size, earning \$37,200 annually, would not be able to afford the FMR of \$1,251 for a two-bedroom unit, nor the average advertised rent. Median-income households are able to afford the average advertised rents for studios, one- and two-bedroom units, but not three-bedroom units. In fact, even moderate-income households are not able to afford the average three-bedroom rental without incurring a rent burden of over 30 percent of income. This may reflect the relatively small number of three-bedroom apartment units within Sebastopol City limits.<sup>10</sup>

Limited information is available on how rents have fluctuated on a year-to-year basis, but comparing advertised rents in 2002 with those in 2008 and 2014, it is apparent that rents have increased significantly during this time (See Table III.18.) While average home prices have fallen in the past 6 years to below 2007 levels, rents have not. From 2008 to 2014 one-bedroom unit rents have increased nearly 6 percent, while two and three-bedroom rentals have increased by a greater margin (18 and 37 percent respectively).

<sup>10</sup> All of the three-bedroom housing units listed as available for rent are actually single family homes which tend to rent for higher amounts than rental units in multifamily properties.

**TABLE III.18: AVERAGE ADVERTISED RENTS IN SEBASTOPOL, 2002-2014**

Average Advertised Rents	Number of Bedrooms in Unit			
	0 BR	1 BR	2 BR	3 BR
2002	NA	\$960	\$1,328	\$1,653
2008	\$814	\$1,149	\$1,445	\$2,023
2014	\$933	\$1,217	\$1,709	\$2,780
Percentage Increase (2002-2008)		19.7%	8.8%	22.4%
Percentage Increase (2008-2014)	14.6%	5.9%	18.3%	37.4%

SOURCES: NOVEMBER 2002 PRESS DEMOCRAT; CRAISGLIST.ORG RENTAL LISTINGS FOR SEPTEMBER 18-26, 2008, AND AUGUST 18-22, 2014.

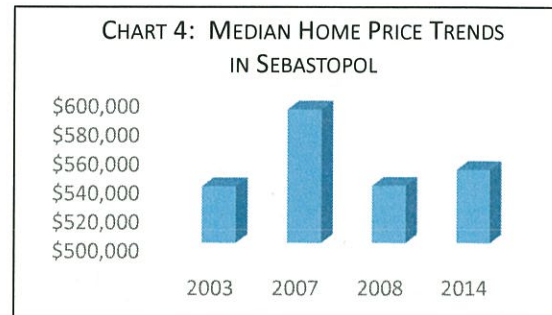
### 5) HOMEOWNERSHIP COSTS, TRENDS, AND AFFORDABILITY

Home prices rose steadily in Sebastopol between 2003 and 2007, increasing approximately 10 percent over the four year period. Since early 2008, however, prices had fallen significantly, decreasing to just over 2003 price levels. Currently, the median sales price is \$550,500 for the four month period of May-August, 2014; up roughly two percent from the same period in 2008, and 2003. (See Table III.19.)

**TABLE III.19: CHANGES IN SINGLE-FAMILY SALES PRICES IN THE CITY OF SEBASTOPOL, (2003-2014)**

Date	Median Price	Percent Change
2003 (May-August)	\$539,000	
2007 (May-August)	\$592,000	9.8%
2008 (May-August)	\$539,500	-8.9%
2014 (July 2014)	\$550,500	2.0%

SOURCES: NORTH BAY ASSOCIATION OF REALTORS, 2007-2008, AND DQNEWS.COM, 2014



Despite recent declines, Sebastopol continues to have one of the highest priced housing markets in Sonoma County, with only a handful of areas recording higher median sales prices in the summer of 2014.<sup>11</sup>

Based on the data in Tables III.19 and Table III.13, not even moderate-income households would be able to afford the median priced single family home in Sebastopol in 2014. To purchase the median priced single-family home, a household would need to have an annual income of approximately \$117,500 (142 percent of the median 4-person household income), assuming a 20 percent down payment.<sup>12</sup> Based on 2012 income information reported in Table III.7, approximately 23 percent of Sebastopol households earned enough to afford to purchase the median-priced home, without incurring a significant cost burden.

Between July 2013 and July 2014, the number of housing units that are in some stage of foreclosure in Sebastopol (as a percentage of all housing units) was higher than the comparable percentages for Santa

<sup>11</sup> Source: Trulia, Inc., 2014.

<sup>12</sup> This assumes different mortgage terms than used in Table III.14, in order to reflect typical terms for a market rate home. Income calculations used to estimate the required minimum income are based on the following assumptions: a 20 percent down payment, and a 5%, fixed, 30-year mortgage, \$0 Monthly Debts, A Debt to Income Ratio of 30%, and Includes Taxes and Insurance. (Note, a larger or smaller down payment would significantly alter these results).

Rosa and Sonoma County. (See Table III.20 below.) Of the 56 foreclosure units in Sebastopol, 54 percent were in pre-foreclosure status, while 31 percent were auctioned, and 15 are bank owned.

**TABLE III.20: COMPARISON OF TOTAL FILINGS AS A PERCENTAGE OF HOUSING UNITS - SELECTED AREAS 2014**

	Total Filings	Filings as a % of all Housing Units
Sonoma County	1,440	0.7%
Greater Sebastopol Area	56	1.6%
Santa Rosa	552	0.8%

*FILINGS COVER ALL UNITS THAT ARE IN PRE-FORECLOSURE, WILL BE SOLD AT AUCTION, OR ARE OWNED BY A BANK. THIS INFORMATION IS CURRENT AS OF JULY 2013- JULY 2014.*

*SOURCES: REALTYTRAC INC., TRENDS AND MARKET INFO 2014; AND THE DEPARTMENT OF FINANCE POPULATION ESTIMATES 2014.*

### D. SPECIAL HOUSING NEEDS

Within the general population there are several groups of people who have special housing needs. These needs can make it difficult for members of these groups to locate suitable housing. The following subsections discuss the special housing needs of the six groups identified in State housing element law (Government Code, Section 65583(a) (6)). Specifically, these include elderly households, persons with disabilities, large households, female-headed households, farmworkers, and the homeless. Where possible, estimates of the population or number of households in Sebastopol falling into each group are presented.

#### 1) ELDERLY HOUSEHOLDS

The total population of Sebastopol residents over the age of 65 (also referred to as “seniors”) grew very slightly between 2000 and 2010 to reach a total of 1,281 seniors. This represented an increase of approximately 0.2 percent since 2000, at a time that the City’s non-senior population declined by 6 percent. Between 2010 and 2012 the population of those aged 65 and over increased 19 percent, while the City’s non senior population decreased by 3.5 percent. Growth in the senior population occurred most prominently among adults 65 to 74 years of age between 2000 and 2010, and between 2010 and 2012, as shown in Table III.21.

**TABLE III.21: GROWTH IN SENIOR POPULATION IN SEBASTOPOL AND SONOMA COUNTY, 2000-2012**

	2000	2010	2012	Overall Percentage Growth 2000-2010	Overall Percentage Growth 2010-2012
<b>Sebastopol</b>					
Ages 65 to 74	481	612	757	27.2%	23.7%
75 and Older	798	669	767	-16.2%	14.6%
Total Senior Population	1,279	1,281	1,524	0.2%	19.0%
Total City Population	7,774	7,379	7,411	-5.1%	0.4%
Non-senior Population	6,495	6,098	5,887	-6.1%	-3.5%
<b>Sonoma County</b>					
Ages 65 to 74	27,394	35,544	36,257	29.8%	2.0%

**TABLE III.21: GROWTH IN SENIOR POPULATION IN SEBASTOPOL AND SONOMA COUNTY, 2000-2012**

	2000	2010	2012	Overall Percentage Growth 2000-2010	Overall Percentage Growth 2010-2012
75 and Older	30,583	31,820	32,146	4.0%	1.0%
<b>Total Senior Population</b>	<b>57,977</b>	<b>62,267</b>	<b>68,403</b>	<b>7.4%</b>	<b>9.9%</b>
Total County Population	458,614	483,878	483,456	5.5%	-0.1%
Non-senior Population	400,637	414,265	415,053	3.4%	0.2%

SOURCES: 2000, AND 2010 U.S. CENSUS; AND 2012 AMERICAN COMMUNITY SURVEY

*SENIOR HOUSEHOLD GROWTH*

This section estimates growth in senior households by tenure by combining information from the 2000 and 2010 U.S. Census, and the 2008-2012 American Community Survey. Table III.22 provides estimates for the total number of senior households in 2012, as well as estimates for renter and owner-occupied units headed by seniors. In 2012, the majority of senior households (63 percent) were homeowners, while 37 percent were renter households. Both renter and owner senior households have remained fairly constant from 2000 to 2012 with roughly two-thirds senior households being owner occupied. .

**TABLE III.22: ESTIMATED GROWTH IN SENIOR HOUSEHOLDS FROM 2000 TO 2012, SEBASTOPOL**

	2000	2010	2012ACS	Growth 2000-10	Growth 2010-12
<b>Total Senior Households (2)</b>	<b>808</b>	<b>864</b>	<b>961</b>	<b>56</b>	<b>97</b>
Senior Renter Households	276	309	358	33	49
Senior Owner Households	532	555	603	23	48
Percent Renter Households	34.2%	35.8%	37.3%	1.6%	1.5%
Percent Owner Households	65.8%	64.2%	62.7%	-1.6%	-1.5%

SOURCES: 2000 AND 2010 U.S. CENSUS; ABAG DATA FILE 2014; AND 2008-2012 ACS

*SENIOR HOUSEHOLD INCOME*

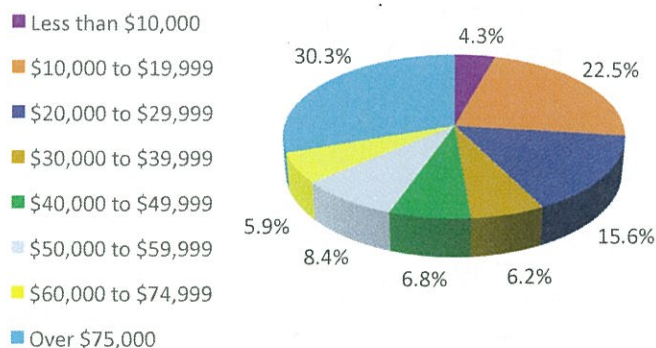
Table III.23 shows senior household incomes for 2012. Approximately 43 percent of all senior households earn less than \$30,000 per year, while roughly 30 percent on all senior households earn over \$75,000 per year.

**TABLE III.23: SENIOR HOUSEHOLD INCOME IN SEBASTOPOL, 2012**

Income	Number	Percent
Less than \$10,000	41	4.3%
\$10,000 to \$19,999	216	22.5%
\$20,000 to \$29,999	150	15.6%
\$30,000 to \$39,999	60	6.2%
\$40,000 to \$49,999	65	6.8%
\$50,000 to \$59,999	81	8.4%
\$60,000 to \$74,999	57	5.9%
Over \$75,000	291	30.3%
<b>Total Senior Households</b>	<b>961</b>	

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

Senior Household Income Sebastopol (2012)



*SENIOR HOUSING COST BURDENS*

Senior households are typically on fixed incomes, increasing their need for affordable housing and/or housing cost assistance. Table III.24 shows how housing cost burdens for seniors compare with non-senior households, for both renters and homeowners.

**TABLE III.24: HOUSING COST BURDENS FOR SENIOR-HEADED HOUSEHOLDS, CITY OF SEBASTOPOL, 2012**

	Total Households	Households with Cost Burdens (Between 30 & 35% of Income)		Households with Cost Burdens (Greater than 35% of Income)	
		#	Percentage	#	Percentage
Senior Renters	358	25	7.0%	124	34.6%
Senior Homeowners	603	50	8.3%	145	24.0%
All Senior Households	961	75	7.8%	269	28.0%
Total Renters	1,720	129	7.5%	826	48.0%
Total Owners	1,762	224	12.7%	559	31.7%
<b>All Households</b>	<b>3,482</b>	<b>353</b>	<b>10.1%</b>	<b>1,385</b>	<b>39.8%</b>

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

As shown in Table III.24, senior-headed households actually were less likely to have housing cost burdens than the overall population, with 7.8 percent paying between 30 to 35 percent of their income for housing, and 28 percent paying more than 35 percent of their income, compared to 10.1 and 39.8 percent for all households respectively.

Senior household data examined in this section is limited to 1-2 person households. Also, this data source defines senior households as being headed by an individual over 62 years of age (as opposed to 65 elsewhere in this section). The number of total senior households in this table, therefore, differs from totals that include all household sizes. Some of the data specific to senior households, such as

### III. HOUSING NEEDS ASSESSMENT

households cost burdened by 50% or more, was only available for the year 2000, which represents the most current data available.<sup>13</sup>

As shown in Table III.25, one-to-two person senior-headed households were also less likely to have housing cost burdens than the overall population in 1999, with 27 percent paying more than 30 percent of their income for housing, and 11 percent paying more than 50 percent of their income, compared to 35 and 14 percent for all households respectively.

**TABLE III.25: HOUSING COST BURDENS FOR ONE-TO-TWO PERSON SENIOR-HEADED HOUSEHOLDS, CITY OF SEBASTOPOL, 1999**

	Total Households	Households with Cost Burdens (>30% of income)		Households with Severe Cost Burdens (>50% of income)	
		#	Percentage	#	Percentage
Senior Renters	340	92	27.1%	28	8.2%
Senior Homeowners	473	129	27.3%	64	13.5%
<b>All Senior Households</b>	<b>813</b>	<b>221</b>	<b>27.2%</b>	<b>92</b>	<b>11.3%</b>
Total Renters	1,446	544	37.6%	227	15.7%
Total Owners	1,850	598	32.3%	239	12.9%
<b>All Households</b>	<b>3,296</b>	<b>1,140</b>	<b>34.6%</b>	<b>465</b>	<b>14.1%</b>

SOURCE: HUD, 2000 CHAS DATA BOOK.

The housing burdens described above are somewhat surprising, given that almost all one-to-two person senior renter households were lower-income in 1999, as were a majority of senior homeowners. More than half of one-to-two person senior renter households were extremely low-income. Yet as shown in Table III.26, homeownership and rental costs were manageable for a large majority of these senior households.

**TABLE III.26: ONE-TO-TWO PERSON SENIOR HEADED HOUSEHOLDS, BY INCOME AND TENURE, CITY OF SEBASTOPOL, 1999**

Senior Households	Renters	Homeowners	Total
Total Senior Households (1)	340	473	813
Extremely Low-Income	54.1%	14.8%	31.2%
Very Low-Income	24.7%	18.8%	21.3%
Low-Income	12.6%	25.4%	20.0%
Moderate-Income and Above	8.5%	41.0%	27.4%

(1) SENIOR HOUSEHOLDS PRESENTED IN THIS TABLE INCLUDE ONLY ONE-TO-TWO PERSON HOUSEHOLDS. ALSO, THIS DATA SOURCE DEFINES SENIOR HOUSEHOLDS AS BEING HEADED BY AN INDIVIDUAL OVER 62 YEARS OF AGE (AS OPPOSED TO 65 ELSEWHERE IN THIS SECTION). THE NUMBER OF TOTAL SENIOR HOUSEHOLDS IN THIS TABLE, THEREFORE, DIFFERS FROM TOTALS REPORTED IN OTHER TABLES.

SOURCE: HUD, 2000 CHAS DATA BOOK.

<sup>13</sup> Senior households presented in tables III.25 III.26 and III.27 include only one-to-two person households. Also, this data source defines senior households as being headed by an individual over 62 years of age (as opposed to 65 elsewhere in this section). No current data for tables III.25 through III.27 was provided in the 2014 ABAG data package, or U.S. Census, therefore the data represented is the most currently available data.

As Table III.27 shows, the problem of high cost burdens is worse for lower-income senior-headed households than senior households with moderate-incomes or higher, particularly among homeowners. When comparing numbers presented in Table III.25 with those presented in Table III.27, it possible to draw the following comparison. Over 40 percent of all lower-income senior homeowners had high housing cost burdens in 1999 (compared to 32 percent for senior homeowners overall), and 23 percent had severe housing cost burdens (compared with 13 percent overall).

<b>TABLE III.27: INCIDENCE OF HIGH COST BURDENS AMONG LOWER-INCOME, SENIOR HEADED HOUSEHOLDS WITH ONE TO TWO PERSONS, CITY OF SEBASTOPOL, 1999</b>			
	<b>Lower Income Senior Households (1)</b>		
	<b>Renters</b>	<b>Owners</b>	<b>Total</b>
<b>Total</b>	311	279	590
<b>Cost Burden &gt;30%</b>	29.6%	40.9%	34.9%
<b>Cost Burden &gt;50%</b>	9.0%	23.0%	15.6%

(1) LOWER-INCOME IS DEFINED HERE AS UP TO 80% OF AREA MEDIAN INCOME.  
 SOURCE: HUD, 2000 CHAS DATA BOOK.

Affordable senior housing is needed throughout the County, and in the City of Sebastopol. As of September 2014, there are 103 senior households in Sebastopol on the County Housing Authority’s Section 8 voucher waiting list. This constituted a waiting time of approximately four to six years. As of 2014, a total of 70 Sebastopol senior households currently have vouchers.

*AFFORDABLE HOUSING OPTIONS FOR SENIOR HOUSEHOLDS*

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

**Independent Living** – housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate, apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

**Group Living** – shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

**Assisted Living** – provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

In Sebastopol, there are opportunities for independent, group, and assisted living. Burbank Heights and Burbank Orchards collectively provide 198 units for very low-income seniors. Zimpher Residential Care Home, Las Palmas Community Care Facilities, and Live Oak Rest Homes are assisted living residential care facilities (group homes) that each accommodate up to six seniors.

According to staff at Sebastopol’s Senior Center there is additional need for affordable housing and services to assist independent seniors. Currently the senior center offers programs to improve the mobility and health of seniors in Sebastopol. These services include meal deliveries (from the centers meals on wheels program), and transportation assistance programs to aid seniors travel to-and-from shopping and medical services.

2) PERSONS WITH DISABILITIES

In 2012, 11.5 percent of Sebastopol residents over five years of age had some form of disability (totaling 822 residents). The highest rate of disability was among persons over the age of 65 (32.4 percent), while the lowest rate of disability was among persons between age 5 and 15 (4.4 percent). See Table III.28.

Age	With a Disability	Total Population(1)	Percent with a Disability
5 to 17 years	45	1,027	4.4%
18 to 64 years	380	4,698	8.1%
65 years and older	457	1,410	32.4%
<b>Total Population 5 years and older</b>	<b>822</b>	<b>7,135</b>	<b>11.5%</b>

(1) NON-INSTITUTIONALIZED CIVILIAN POPULATION ONLY.  
SOURCE: 2008-2012 ACS U.S. CENSUS

Table III.29 provides more detailed information on the nature of these disabilities. The total number of disabilities in this table (1,685) exceeds the number of individuals with disabilities (822), since a person can have more than one disability. Of the general population over the age of five who reported disabilities, the most common disabilities were related to cognitive difficulty (memory and thinking), and ambulatory difficulty (walking). For those aged 5 to 17 years old, vision difficulties were most prominent, with 3.3 percent of persons in that age range experiencing difficulties. For those aged 18 to 64, cognitive difficulty affected the largest amount of the population, with 5.5 percent experiencing difficulties. Among the senior population age 65 and over, ambulatory difficulties were reported in roughly 20.4 percent of the senior population.

Type of Disability	TOTAL		Age Group					
			5-17 years		18-64 years		65 years+	
	Number	%	Number	% (1)	Number	% (1)	Number	% (1)
Hearing Difficulty	246	14.6%	0	0%	57	1.2%	189	13.4%
Vision Difficulty	100	5.9%	33	3.2%	11	0.2%	56	4.0%
Cognitive Difficulty	417	24.8%	12	1.2%	258	5.5%	147	10.4%
Ambulatory Difficulty	417	24.8%	0	0%	130	2.8%	287	20.4%
Self-Care Difficulty	178	10.6%	0	0%	57	1.2%	121	8.6%
Independent Living Difficulty	327	19.4%	NA	NA	143	3.0%	184	13.0%
<b>Total Disabilities (2)</b>	<b>1,685</b>		<b>45</b>		<b>656</b>		<b>984</b>	

(1) % UNDER AGE CATEGORY SHOWS THE PERCENTAGE WITH DISABILITY IN RELATION TO THE TOTAL POPULATION WITHIN THE DESIGNATED AGE RANGE.

(2) TOTAL DISABILITIES REFLECTS EACH DISABILITY, AND A PERSON MAY HAVE MULTIPLE DISABILITIES THUS, THE LARGER NUMBER COMPARED TO TOTAL DISABLED PERSONS IS SHOWN IN TABLE III-26.

SOURCE: 2008-2012 ACS U.S. CENSUS.

Although these figures can give a sense of the proportion of the population with different types of disabilities, a smaller proportion of the population may actually require housing that is specially adapted to accommodate their disabilities, as many individuals with disabilities may live with other family members. One measure of unmet need for affordable housing for disabled adults in Sebastopol is

Sonoma County's Housing Authority's waiting list for Section 8 vouchers. As of September 2014, there were 146 households with disabilities who live in Sebastopol on the Authority's Section 8 waiting list. As of 2014, 112 Sebastopol disabled households had vouchers, of which 31 were also headed by seniors.

To understand the special housing needs of the City's disabled population, this subsection provides information on three categories of disabled adults. These include housing for individuals with mental illness, developmentally disabled, and the physically disabled.

#### *HOUSING FOR INDIVIDUALS WITH MENTAL ILLNESS*

The typical housing need for individuals with mental illness includes one-bedroom units, single occupancy units (SRO's) or shared housing. Each type of housing also requires supportive services. The Sonoma County Mental Health Department reports that the supply of quality, affordable housing for its mentally ill clients does not meet needs, both in Sebastopol and elsewhere in Sonoma County. The Mental Health Department commonly provides referrals to the Catholic Charities regarding placement and housing assistance for their mentally ill clients.

#### *HOUSING FOR THE DEVELOPMENTALLY DISABLED*

Developmentally disabled individuals live with mental retardation, cerebral palsy, autism or other forms of learning or cognitive disabilities. The North Bay Regional Center reports that housing with supportive services remains a critical need for the County's developmentally disabled. According to staff interviewed in September 2014, the Sebastopol area is unaffordable for their clients, particularly since so many are dependent on Social Security Supplemental Income. Beyond issues with affordability, there is a shortage of small individual apartments that can be matched with supportive services, and a shortage of group living options in the County. Currently, the Regional Center works with several adult residential facilities near Sebastopol to place its developmentally disabled clients. These include Mills Manor, which provides accommodations for 6 persons, and the Feldmeyer House that provides accommodations for up to 5 persons; both are located in unincorporated Sebastopol. Sebastopol Day Services, operated at the Senior Center, is located at 167 North High Street in Sebastopol and provides day care services for disabled adults.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Sebastopol, however only 25 percent of the population within the zip code resides in Sebastopol. The DDS data indicates that approximately 168 developmentally disabled persons reside in zip code 95472. None of the community care facilities are located in Sebastopol; the California Community Care Licensing Division identifies 7 adult (ages 18-59) residential facilities in the 95472 zip code, but none of these facilities are in Sebastopol. Tables III.30 and III.31 represents the estimated portion of this population that resides in Sebastopol. Of these persons, 60 have special housing needs (independent living or care facilities) as shown in Table III.31 and 97 live at home with a parent or guardian.

### III. HOUSING NEEDS ASSESSMENT

**TABLE III.30: PERSONS WITH A DEVELOPMENTAL DISABILITY BY AGE**

Zip Code	0-17	18 and Older	Total
95472*	39	129	168
Sebastopol	10	24 (1)	34

(1) THE 32 ADULTS IDENTIFIED IN COMMUNITY CARE FACILITIES (TABLE III.31) WERE DEDUCTED PRIOR TO APPLYING THE 25% FACTOR REPRESENTATIVE OF THE POPULATION RESIDING IN SEBASTOPOL.

\*DATA FOR THE ZIP CODE INCLUDES SEBASTOPOL AND UNINCORPORATED AREAS ADJACENT THE CITY

**TABLE III.31: PERSONS WITH A DEVELOPMENTAL DISABILITY BY RESIDENCE TYPE**

Zip Code	Community Care Facility	Home of Parent/Guardian	Independent Living	Intermediate Care or Skilled Nursing Facility	Foster/Family Home	Other	TOTAL
95472*	32	97	28	0	<10	<10	168
Sebastopol	0	24	7	0	<3	<3	34

\*DATA FOR THE ZIP CODE INCLUDES SEBASTOPOL AND UNINCORPORATED AREAS ADJACENT THE CITY.

Becoming Independent is a non-profit serving 210 developmentally disabled individuals throughout Sonoma County, including 10 clients from Sebastopol, as of 2014. Becoming Independent also reports similar difficulties locating affordable housing for its developmentally disabled clients. According to staff interviewed in August 2014, the problem is not so much the lack of adequate housing for developmentally disabled adults, as simply the lack of affordable housing for very low- and extremely low-income individuals, which developmentally disabled individuals tend to be (earning roughly minimum wage). Only a small number of their clients are able to obtain Section 8 vouchers from the Sonoma County Housing Authority due to long waiting lists. Without a voucher, clients of Becoming Independent face limited affordable housing options. While Sonoma County non-profit housing providers such as Burbank Housing reserve some of their affordable housing units for developmentally disabled tenants, these affordable housing developments have long waiting lists and are unable to serve a great number of disabled residents.

Both the Regional Center and Becoming Independent note that housing for the developmentally disabled should be located within a convenient walking distance of key destinations like bus stops and retail, as opposed to being located on the rural fringes, as most walk or take transit. Becoming Independent notes, that around half of the developmentally disabled living in Sebastopol work outside the City, and having transit options close to where they live is important for their mobility. Additionally, appropriate housing would be small units, such as studio apartments, that accept Section 8 Vouchers.

#### *HOUSING FOR THE PHYSICALLY DISABLED*

Current building codes incorporate the requirements of the Housing Act of 1988 and the Americans with Disabilities Act. Thus, newer housing will meet minimum standards for disabled access. One of the key needs for disabled persons is assistance in retrofitting older homes.

There are no group homes in Sebastopol specifically for disabled individuals. There are six fully accessible units available to persons under the age of 62 located at Burbank Orchards, a subsidized, senior development at 7777 Bodega Avenue managed by Christian Church Homes. An additional two fully accessible units are available at Burbank Housing Development's 24-unit Bodega Hills subsidized

rental development. The remaining units at Bodega Hills were constructed so that they can be easily adapted for accessibility compliance.

The two new affordable developments, Petaluma Avenue Homes and Sequoia Village provide units for the disabled. Petaluma Avenue Homes has set aside four special needs units specifically for those with physical or mental disabilities. At Sequoia Village, there are six single story units. Of these, two have been sold to households that have special accessibility needs. The other four could be adapted in the future.

### 3) LARGE HOUSEHOLDS

Large households require housing units with more bedrooms than are needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and be located with convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses, as apartment and condominium units are most often developed with smaller households in mind.

State law defines a large household or family as one with five or more members. In 2012, the City of Sebastopol had just 142 households with five or more members (representing 4 percent of all households). Most larger households (63 percent) owned their homes, while 37 percent rented. (See Table III.32.)

Household Size	Percentage of All Households	Total	Renters	Owners
1-Person Household	37.5%	1,304	814	492
2-Person Households	39.5%	1,374	598	776
3-Person Households	12.5%	437	166	271
4-Person Households	6.5%	223	89	134
5-Person Households	3.7%	130	53	77
6-Person Households	0%	0	0	0
7-or-more-Person Households	0.3%	12	0	12
<b>Total Households with 5+ Persons</b>	<b>4.1%</b>	<b>142</b>	<b>53</b>	<b>89</b>

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

Table III.33 presents data on the City’s housing stock to provide insight into the availability of appropriately sized housing for the City’s larger households.

	Number	Percentage of All Housing Units
<b>Renter-Occupied</b>	<b>1,720</b>	<b>49.4%</b>
Studio	126	3.6%
1 Bedroom	542	15.6%
2 Bedrooms	746	21.4%
3 Bedrooms	269	7.7%

### III. HOUSING NEEDS ASSESSMENT

**TABLE III.33: NUMBER OF BEDROOMS IN SEBASTOPOL HOUSING UNITS, BY TENURE, 2012**

	Number	Percentage of All Housing Units
4 Bedrooms	37	1.0%
5 or more Bedrooms	0	0%
<b>Owner-Occupied</b>	<b>1,762</b>	<b>50.6%</b>
Studio	0	0%
1 Bedroom	82	2.4%
2 Bedrooms	416	11.9%
3 Bedrooms	927	26.6%
4 Bedrooms	298	8.6%
5 or more Bedrooms	39	1.1%
<b>Total Large Rental Units (3+ Bedrooms)</b>	<b>306</b>	<b>8.8%</b>
<b>Total Large Ownership Units (3+ Bedrooms)</b>	<b>1,264</b>	<b>36.3%</b>

SOURCE: U.S. CENSUS 2008-2012 AMERICAN COMMUNITY SURVEY.

As shown above, Sebastopol had a sizeable number of larger units in its housing stock in 2012, defined as three-or-more-bedroom units. Given the estimated number of large homeowner households (89) and large renter households (53), there appears to be an adequate supply of large rental and ownership units. If large units are defined as four-or-more bedrooms, there are still enough large ownership units (337) to match the number of large homeowner households. However, there is a shortage of large rental units with four-or-more bedrooms (representing a discrepancy of 16 units).

Table III.34 provides data on the income levels of the City's households by household size. As shown, almost all of the City's large households (5 or more persons) would be categorized as above moderate income in 2012. Conversely, the City's one person households would be categorized as very-low income.<sup>14</sup>

**TABLE III.34: MEDIAN INCOME BY HOUSEHOLDS SIZE, SEBASTOPOL, 2012**

Household Size	Number	Percent	Median Income	% of AMI (1)
1-person households	1,306	37.5%	\$26,486	46%
2-person households	1,374	39.5%	\$66,779	101%
3-person households	437	12.6%	\$78,906	106%
4-person households	223	6.4%	\$107,617	130%
5 or more person households	142	4.1%	\$111,111	125%
<b>Total</b>	<b>3,482</b>		<b>\$53,975</b>	

(1) % OF AMI IS BASED ON HOUSEHOLD SIZE AND AMI LIMITS SET BY HUD IN TABLE III-13 (NOTE 2012 AND 2014 INCOME LIMITS ARE EQUAL)

SOURCE: 2008-2012 AMERICAN COMMUNITY SURVEY

<sup>14</sup> Information on income by household size was only available in aggregate. Differences between renter and owner occupied households could be significant and alter conclusions.

#### 4) FEMALE-HEADED HOUSEHOLDS

As of 2010, there are an estimated 478 households headed by a female in Sebastopol, representing 14 percent of all households.<sup>15</sup> This represents a slight increase in the percentage of female-headed households since 2000. About 14 percent of female-headed households in Sebastopol earn less than the U.S. poverty level. (See Table III.35.).

	2000		2010	
	Number	% of Total Sebastopol Households	Number	% of Total Sebastopol Households
<b>Female-Headed Households</b>	463	14.2%	478	14.6
With Children under 18 years	331	10.2%	302	9.2%
Without Children under 18 years	132	4.1%	176	5.4%
<b>Female-Headed Households under Poverty Level</b>	60	1.8%	67 (1)	2.0%
With Children under 18 years	50	1.5%	67 (1)	2.0%
Without Children under 18 years	10	0.3%	0 (1)	0%
<b>Total Family Households</b>	<b>1,952</b>	<b>60%</b>	<b>1,854</b>	<b>56.6%</b>
<b>Total Households</b>	<b>3,250</b>		<b>3,276</b>	

(1) USED 2008-2012 ACS ESTIMATES BECAUSE DATA WAS NOT AVAILABLE FOR 2010.

SOURCES: 2000 U.S. CENSUS; 2013 ABAG DATA FILE; AND 2008-2012 AMERICAN COMMUNITY SURVEY B17010.

As an indication of unmet need for affordable housing in Sebastopol, there were 122 households with children on the Sonoma County Housing Authority’s Section 8 waiting list as of September 2014. In 2014, 42 female-headed households with children currently receive Section 8 vouchers in Sebastopol.

#### 5) FARMWORKERS

Agriculture remains an important part of the Sonoma County economy. The California Employment Development Department estimates that in May 2013 there were a total of 2,023 farmworkers in Sonoma County. This number has been steadily increasing over the past decade, and it represents an increase of 42 employees since May 2007.<sup>16</sup> According to the California Employment Development Department estimates, the mean annual wage for farmworkers working on a farm or ranch in Sonoma County in 2014 is \$22,131. Agricultural equipment operators earn more than laborer; earning an estimated \$31,927 annually. Farmworker housing needs include year-round, subsidized rental housing as well as some type of housing to accommodate peak labor activity in the late summer through the grape harvest.

There is no specific Census data available for the job category of "Farm Worker." The Census groups "Agriculture and Natural Resources" together (see table III.3); and there is no method for separating individual job classifications from the grouping.

<sup>15</sup> A female-headed household is defined as a family or non-family household, headed by a female, consisting of at least two persons.

<sup>16</sup> California Employment Development Department, *OES Employment and Wages by Occupation*, May 2014.

### III. HOUSING NEEDS ASSESSMENT

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There are 22 workers reported in Sebastopol's "Agriculture and Natural Resources" industry sector, according to the 2007-2011 ACS.<sup>17</sup> This represents 0.5 percent of the City's overall civilian labor force of 4,020. The number of persons employed in Agriculture and Natural Resources has decreased approximately 37 percent over the last decade.

Agriculture land within the City of Sebastopol represents a total of 5.9 acres (less than 0.5 percent of the land area) of non-irrigated orchards. Because of the small amount of farmland within the City, most farm related jobs and workers in the Sebastopol area are likely located outside the city limits in the unincorporated areas of Sonoma County.

The California Human Development Corporation (CHDC) is a non-profit service organization that provides services to diverse clients in Northern California, including farmworkers, recent immigrants, youth, seniors, and other low-income clients. The CHDC recently conducted a study for Marin County to evaluate the need for ranch worker housing in Marin County. Many of the conclusions reached as part of this study apply to conditions in Sonoma County.

Based on ranch owner information in Marin County and field interviews with workers, the typical ranch worker earns \$2,400 per month and has a spouse and three children. This income categorizes the household as extremely low-income. Although most, if not all, ranch workers would qualify for the Section 8 Program, federal regulations require that assisted persons be legal U.S. residents. Many ranch workers, as well as family members, are undocumented residents. Furthermore, even legal residents are reluctant to approach government service agencies because of fear of scrutiny of themselves, their families, or visiting relatives and friends looking for seasonal work.

As part of the work for this study, CHDC staff interviewed about 30 agricultural workers at various locations in West Marin County. Everyone interviewed mentioned that there is need for affordable housing. About two-thirds of these workers also emphasized the desire for safe and decent housing on or close to their places of employment, since many did not own automobiles to use for commuting. They prefer living on the ranches where they worked rather than in town, despite the distance from the ranches to stores and services.

Members of the Sonoma County Farm Bureau report that affordable, permanent farmworker housing located in town near services is needed by farmworkers and their families. This is a priority need. Although Farm Bureau members provide units for farmworkers on their farms and ranches, there is more demand than supply. As soon as a unit is vacant, it is immediately re-occupied by another family.

During the General Plan Advisory Committee review of the Housing Element, it was noted that farmworkers are undercounted in the Census as many undocumented and migrant workers do not complete Census forms. It was also identified that overcrowding is a problem for farmworker households.

At present, there are only a few subsidized units specifically for farmworkers in Sebastopol. The subsidized self-help project, Hollyhock, opened May 2013 and provides 34 low-income units. Under a funding agreement with HCD, the developer of Hollyhock (Burbank Housing Development Corporation) received \$250,000 in grant funds from the Joe Serna Program. In return, Burbank has targeted five of the 34 units at Hollyhock specifically to farmworkers.

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<sup>17</sup> Association of Bay Area Governments (ABAG), 2013 Housing Data File.

In September 2014, Sebastopol’s Inter-Church Pantry indicated that many of the families they provide food services to are farmworker families. The Pantry notes that the majority of these families live in large households averaging 6 to 7 persons and sometimes more. These households still have shelter, but have reached a level of need that requires them to seek food assistance from the Inter-Church Pantry.

## 6) HOMELESS

According to a 2013 census conducted by the Sonoma County Task Force for the Homeless, there are at least 4,280 homeless individuals in Sonoma County. Of the County’s 4,280 estimated homeless individuals, 44 were surveyed in the City of Sebastopol.<sup>18</sup> Information regarding the specific demographic characteristics of the homeless population is not available at the city level. Countywide, among the 4,280 persons surveyed, there were 451 families. Of these families, 397 were sheltered in emergency (130) or transitional (267) shelters, while 54 were unsheltered. Additionally, in Sonoma County, there were a total of 260 homeless children in these families as of 2013. This number has declined since 2011, when 597 children in families were counted.

A large majority of the County’s homeless are County residents rather than transients. Roughly 80 percent of the homeless who were surveyed had lived in Sonoma County before becoming homeless, which is an increase from 75 percent in 2011. Prior to becoming homeless, 49 percent were living in a home rented or owned by themselves or their partner, while 29 percent were living with friends or relatives. In contrast to the homeless families, fewer than half of the County’s homeless individuals are sheltered. According to the 2013 homeless survey, none of the Sebastopol’s homeless population is currently sheltered (See Table III.36.).

<b>TABLE III.36: ESTIMATED HOMELESSNESS IN SONOMA COUNTY, AND CITY OF SEBASTOPOL 2011-2013</b>				
	<b>Sonoma County</b>		<b>Sebastopol</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
<b>Total Homeless Estimate 2013</b>	<b>4,280</b>		<b>44</b>	
Unsheltered Homeless Population	3,309	77.3%	44	100%
Sheltered Homeless Population	971	22.7%	0	0%
<b>Total Number of Families Represented by Individuals Surveyed</b>	<b>451</b>			
Unsheltered Family Count	54	12.0%	NA	NA
Sheltered Family Count	397	88%	NA	NA
<b>Total Homeless Estimate 2011</b>	<b>4,539</b>		<b>67</b>	
Unsheltered Homeless Population	3,366	74.2%	67	100%
Sheltered Homeless Population	1,173	25.8%	0	0%
<b>Percent Change in Total Homeless 2011-2013</b>		<b>-5.7%</b>		<b>-34.3</b>

SOURCE: SONOMA COUNTY TASK FORCE FOR THE HOMELESS, HOMELESS IN SONOMA COUNTY, 2011 AND 2013 SONOMA COUNTY HOMELESS CENSUS AND SURVEY

<sup>18</sup> Since this survey did not include information on the last residential location, it is impossible to know whether these 44 homeless individuals live in or around Sebastopol, or if they happened to be in Sebastopol during the time the survey was conducted.

### III. HOUSING NEEDS ASSESSMENT

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Of the homeless population surveyed in 2013, approximately 27 percent were chronically homeless, which represents an 11 percent increase from 2011. Also, 18 percent of those surveyed had experienced mental illness, 21 percent experienced Post-Traumatic Stress Disorder (PTSD), 30 percent experience chronic depression, and 36 percent reported chronic drug or alcohol abuse. Finally, 35 percent of respondents had experienced a physical and/or medical disability, while 6 percent of respondents reported a developmental disability.

Most shelter and transitional facilities are located in Santa Rosa. As of 2013, Sonoma County had 544 permanent transitional supportive housing beds, of which, 296 beds were for individuals in families with children, and 248 beds were for individuals. Additionally the County also offers 193 emergency shelter beds for families with children, and 348 bend for individuals. Survey results indicated that the demands for homeless housing outweighs the availability of housing supply. As of 2013, 56 percent homeless reported being turned away from shelters, due to the lack of available beds. Furthermore, there are just six emergency shelter beds countywide for homeless teens, and seven temporary beds for former foster care youth. Many adult shelters turn away underage homeless -leaving homeless teens with no housing options.

Specific information on Sebastopol's homeless population was provided by the Sebastopol Police Department. According to the department, there are few homeless persons in Sebastopol, possibly due to the lack of local shelters and service centers, and because many might want to be in larger jurisdictions such as Santa Rosa.

There are two types of homeless persons in Sebastopol.

The first is a group of about 12 persons, mostly male, who are chronically homeless. These individuals were referred to as "hard core", or "full-time" homeless, and are not interested in staying at shelters since they do not want to comply with shelter rules that prohibit pets, use of drugs, or drinking. These individuals, likely to live along the Laguna de Santa Rosa trail east of Petaluma Avenue, and camp in tents during the warmer months. When the weather is not good, they will sleep where they can find shelter. For example, two locations mentioned are underneath railroad car or underneath overpasses.

The second group is transient homeless. These persons are passing through Sebastopol on their way north or south of the City. These individuals will stay with a friend and "couch surf", or just keep walking the streets at night.

Most of the homeless population in Sebastopol is comprised of individuals, with only a few couples. It was also noted that none of the homeless within the City have children currently with them. Interactions with homeless individuals indicated that some might be homeless "by choice" and did not want to conform to a standard lifestyle (i.e. did not want a regular job). However, data provided through the homeless survey indicated that most homeless did wish to have permanent housing options.

The police provide referrals to shelters and social services that are available in Santa Rosa. Also, local services are available for chronic and transient homeless persons, including showers (at two local churches), meals, bus passes, referrals to the Catholic Worker in Santa Rosa (which has a shelter and service center), and free rooms for occasional one-night stays at Santa Rosa motels.

The City has amended its Zoning Ordinance to enable development of shelters and group houses that exceed six persons to accommodate homeless persons.

## 6) DAY LABORERS AND UNDOCUMENTED WORKERS

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While there is no data collected or readily available specifically for day laborers and undocumented workers, this group was identified during the General Plan Advisory Committee review of the Housing Element as having special housing needs. It was noted that many day laborers and immigrant workers are undocumented and do not complete Census forms, so there is little information regarding this population. Many day workers and other undocumented workers live in overcrowded conditions. Housing needs include large affordable units and could also include housing similar to farmworker housing types, such as single family housing, multifamily housing, and dormitory-style housing.

## E. OPPORTUNITIES FOR ENERGY CONSERVATION

State Housing Element Law requires an analysis of the opportunities for energy conservation. There are two important reasons to encourage this conservation. First, energy conservation reduces the amount of money spent on gas and electricity so that households have more discretionary income to spend on rents and or mortgage payments. Secondly, the City has placed a high value on reducing energy and resource needs more generally as a way of demonstrating social responsibility. Thus, this subsection addresses city efforts to reduce energy as well as resource consumption.

*Note: The City's Green Building Program was superseded by the California Green Building Standards Code (CalGreen).* The City has adopted the Street Smart Program and Neighborhood Traffic Calming Program. The goals of these programs include providing pedestrian safety improvements, as well as improvements to traffic flow, safety, livability, and pedestrian and bicycle amenities for Sebastopol's "Main Street," the Highway 116 corridor in the City limits. Multiple Street Smart projects have been implemented.

Other programs and policies designed to reduce energy and resource consumption include the following:

- The City updated its Bicycle and Pedestrian Master Plan to encourage the use of bicycles and walking throughout the City.
- The City operates the Wastewater Retrofit Program whose purpose is to collect funds which can be used to reduce water use and wastewater flows from new residential development. The city has established a Wastewater Retrofit fee, collected at the time of Building Permit issuance, for all new residential development.
- The City adopted the Water Efficient Landscape Program (WELPO) which is designed to ensure efficient water use by establishing standards for landscape design appropriate to Sebastopol's climate, soils, water resources, land use, and resource planning.

In addition, the building department provides the following information to developers and property owners:

- Available energy conservation programs.
- Use of light-colored roofing materials.
- Recycling of construction debris and recommendations for environmentally responsible materials for new construction.
- Waste stream recycling from residential and other uses.

In May 2013, Sebastopol approved a solar requirement ordinance (Building Code 15.72) that mandates that new homes and commercial buildings be constructed with solar panels. The Ordinance states, that “new residential and commercial buildings, and residential additions, remodels, and alterations that exceed seventy five percent of the structure will be required to install a solar photovoltaic system at the time of construction. The Council may establish an in lieu fee for projects that cannot achieve full compliance.”

The City continues to implement the energy conservation policies from the current Housing Element, including incorporating energy-saving design principles into new development where feasible and appropriate and considering the potential for narrower streets in future developments to reduce heat island effects.

In addition to these citywide programs and policies, an option for low-income households is participation in Pacific Gas & Electric’s (PG&E) Energy Partners Program. This program provides qualified low-income customers with free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. The types of services provided under this program include attic insulation, door replacement, door weather-stripping, caulking, and minor home repair. This program may also replace inefficient refrigerators, room air conditions, and evaporative coolers with new appliances. PG&E receives applications for this program directly from interested residents. In the past, the City of Sebastopol has not provided outreach and information about the Partners Program, but will consider promoting this Program as part of its five-year housing plan proposed for the 2009-2014 Housing Element.

Furthermore, countywide programs aimed at energy and water conservation are available to Sebastopol residents. The Sonoma County Energy Independence Program (SCEIP) is operated by the County and provides financing to residential and commercial property owners to install or upgrade energy and water conserving improvements on their property, with payments billed through annual property taxes.

## **F. ANALYSIS OF AFFORDABLE HOUSING AND AT-RISK PROJECTS**

### **1) AFFORDABLE HOUSING**

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Table III.33 presents the inventory of affordable housing units in the City of Sebastopol. This table also indicates the earliest dates of termination of affordability restrictions for each of the listed projects. There are 11 subsidized projects that provide a total of 415 affordable units, of which 294 are targeted to very low-income households (of which 12 are targeted to extremely low-income households), 114 to low-income households, and seven to moderate-income households. Three of these subsidized developments were recently completed. These include 45 rental units (Petaluma Avenue Homes) and 56 ownership units (Sequoia Village, Habitat for Humanity, and Hollyhock). An additional 19 affordable units were developed to satisfy inclusionary or density bonus requirements. Of these 19 units, one is affordable to very low-income households, eight are affordable to low-income households, and 10 are affordable to moderate/median-income households.

### **2) AT-RISK PROJECTS**

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There are no subsidized housing developments that are at-risk of conversion to market rate rents over the next ten years. Burbank Heights, an affordable development built in 1975 with a HUD Section 236 Loan, was initially due to expire in 2015. However, the organization that manages the project, Christian Church Homes, is a non-profit with no interest in converting the project to market rate housing. Furthermore, since Christian Church Homes wanted to undertake major repairs at Burbank Heights, it

obtained financing in 2002 from HUD's *Markup to Budget* Program that provided Burbank Heights with additional funds for the Section 8 units. This program allows project sponsors to receive rental subsidies up to 150% of the fair market rents for the area in which the project is located. These extra revenues can then be used for capital improvements. Thus, Christian Church Homes received an additional \$25,000 per month that is earmarked for improvements. In return for these funds, Christian Church Homes has agreed to extend the affordability for Burbank Heights units for an additional 25 years.

The Hollyhock development, which provided 34 low income ownership units, has a 10-year affordability requirement. In addition, there are five Inclusionary units that have affordability restrictions that will expire within the next ten years. (See Table III.33.) Four of these units are moderate-income, and one is median-income. These units are targeted to moderate- and median-income households. Since these units are either ownership units or are not affordable to low-income households, they do fall under the requirements of 65583 (a) (9) of Housing Element law, and therefore do not require an analysis of conservation costs. Furthermore, these units did not receive public funds or density bonuses.

III. HOUSING NEEDS ASSESSMENT

TABLE III.37: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS (2014) – CITY OF SEBASTOPOL

Name of Development and Address	Year Built	Tenure	Sponsor	Total Units	Affordable Units	Target Income Groups (L)	Expiration Date
<b>SUBSIDIZED UNITS</b>							
Petaluma Ave. Homes 501 Petaluma Avenue	2009	Rental Co-housing	AHA	45	45	35 VL, 10 L	2068
Hollyhock	2011-2013	Ownership	Burbank	34	34	34 L	10 years from purchase
Sequoia Village 7991 Covert Lane	2009	Ownership Co-housing	Burbank	20	20	15 L, 5M	2068
Bodega Avenue Townhomes 8100 Bodega Ave.	1993	Ownership	SAHC	16	8	2 VL, 4 L, 2M	N/A
Bodega Hills 8131 Bodega Avenue	1997	Ownership	Burbank	23	23	23 L	2028. Burbank Housing (non-profit) will retain long-term affordability
Yturriaga 890 McFarlane	2004	Rental	M Yturriaga	1	1	1 L	N/A
Bodega Hills 8131 Bodega Avenue	1997	Rental	Burbank	24	24	24 VL	2050
Habitat for Humanity 384 Johnson Street	Under Construction	Ownership	Habitat	2	2	2 VL	2068
Gravenstein North Apartments 699 Gravenstein North	1988	Rental	Burbank	60	60	12 EL, 21 VL and 27 L	Expired. Burbank Housing (non-profit) will retain long-term affordability

III. HOUSING NEEDS ASSESSMENT

TABLE III.37: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS (2014) – CITY OF SEBASTOPOL

Name of Development and Address	Year Built	Tenure	Sponsor	Total Units	Affordable Units	Target Income Groups (1)	Expiration Date
Burbank Heights 7777 Bodega Avenue (HUD Section 236)	1975	Rental	SAHC-developer; Christian Church Homes manages.	138	138	138 VL Seniors	2040
Burbank Orchards 7777 Bodega Avenue	1991	Rental	SAHC-developer; Christian Church Homes manages.	60	60	60 VL Seniors and Disabled	2031
<b>OTHER AFFORDABLE UNITS (Inclusionary and Density Bonus Units)</b>							
Two Acre Wood 712 Robinson Road	1998	Ownership/Rental	Jewell Hill Housing LLC	14	2	1L, 1M	2027
Woodstone Village Village Way	1999	Ownership/Rental	Woodstone Builders	21	2	1 M, 1 Med	2014
Willow Tree Townhomes Bodega Ave./Nelson	2000	Rental	C. Pellascini	11	1	1 Med	2015
Vista del Sol Soll Court	2000	Ownership	Schellinger Bros. Const.	12	1	1 M	2015
Bodega Heights Apts. 8051 Bodega Ave.	2001	Rental	C. Pellascini	13	1	1 M	2060
Bodega Heights 8100 Bodega Avenue #116	2001	Ownership	C. Pellascini	13	2	2 L	2060
Piazza dela Mella 1050 Gravenstein Hwy S	2001	Rental	J. McNulty	8	1	1 M	2022
501 South Main Florence Lofts 7385 Healdsburg Ave.	2006	Ownership	Frees Development Company	10	2	2 L	2065
	2007	Ownership	Steve Sheldon	12	2	2 L	2066

III. HOUSING NEEDS ASSESSMENT

TABLE III.37: SUBSIDIZED AND RESTRICTED AFFORDABLE HOUSING UNITS (2014) – CITY OF SEBASTOPOL

Name of Development and Address	Year Built	Tenure	Sponsor	Total Units	Affordable Units	Target Income Groups (1)	Expiration Date
156 Golden Ridge	2007	Ownership (Condo Conversion)	Michael	7	1	L	2066
630 S. Main	Existing market rate unit (2)	Rental	Pellascini	1	1	VL	2068
Habitat for Humanity Pine Crest Estates	2012	Ownership	Habitat for Humanity	12	2	2 L	2071
<b>Total Affordable Units</b>				<b>537</b>	<b>402</b>	<b>295 VL, 90 L, 17 M/MED</b>	

(1) ALL FAMILY UNITS, EXCEPT WHERE SPECIFIED. CODES FOR AFFORDABLE HOUSING TARGET INCOME GROUPS: VL = VERY LOW INCOME, L = LOW-INCOME, M = MODERATE INCOME, MED = MEDIUM INCOME

(2) THE DEVELOPER ACQUIRED AN EXISTING MARKET RATE UNIT AND CONVERTED IT TO AN AFFORDABLE UNIT.

SOURCES: CITY OF SEBASTOPOL, VERNAZZA WOLFE ASSOCIATES, INC, CALIFORNIA HOUSING PARTNERSHIP CORPORATION

**IV. SITES AND RESOURCES**

**A. PROJECTED HOUSING NEEDS**

As shown in Table IV.1, the Association of Bay Area Governments (ABAG), in its final Regional Housing Needs Determination figures, allocated Sebastopol 120 housing units for the period 2014 to 2022. The allocation is equivalent to a yearly need of approximately 13 to 14 housing units for the nine-year time frame. This total is below the number of units assigned to Sebastopol during the last housing element period of 2007-2014, at which time 176 housing units were allocated. In addition to a reduction in the number of allocated units between the 2010 Housing Element and the current Housing Element, there are differences in the allocation of these units to the four income groups. For example, as a percentage of the total units required, there is a reduction in the percentage of units required for low income households and an increase in the percentage of units for above moderate income households.

It was assumed that half the number of units for very low-income households assigned by ABAG will need to be affordable to extremely low income households as the ABAG allocation does not specify the number of extremely low income units.

<b>TABLE IV.1: SEBASTOPOL REGIONAL HOUSING NEEDS ALLOCATION BY INCOME, 2014-2022</b>						
	<b>Extremely Low</b>	<b>Very Low</b>	<b>Low</b>	<b>Moderate</b>	<b>Above Moderate</b>	<b>Total</b>
<b>City of Sebastopol Allocation</b>	11	11	17	19	62	120
<b>Percentage of Total</b>	9%	9%	14%	16%	52%	100%

*SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS (ABAG), REGIONAL HOUSING NEEDS 2014-2022 ALLOCATION.*

Sebastopol's RHNA allocation represents about two percent of the total Sonoma County RHNA figure of 13,650 housing units.

**B. SITES INVENTORY**

The State Government Code requires that the Housing Element include an "inventory of land suitable for residential development, including vacant sites and sites having the potential for redevelopment" (Section 65583(a) (3)). The purpose of an inventory of sites is to demonstrate that a jurisdiction has a sufficient amount of land to accommodate its fair share of the region's housing needs during the planning period. It further requires that the Element analyze zoning and development potential on these sites, to ensure that residential development is feasible during the planning period.

Government Code Section 65582.2 requires that the inventory of sites include specific information, including parcel number (or other unique identifier), parcel size, and current use (if not vacant). Also, the inventory must demonstrate that there are available sites that can accommodate a variety of housing types, including multifamily rental housing, manufactured housing, farmworker housing, emergency shelters, and transitional housing.

Table IV.2 summarizes the City's inventory of residential sites. It is noted that while no new units have been permitted since January 2014; 22 residential units have been approved (see Table IV.3) and are pending development.

Demonstrating an adequate land supply, however, is only part of the task. The City must also show that this supply is capable of supporting housing demand from all economic segments of the community. High land costs in the region make it difficult to meet the demand for affordable housing on sites that are designated for low densities. This is not a problem for the City of Sebastopol, however, since it has zoned many areas of the City for higher density residential and mixed use development. For example, residential densities in the Downtown Core can be as high as 44 units per acre, and other commercial districts and high density residential areas permit up to 22 units per acre, as described in Chapter V.

The opportunity sites summarized in Table IV.2 were presumed to be developed at 80 percent of the maximum allowable density. This is typically considered a reasonable assumption for residential uses. The 80% assumption was used for multifamily sites in the CG and CD zones as affordable projects are permitted in these zones without any mixed use requirements; therefore, it is anticipated that affordable projects would be developed as residential-only projects in the CG and CD zones. It is noted that the CD zone allows for up to approximately 44 units per acre, but half the allowed density (22 units/acre density) was used in this zone as it is anticipated to be more consistent with typical affordable multifamily projects and to account for other potential uses (sites designated CG and CD total 5.1 acres and could realistically accommodate 91 units). There is capacity for a total of 314 residential units on 32.5 acres. There is additional capacity for second units. Sonoma County Assessor's data indicates that there are 1,721 lots with a single family unit; this does not include lots with condominiums, townhomes, or multiple single family units). There is the potential to construct a second unit on lots with existing single family residences subject to the City's Second Dwelling Unit Criteria (Zoning Code Section 17.110.030).

The capacity of sites shown in Table IV.2 could actually be higher, particularly if project applicants build at the maximum allowed density or request density bonuses from the City. The non-vacant, underutilized sites in the inventory that are developed with non-residential uses were assessed independently of this 80 percent of capacity assumption; the carrying capacities of these sites have been reduced below 80 percent to allow for a mix of new residential development with existing non-residential land uses on these sites. The non-vacant sites that have existing residential uses were assumed to develop at 80% of carrying capacity and the existing residential units were subtracted from the realistic development potential.

The City's inventory of sites has adequate capacity to accommodate the City's RHNA. The single family sites can accommodate the City's above moderate income needs. The duplex and multifamily sites can accommodate the City's moderate income needs; it is anticipated that additional moderate income units may be built on single family sites pursuant to the Inclusionary Housing Ordinance. The City's multifamily sites have adequate capacity to accommodate the City's extremely low, very low, and low income needs.

Table IV.2 presents information on the multifamily sites, which represent potential lower income sites. Figure IV.1 shows their locations. None of the sites require rezoning. Based on zoning and anticipated development densities, there is a potential for 246 multifamily housing units on approximately 18.5 acres. While the zoning on these sites represents a range of districts, including residential, commercial, manufacturing, office, and industrial districts, multifamily development is allowed in all these districts. Thus, these sites are suitable for affordable housing developments without the need to rezone. All of the multifamily sites allow for development at densities greater than the default density for Sebastopol of 20 units per acre, as established by Government Code Section 65583.2(c)(3)(B)(iii) for suburban jurisdictions.

There are 8 vacant multifamily sites, 1 multifamily site with a single unit, and 2 multifamily sites with existing churches included in this inventory.

The vacant multifamily sites are Sites A through G and R. The largest vacant site (Site D) is located in the Downtown Core District and is approximately two acres in size. It can support approximately 60 units, if the site were fully developed with multifamily uses and 30 units as a mixed use site. Site A consists of 2 adjacent vacant parcels that can be combined into a 1.1 acre site that can support 21 units. Two additional sites (Sites B and C) are indicated on Table IV.3 as vacant, although they are not completely vacant. There are some interim uses, such as equipment storage. However, these are temporary uses which will not interfere with site development. Sites E and R are small vacant sites that can accommodate 2 and 7 5 multifamily units respectively.

The remaining three sites are underutilized, but not completely vacant. These are described below.

Site H (7716 Bodega Avenue) – This site is over two acres, zoned for high density residential and could accommodate approximately 38 units. There is a single, occupied unit currently on this large site. The adjacent uses are apartments. If it were to be privately redeveloped, the developer could incorporate this single family unit into the project, decide to move the house, or demolish the house. This third option is the most likely.

Site I (7983 Covert Lane) – This site is the location of a Catholic Church surrounded by open space. The site is surrounded by residential uses and is a little over three acres. Given the high density residential zoning and the current land use, the City estimates that approximately 40 units could be built on this site. In many communities where places of worship are located on larger sites, the religious institution decides to build affordable housing, particularly to accommodate the housing needs of aging congregants and other community members. The City will work with the church to develop affordable housing on this site if the church wishes to pursue such a project.

Site J (500 Robinson) – This site is the location of an Episcopalian Church and is surrounded by open space. It is smaller than the site at 7983 Covert Lane, consisting of approximately two acres. Similar to the Catholic Church site, this site is surrounded by residential uses and is zoned for high density residential use. In 2010, the City Community Development Agency planned to provide financial assistance to an affordable 52-unit senior rental housing development proposed by Episcopal Senior Communities. With the closure of the City's Community Development Agency by the State, the funding is no longer available and the project has not moved forward. The potential remains for an affordable housing project to be developed on the site.

A final issue to consider is the likelihood that new developments will be proposed for any of these sites between 2014-2022. The City can actively encourage development and has adequate sites with appropriate densities to accommodate the City's housing needs, but ultimately it will be private developers who will make development decisions.

One of the key obstacles to future affordable housing development will be financing. Under present conditions, affordable housing is harder to obtain from conventional lenders and the value of low-income housing tax credits has declined. The City is committed to the provision of affordable housing as evidenced by its financial support of the recent affordable developments, including Hollyhock, Sequoia Village, Petaluma Avenue Homes, and Habitat for Humanity. These projects were assisted with Community Development Agency Funding. With the elimination of redevelopment funding, project developers will have to look at financial sources outside of the City to provide any gap financing or additional subsidies that are necessary to develop affordable housing.

IV. HOUSING SITES AND RESOURCES

**TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL**

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
<b>Multifamily Sites</b>							
A	004-102-027	778 HWY 116	0.9	General Commercial	CG	16	Vacant. Potential to combine two parcels (both labeled 'A').
A	004-102-014	740 S MAIN ST	0.2	General Commercial	CG	4	Vacant. Potential to combine two parcels (both labeled 'A').
B	004-052-001	6828 DEPOT ST	1.2	Downtown Core	CD	21	Vacant. Leased to a tractor/small equipment dealer as an interim use. The site has future mixed-use development potential. Potential maximum number of residential units (52) is reduced to 21 to account for mixed use.
C	004-063-030	SEBASTOPOL AVE	1.1	Downtown Core	CD	20	Vacant. Site paved, has a portable building. Partially used for parking.
D	004-063-036	SEBASTOPOL AVE	1.7	Downtown Core	CD	30	Vacant. Subject to EOS req (1)
E	004-400-026	NONE	0.2	Medium Density Residential	RM-M	2	Vacant
H	004-211-007	7716 BODEGA AVE	2.2	High Density Residential	RM-H	38	A single family unit is currently on the site.
I	004-330-041	7983 COVERT LN	6.5	High Density Residential	RM-H	56	A church is located on the site, surrounded by open space. Approximately 50-60% of the site is developed.
J	004-400-042	500 ROBINSON RD	4.1	High Density Residential	RM-H	52	A church is located on the site, approximately 40% of the site is developed. This site could accommodate a 52-unit affordable project. In 2010, the CDA agreed to assist a 52-unit affordable senior rental

IV. HOUSING SITES AND RESOURCES

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
R	004-350-024	7950 BODEGA AVE	0.4	High Density Residential	RM-H	7	Vacant
<i>Subtotal Multifamily Sites</i>			18.5			246	
<b>Duplex Sites</b>							
K	004-041-094	359 JOHNSON ST	0.17	High Density Residential	RD	2	Vacant
L	004-041-092	LAGUNA PARK WAY	0.02	High Density Residential	RD	1	Vacant
M	004-041-002	385 FLYNN ST	0.17	High Density Residential	RD	2	Vacant
O	004-041-093	LAGUNA PARK WAY	0.11	High Density Residential	RD	2	Vacant
P	004-041-097	0 NONE	0.27	High Density Residential	RD	3	Vacant
Q	004-251-012	400 WEST ST	0.15	High Density Residential	RD	2	Vacant
<i>Subtotal Duplex</i>			0.9			12	
<b>Single Family Sites</b>							
	004-470-043	1213 JEAN DR	0.32	Low Density Residential	RA	1	Vacant
	004-470-042	1209 JEAN DR	0.48	Low Density Residential	RA	1	Vacant
	004-470-048	1208 ENOS AVE	0.40	Low Density Residential	RA	1	Vacant
	004-410-019	ROBINSON RD	0.12	Low Density Residential	RA	1	Vacant

IV. HOUSING SITES AND RESOURCES

TABLE IV.2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
	004-410-021	ROBINSON RD	0.15	Low Density Residential	RA	1	Vacant
	004-172-015	0 NONE	0.43	Medium Density Residential	RR	1	Vacant
	060-200-022	885 1ST ST	0.25	Medium Density Residential	RR	1	Vacant
	004-172-017	0 NONE	1.0	Medium Density Residential	RR	2	Vacant
	004-172-016	0 NONE	0.42	Medium Density Residential	RR	1	Vacant
	060-200-017	910 1ST ST	0.45	Medium Density Residential	RR	1	Vacant
	004-660-033	GIUSTI CT	1.5	Medium Density Residential	RSF-1	5	Vacant
	004-330-044	7860 BROOKSIDE AVE	0.30	Medium Density Residential	RSF-1	1	Vacant
	004-660-032	GIUSTI CT	0.27	Medium Density Residential	RSF-1	1	Vacant
	004-660-031	GIUSTI CT	0.32	Medium Density Residential	RSF-1	1	Vacant
	004-281-021	7816 BROOKSIDE AVE	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-320-005	7154 FIRCREST AVE	1.1	Medium Density Residential	RSF-2	6	Vacant
	004-182-019	447 PARQUET ST	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-131-014	940 MAYTUM AVE	0.88	Medium Density Residential	RSF-2	5	Vacant
	004-161-029	530 SWAIN WOODS TER	0.23	Medium Density Residential	RSF-2	1	Vacant

IV. HOUSING SITES AND RESOURCES

TABLE IV-2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
	004-161-031	561 SWAIN WOODS TER	0.26	Medium Density Residential	RSF-2	1	Vacant
	004-223-030	7580 WASHINGTON AVE	0.17	Medium Density Residential	RSF-2	1	Vacant
	004-223-029	7584 WASHINGTON AVE	0.16	Medium Density Residential	RSF-2	1	Vacant
	004-231-007	NONE	0.20	Medium Density Residential	RSF-2	1	Vacant
	060-270-083	NONE	0.54	Medium Density Residential	RSF-2	3	Vacant
	060-350-020	0 NONE	0.22	Medium Density Residential	RSF-2	1	Vacant
	060-110-043	247 HUTCHINS RD	0.04	General Commercial	RSF-2	1	Vacant
	004-161-089	514 PARQUET ST	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-181-014	485 SWAIN AVE	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-124-001	FELLERS LN	0.19	Medium Density Residential	RSF-2	1	Vacant
	004-134-017	0 NONE	0.37	Medium Density Residential	RSF-2	2	Vacant
	004-134-016	931 LITCHFIELD AVE	0.37	Medium Density Residential	RSF-2	2	Vacant
	004-272-052	NONE	0.21	Medium Density Residential	RSF-2	1	Vacant
	004-272-054	NONE	0.23	Medium Density Residential	RSF-2	1	Vacant
	004-272-055	7850 WASHINGTON AVE	0.43	Medium Density Residential	RSF-2	2	Vacant

IV. HOUSING SITES AND RESOURCES

**TABLE IV-2: POTENTIAL MULTIFAMILY DEVELOPMENT SITES, CITY OF SEBASTOPOL**

Site #	APN	Address	Acres	General Plan	Zoning	Potential Units	Existing Uses/Comments
	004-480-051	7776 HEALDSBURG AVE	0.11	Medium Density Residential	RSF-2	1	Vacant
	004-101-020	770 LITCHFIELD AVE	0.09	Medium Density Residential	RSF-2	1	Vacant
	004-152-006	723 WESTERN AVE	0.09	Medium Density Residential	RSF-2	1	Vacant
<b>Total Sites</b>			<b>32.5</b>			<b>56</b>	
<b>Subtotal Single Family Sites</b>			<b>13.1</b>			<b>314</b>	

(1) THE ENVIRONMENTAL AND SCENIC OPEN SPACE COMBINING DISTRICT (ESOS) IS A DESIGNATION GIVEN TO LAND THAT CONTAINS AREAS OF GREAT SCENIC OR ENVIRONMENTAL VALUE. THE POTENTIAL DEVELOPMENT ON THIS SITE WILL BE GOVERNED BY DETAILED GUIDELINES THAT CAN RESULT IN LOWER BUILD-OUT NUMBERS.

SOURCES: CITY OF SEBASTOPOL; DE NOVO PLANNING GROUP, 2014

In addition to the housing sites identified in Table IV.2, there are 22 housing units that are approved and 145 housing units that are pending resolution of litigation and CEQA review. Table IV.3 lists recently approved and pending residential development projects in the City involving development of two or more dwelling units.

<b>TABLE IV.3: APPROVED AND PENDING DEVELOPMENT PROJECTS</b>		
<b>Applicant / Owner Address</b>	<b>Project Description</b>	<b>Status</b>
Chris Pellacinni Gravenstein Mixed Use LLC/Chris Pellacinni 961 Gravenstein Highway So (front parcel)	Design review: 8 residential condominiums and 8 1,000-square foot commercial condominiums	Approved Pending final design review
Schellinger Brothers Laguna Vista - 955, 995 & 997 Gravenstein Hwy So	EIR Supplement: 145 residential units, and wetlands preserve	Pending litigation; pending CEQA study
Greg Drew 160 Pleasant Hill Avenue North	14-parcel small lot subdivision	Approved Pending final map

SOURCE: DE NOVO PLANNING, 2014; CITY OF SEBASTOPOL, 2014

### C. ADDITIONAL CONSIDERATIONS

#### 1) Adequacy of Infrastructure

Sebastopol is primarily built-out, so most of the potential sites represent a re-use or infill development. The Downtown is located at the crossroads of State Highways 116 and 12. Since there are no other regional routes connecting Sebastopol to other population centers, the traffic levels of service are low on these highways, particularly at their intersections with local streets. At this time, there are no plans to expand the capacity of these state highways. Aside from this transportation issue, remaining infrastructure improvements, such as water, sewers, and storm drains are adequate to support growth in Sebastopol. As described in Chapter V, Constraints, the City's Growth Management Program takes into account the capacity of water, wastewater, and other public services and infrastructure to accommodate new development. There is adequate capacity to support the remaining 209 units that may be allocated under the Growth Management Program; this exceeds the City's RHNA of 120 units.

#### 2) Environmental Constraints

Part of the City is adjacent to the Laguna de Santa Rosa (Laguna), which is the primary drainage of the Santa Rosa Plain and also serves as a floodwater storage basin for the lower Russian River. Some developable sites are located within the floodplain of the Laguna. Furthermore, there are seasonal wetlands in the Laguna. Any future development in Sebastopol must take place within a framework that protects this natural asset of the City.

In addition, two of the opportunity sites, all of Site D includes ESOS Overlay Zoning. ESOS refers to a designation of an Environmental and Scenic Open Space Combining District (Zoning Ordinance Chapter 17.92). The purpose of this Combining District is to control land uses that have been deemed to have great scenic or environmental value. Applicable ESOS regulations cover design issues, as well as the

establishment of buffers of future development from surrounding land uses. While the development capacity of the two opportunity sites that have the ESOS designation have been assumed at 80 percent of maximum build-out, given the constraints of the ESOS designation, it is possible that a lower number of units could actually be built, given these additional considerations.

### D. ZONING FOR A VARIETY OF HOUSING TYPES

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In addition to the requirement of identifying potential sites for affordable housing, the City must identify districts within the City in which special needs housing can be constructed. The purpose of special housing is two-fold. First, it should be affordable, and secondly, the type of housing required should not be subject to any special conditions, aside from conforming to site and design standards. Each type of special needs housing is presented below along with recommendations regarding the appropriate zoning districts in which the type of housing can be located. In most, but not all, cases, the City will need to modify its Zoning Ordinance to allow the special needs use "by right" rather than as a conditional use.

#### 1) Farmworker Housing

Health and Safety Code Sections 17021.5 and 17021.6 specify that the Housing Element must demonstrate that the local government's zoning, development standards and processing requirements encourage and facilitate all types of housing for farmworkers. Appropriate zoning would allow multifamily units as well as dormitory-style housing. While there are two exclusions to this requirement, the City does not meet either of these.

The two exclusions are as follows: If the City could demonstrate there are no agriculture workers working in Sebastopol, this zoning change would not be needed. However, Census data identifies City residents in the agricultural category. Employment information is presented in Chapter III of this Housing Element. The second exclusion would be if the City's Zoning Ordinance did not indicate any agricultural zoning districts, then it could be waived out of this requirement. However, there is one zoning district (Residential Agricultural) that specifies agricultural uses in Sebastopol.

Multifamily farmworker housing is allowed in any zone that permits multifamily housing. As shown in Table IV.3, the City has adequate multifamily sites to accommodate its RHNA, including any units that are developed for farmworkers. However, farmworker housing, including single family units and dormitory-style housing, is not specifically addressed in the City's Zoning Code. Thus, it will be necessary to modify the City's Zoning Ordinance to allow employee/farmworker housing as an agricultural use, subject to the same standards and permit requirements as an agricultural use in the same zone, consistent with the requirements of Section 17021.6 of the Health and Safety Code. The Housing Plan includes a program to allow farmworker housing consistent with the requirements of State law.

#### 2) Manufactured Housing

Similar to farmworker housing, the City needs to identify those residential districts in which manufactured housing is allowed. The Zoning Ordinance allows for manufactured housing to be utilized wherever dwellings are allowed. Manufactured housing must be constructed on a permanent foundation, deemed compatible architecturally with the principal unit and adhere to design standards. Government Code Section 65852.3 limits the imposition of architectural requirements on a manufactured home to its roof overhang, roofing material, and siding material. Requiring Design Review for manufactured homes would subject the manufactured housing to more stringent architectural requirements than permitted by State law. The Housing Plan includes an action to revise the Zoning Ordinance to clarify that architectural requirements for a manufactured home will not exceed those allowed under Government Code Section 65852.3.

SEBASTOPOL GENERAL PLAN UPDATE

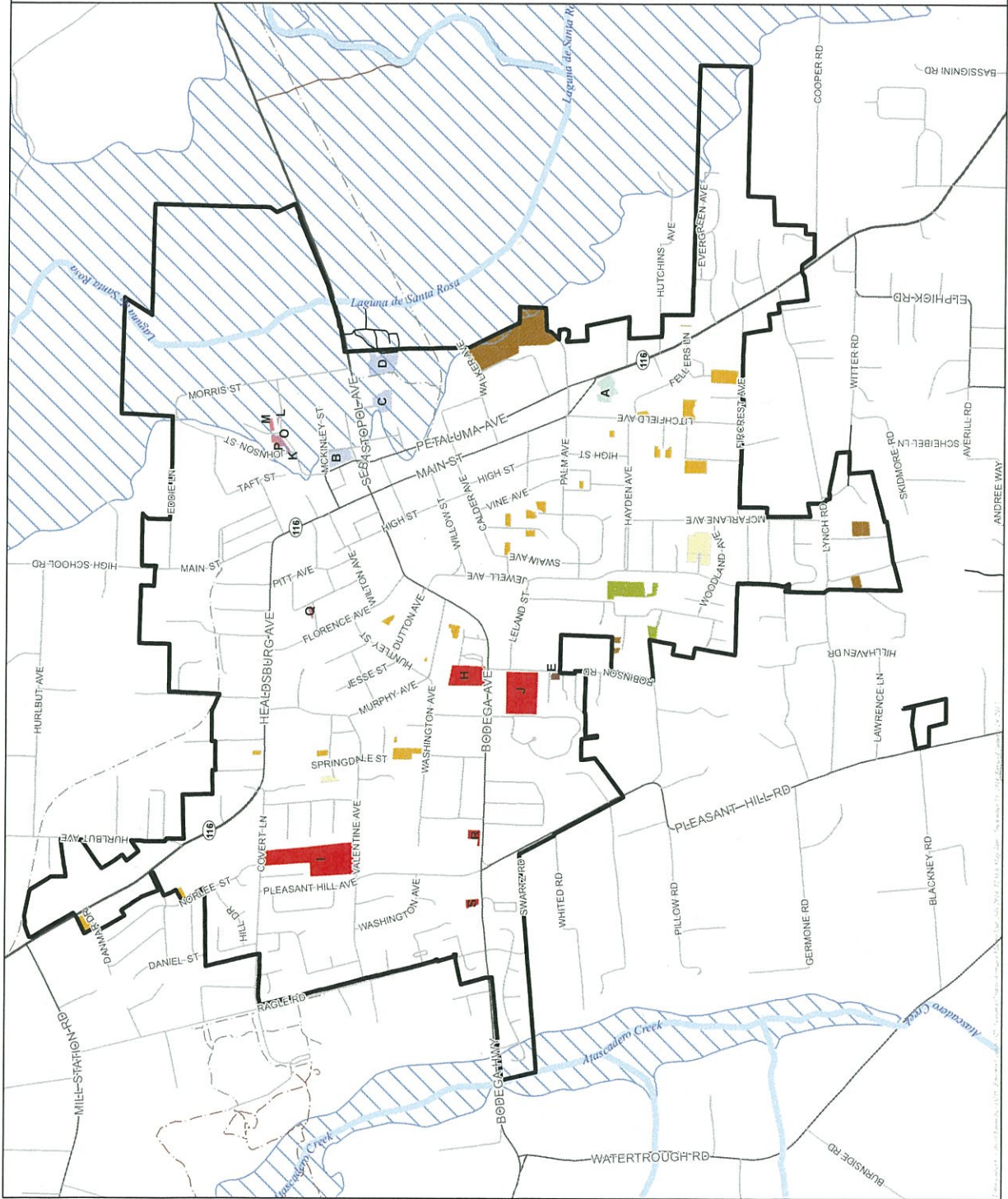
Figure IV-1: Inventory of Housing Sites

- Zoning Designation**
- RA - Residential Agriculture
  - RR - Rural Residential
  - RSF-1 - Low Density Single Family
  - RSF-2 - Medium Density Single Family
  - RD - Duplex Residential
  - RM-M - Medium Density Multiple Family
  - RM-H - High Density Multiple Family
  - CD - Downtown Core
  - CG - General Commercial
- City of Sebastopol  
 FEMA 100-yr Flood Zone



1:14,000

De Novo Planning Group  
 Aerial Imagery: Google Earth/arcgis.com



## V. CONSTRAINTS

Assuming that a project is consistent with design guidelines and that an application is complete, the City's process can still impact development costs. For example, the City's process can still impact development costs. For example, if it takes longer to process an application, predevelopment costs, such as costs for consultants and architects and financing costs associated with a land purchase or option, can increase. However, since the City clearly specifies the process and its requirements and employs sufficient staff to work with developers and their representatives, the City's processing and permitting procedures do not pose an undue constraint on the development of new housing.

### 11) Development Fees

The City of Sebastopol charges residential developers several different types of fees for services performed by City staff, including staff review of building plans and inspection of construction in progress. In addition, developers pay for sewer and water hook-ups, impact fees for schools, parks and traffic, and some additional fees, such as those for wastewater retrofit. Finally, developers incur costs in complying with the City's Inclusionary Housing Ordinance, either by building the required affordable units and/or by paying in-lieu fees for fractional units.

Table V.4 shows the combined cost of fees for three types of residential development projects in Sebastopol. The prototypes used in Table V.4 are defined as a single family subdivision of 10 homes, in which each house consists of 2,000 square feet of living area, a second dwelling unit, and a multifamily property consisting of 28 one- through three-bedroom units, each consisting of 1,180 square feet. For the single family prototype, the total fee is \$40,277 per unit, and for the multifamily affordable housing prototype, the total is \$20,290 per unit. For the second dwelling unit, the fee is \$20,891 per unit.

Since these prototype developments are subject to the Inclusionary Housing requirement, it is necessary to factor in the additional costs associated with the City's Ordinance. For the single family prototype, two inclusionary units are required, and for the multifamily prototype, no inclusionary units are required as the multifamily is anticipated to be a development affordable to lower income households. It is not possible to estimate the additional costs to developers of providing these units without examining financial information on specific projects. Thus, Table V.4 assumes that the inclusionary requirement is met through provision of the units on-site. The City allows for density bonuses and fee deferrals as incentives and cost reduction measures for the inclusionary units.

<b>Planning Fees</b>	<b>Fee</b>
Administrative Permit Review	\$230
Administrative Permit Review – Minor	\$80
Building Permit Review Fee – Major	\$165
Building Permit Review Fee Minor	\$60
Design Review – Administrative	\$200
Design Review – Major Project	\$1,000
Design Review Minor Project	\$465
Development Agreement	\$8,630
General Plan Amendment	\$3,530
Initial Study Preparation	\$3,675
Zoning Amendment	\$3,065
Subdivision – Tentative Major	\$4,840
Subdivision – Tentative Minor	\$4,500
Variance – Major	\$935

Variance – Minor		\$900	
Zoning Determination		\$110	
<b>Planning, Impact, and Infrastructure Connection Fees</b>	<b>Single Family <sup>(1)</sup></b>	<b>Second Unit</b>	<b>Affordable Multifamily <sup>(2)</sup></b>
Sewer Connection	\$6,360	\$4,775	\$479
Water Connection	\$3,970	\$1,070	\$549
Water Meter	\$65	\$65	\$31
Fire Sprinkler System Connection	\$0	\$0	\$38
Wastewater Retrofit	\$2,040	\$1,040	\$1,040
School Impact	\$3,860	\$1,930	\$2,277
Park Fee	\$6,500	\$3,900	\$3,900
Wastewater Retrofit Impact Fee	\$2,040	\$1,040	\$1,040
Traffic Impact	\$4,040	\$2,601	\$3,118
Total Building Permit and Plan Check Fees <sup>(3)</sup>	\$9,547	\$4,285	\$7,479
Total Planning Fees <sup>(4)</sup>	\$1,826	\$171	\$310
Strong Motion Impact Fee	\$29	\$14	\$29
Inclusionary In-Lieu Fee <sup>(5)</sup>	\$0	\$0	\$0
<b>Total</b>	<b>\$40,277</b>	<b>\$20,891</b>	<b>\$20,290</b>

*(1) SINGLE FAMILY FEES ARE BASED ON A SUBDIVISION OF TEN UNITS. EACH UNIT CONSISTS OF A THREE-BEDROOM, 2,000 SF HOME WITH A 400 SF GARAGE.*

*(2) MULTIFAMILY FEES ARE BASED ON A BUILDING WITH 28 UNITS, INCLUDING 8 ONE-BEDROOM, 16 TWO-BEDROOM, AND 4 THREE-BEDROOM UNITS, WITH AN AVERAGE UNIT SIZE OF 1,180 SF.*

*(3) INCLUDES BUILDING, ELECTRICAL, PLUMBING AND MECHANICAL PERMIT FEES, CITY PLAN CHECK REVIEW, FIRE DEPARTMENT PLAN CHECK REVIEW.*

*(4) PLANNING FEES (AVERAGE PER UNIT FEE) INCLUDE A MAJOR DESIGN REVIEW, DEVELOPMENT AGREEMENT, MAJOR SUBDIVISION, INITIAL STUDY, AND ZONING DETERMINATION FOR THE SINGLE FAMILY DEVELOPMENT, A MAJOR DESIGN REVIEW, INITIAL STUDY, AND ZONING DETERMINATION FOR THE MULTIFAMILY DEVELOPMENT, AND AN ADMINISTRATIVE DESIGN REVIEW AND ZONING DETERMINATION FOR SECOND UNITS.*

*(5) ASSUMES INCLUSIONARY UNITS WOULD BE PROVIDED AS PART OF THE PROJECT (TWO UNITS IN THE SINGLE FAMILY DEVELOPMENT; MULTIFAMILY PROJECT IS ANTICIPATED TO BE LOWER INCOME WITH NO ADDITIONAL INCLUSIONARY REQUIREMENT). IN-LIEU FEES COULD RANGE FROM \$24,500 FOR THE MULTIFAMILY EXAMPLE TO \$44,480 FOR THE SINGLE FAMILY EXAMPLE.*

*SOURCES: CITY OF SEBASTOPOL, SEBASTOPOL UNION DISTRICT, AND WEST SONOMA COUNTY UNION HIGH SCHOOL DISTRICT.*

## 12) State of California Article 34

Article 34 of the State Constitution requires voter approval for specified "low rent" housing projects that involve certain types of public agency participation. Generally, a project is subject to Article 34 if more than 49 percent of its units will be rented to low income persons, and if the City is the developer. If a project is subject to Article 34, it will require an approval from the local electorate. This can pose a constraint to the production of affordable housing, since the process to seek ballot approval for affordable housing projects can be costly and time consuming, with no guarantee of success.

The provisions of Article 34 allow local jurisdictions to seek voter approval for "general authority" to develop low income housing without identifying specific projects or sites. If the electorate approves general parameters for certain types of affordable housing development, the local jurisdiction will be able to move more quickly in response to housing opportunities that fall within those parameters.

The City of Sebastopol has not held an Article 34 election, since it does not directly build affordable housing. Instead, the City provides loans to affordable housing developers and therefore does not trigger Article 34. So far, this has not been a barrier in the production of affordable housing.

### 3) Development Costs

#### CONSTRUCTION AND SITE IMPROVEMENT COSTS

Upon securing the raw land, a residential developer undertakes site improvements to "finish" the lot before a home can actually be built on the property. Such improvements include connections to existing utility systems, rough grading, construction of streets (if needed), installation of water, and sewer lines, and construction of curbs, gutters, and sidewalks. These costs do not include cost for utilities not maintained by the City such as PG&E, telephone, and cable services.

Many factors can affect the cost to build a house, including type of construction, materials, site conditions, finishing details, amenities, and structure configuration. Construction costs presented below here are based on averaging costs provided by local housing professionals. Construction costs vary depending on the type and quality of development. In the region, construction costs range from approximately \$140 to \$196, including construction and site improvements (Sonoma County Technical Background Report, 2014; City of Santa Rosa, 2014). Burbank Housing estimates that construction of new multifamily units ranges from \$350,000 to \$425,000, which includes all costs (land, permitting, site preparation, construction, project management, etc).

#### TOTAL HOUSING DEVELOPMENT COSTS

As shown in Table V.5, the total of all housing development costs discussed above for a modest single-family home is \$530,277, including land, site improvements, construction costs, fees and permits (as shown in Table V.1). This figure does not include developer profit, payments to equity partners, or marketing costs. According to the figures shown in Tables I.13 and V.5, none of Sebastopol's lower- or moderate income households could afford to purchase or build a new home in Sebastopol. Although some newly constructed homes are smaller than 2,000 SF, these would still not be affordable to low and moderate income households. In fact, in order to afford this new home, a household would need to be in the above moderate income group.

Table V.5 also includes the cost to construct an affordable multifamily unit. It is noted that the per square foot construction cost for an affordable unit is higher than typical market rate development. This is due to the requirement to adhere to a variety of State and Federal requirements that are attached to public funds, including payment prevailing wages under the Davis-Bacon and related acts and the cost associated with administering and reporting related to the various public funding sources, as well as the cost associated with assembling the funding and financing, which usually involves multiple funding sources.

<b>Cost Component <sup>(1)</sup></b>	<b>Single Family Home</b>	<b>Affordable Multifamily Unit</b>
Land Price	\$140,000	\$13,636
Construction and Site Improvements	\$350,000	\$340,786
Total Permits/Fees	\$40,277	\$20,290
Total Housing Development Cost	\$530,277	\$374,712
Cost per Square Foot	\$265	\$318

*(1) COSTS ASSUME A 2,000 SQ.FT. HOME WITH A 400 SQ.FT. GARAGE ON A 0.15 ACRE LOT. ASSUMES A ONE-UNIT PROJECT, AND THUS, EXCLUDES CITY IN-LIEU FEES. APPROXIMATELY \$60,000 OF CONSTRUCTION COST IS SITE IMPROVEMENTS.*

*(2) COSTS ASSUME AN 1,180 SQ. FT. MULTIFAMILY UNIT AT A DENSITY OF 22 UNITS PER ACRE. APPROXIMATELY \$40,000 TO \$50,000 PER UNIT OF CONSTRUCTION COST IS SITE IMPROVEMENTS. NO IN-LIEU FEES ARE INCLUDED AS PROJECT IS ASSUMED TO BE AFFORDABLE.*

*SOURCES: SEBASTOPOL BUILDERS, CITY STAFF, AND DE NOVO PLANNING.COM.*

Costs have remained relatively similar since the 2010 Housing Element. However, the estimated single family cost anticipates a well-constructed single family home with minimal upgrades and is based on regional average construction costs. The 2010 Housing Element estimated higher costs associated with construction that appear to take into account developer profit and marketing. Permit and fee costs have not increased significantly and the price of land has not increased significantly since the 2010 Housing Element. There is not much that the City can do to decrease construction costs, except to encourage the construction of smaller homes, which was also suggested by the housing professionals who participated in the City's workshop (both for the 2010 and 2014 Housing Elements). The current processing fees charged by the City are not excessive and are vital to supporting City Departments that review, approve, and monitor new building activity. In addition, impact fees are required to pay for the expansion of public facilities required to serve new residents.

#### **4) Affordable Housing Development Constraints**

In addition to the constraints to market rate housing development discussed above, affordable housing projects face additional constraints. These are listed below.

##### *FINANCING CONSTRAINTS*

Multiple funding sources are needed to construct an affordable housing project, since substantial subsidies are required to make the units affordable to very low, low, and moderate income households. It is not unusual to see six or more financing sources required to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding often can effectively dictate the type and sizes of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Similar to market rate development, lenders have reduced appraised values for completed affordable projects. This reduces the amount of funds provided to a project by conventional lenders. Secondly, tax credits are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value, but are purchasing them at a discount. (Tax credits are not worth as much to investors if their incomes have dropped.)

Prior to 2012, the City could help address the financing constraint for affordable housing development by providing grants and loans to affordable housing developers through the City's Low Income Housing Fund (redevelopment funds). With the State's closure of redevelopment agencies, this funding source has been eliminated. The City can support CDBG and/or HOME funding applications made to the Urban County/Sonoma County Community Development Commission, however there is no guarantee of funding.

##### *SIZE OF PROJECTS/LAND ACQUISITION*

In addition, the size of projects also relates to financing and management concerns. Small projects are proportionately more expensive to develop and operate, and so financing sources and affordable housing developers generally prefer to develop projects of at least 30-40 units, with larger projects preferred.

## V. CONSTRAINTS

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Aside from small Habitat for Humanity subdivisions, recent affordable developments in Sebastopol have ranged in size from 2 units (Habitat for Humanity, an ownership project) to 34 units (Hollyhock, an ownership project) to 45 units (Petaluma Avenue Homes, a rental project). While locating vacant sites that are big enough to accommodate a larger development is a challenge in Sebastopol, the City does have adequate sites to accommodate its affordable needs. However, due to market conditions, the sites are not necessarily available for purchase. While there are under-utilized parcels that are zoned for non-residential purposes, such as industrial, the community is reluctant to change zoning designations, since one planning goal is to preserve job-generating land uses. One of the City's continuing programs is to identify suitable building sites for affordable housing development.

## F. POTENTIAL POLICIES TO OVERCOME CONSTRAINTS

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Based on the analysis presented in this discussion of Governmental and Non-Governmental Constraints, the following programs will be included in the Housing Element's Program Chapter:

- Review density bonus policy and revise it to make it consistent with the State's Density Bonus law, including provisions for density bonus percentages, incentives, and parking requirements.
- Consider increasing height limits in the Downtown to accommodate higher density and mixed-use projects.
- Review residential parking requirements, particularly standards for the Downtown, for senior types of housing, and for 'micro' units.
- Permit second units ministerially, either as a permitted use with no design review requirement or through a ministerial, administrative design review process.
- Review the Inclusionary Housing Ordinance in consideration of recent case law and State law and, if necessary, make appropriate revisions to the Inclusionary Housing Ordinance.
- Consider preparation of design guidelines for multifamily and mixed-use projects and to streamline the design review process for multifamily projects.
- Continue to monitor the impact of its Growth Management Program on housing development.
- Continue to assess its project approval process to see if there are additional ways to reduce amount of time the process requires. However, the City has limited control over processing time for those projects that trigger a CEQA review.
- Continue to provide financial assistance to affordable housing developments to the extent resources allow.
- Consider the following services targeted to the City's homeless population: provide financial support for area homeless facilities.

11. HOUSING

I. QUANTIFIED OBJECTIVES

The foregoing goals, policies, and actions are considered appropriate and desirable to assist with meeting the City’s housing needs are met in a timely and cost effective manner through 2023. Table VI.1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated, and conserved over the planning period.

Each action identifies implementing parties, timing, and funding sources. Table VII.2 estimates the quantified objectives for individual programs. To achieve these objectives, developer and non-profit participation is necessary and housing developers will need to secure funding from CDBG, HOME, and LIHTC programs, as well as other sources.

TABLE VI.1: QUANTIFIED OBJECTIVES: 2015-2023			
Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	4	4	-
Very Low	18	6	-
Low	28	6	
Moderate	12 <sup>(1)</sup>	16 <sup>(1)</sup>	-
Above Moderate	100 <sup>(1)</sup>	24 <sup>(1)</sup>	-
<b>TOTAL</b>	<b>156</b>	<b>56</b>	<b>0<sup>(2)</sup></b>

<sup>(1)</sup> Anticipated to be provided by private development with no subsidies/assistance.

<sup>(2)</sup> No units are at-risk of losing affordability.

TABLE VII.2: QUANTIFIED OBJECTIVES FOR VERY LOW AND LOW INCOME UNITS BY PROGRAM			
Program	Extremely Low	Very Low	Low
Action B-2: Housing Rehabilitation	4	6	6
Program C-2: Inclusionary Housing Program	-	12	12
Programs D-2 and G-12: Encourage Affordable Development Funding/Density Bonus	4	4	12
Program G-6: Second Units	-	2	4
<b>TOTAL</b>	<b>8</b>	<b>24</b>	<b>34</b>



- 5) **Application #:** DR(2016-30) **Status:** Approved- June 21, 2016  
**Address:** 7631 Healdsburg Avenue **Type:** Mixed-Use Development  
**Number of Units:** One (1), 3-bedroom apartment above a commercial use; and one (1) single family residence with 3 bedrooms. **Bldg Dept:** Submitted 10-20-16, in plan check
- 6) **Application #:** DR(2016-40) **Status:** Approved- July 07, 2016  
**Address:** 7147 Burnett Street **Type:** Mixed-Use Development  
**Number of Units:** Addition of one, one (1) bedroom single family residence in rear yard of a commercial development. **Bldg Dept:** Approved 8-22-16, not issued yet
- 7) **Application #:** DR(2013-37) **Status:** Approved- July 23, 2013  
**Address:** 961 Gravenstein Hwy S **Type:** Mixed-Use Development  
**Number of Units:** Eight (8), 1-2 bedroom condominiums above 8 commercial units. **Bldg Dept:** Under construction

**Second Dwelling Units (Accessory Dwelling Units)**

- 8) **Application #:** ARP(2015-39) **Status:** Approved- May 14, 2015  
**Address:** 228 Nelson Way **Type:** Second-dwelling Unit  
**Number of Units:** One (1) unit with one (1) bedroom **Bldg Dept:** Finaled 10-7-15
- 9) **Application #:** ARP(2015-69) **Status:** Approved- August 18, 2015  
**Address:** 607 Lyding Lane **Type:** Second-dwelling Unit  
**Number of Units:** One (1) unit with one (1) bedroom **Bldg Dept:** Finaled 10-13-16
- 10) **Application #:** ARP(2015-78) **Status:** Approved- April 18, 2015  
**Address:** 570 Ellis Court **Type:** Second-dwelling Unit  
**Number of Units:** One (1) unit with one (1) bedroom **Bldg Dept:** Nothing submitted
- 11) **Application #:** ARP(2015-86) **Status:** Approved- October 07, 2015  
**Address:** 364 Florence Avenue **Type:** Second-dwelling Unit  
**Number of Units:** One (1) unit with one (1) bedroom **Bldg Dept:** Issued 4-18-16



**Summary:**

Housing Type					
Single Family		Multi Family		Second Dwelling Units	
# of units	# of bedrooms	# of units	# of bedrooms	# of units	# of bedrooms
1	3	{ 2	2 = 4 }	1	1
1	3	{ 9	1 = 9 }	1	1
1	3	{ 1	3 }	1	1
-	-	{ 1	3 }	1	1
-	-	1	1	1	1
-	-	8	2 = 16	1	1
-	-	-	-	1	1
-	-	-	-	1	1
-	-	-	-	1	1
-	-	-	-	1	1
-	-	-	-	1	1
<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>	<b>Total</b>
3	9	22	36	11	11
<b>Total Number of Units</b>		<b>36 56</b>		<b>Total Number of Bedrooms</b>	

From 2015 to present a total of 17 new housing projects have been approved by the City of Sebastopol Planning Department. The proposed projects were a mix of single-family developments (3), multi-family developments (3) and second dwelling units (11). Of the 11 Second Dwelling Unit applications:

- 4 have submitted building plans to the Building Department and have been finalized or issued,
- 3 have been submitted, but are not yet finalized and,
- 4 are still preparing building permit applications and have not submitted materials to the Building Department.

A total of 3 mixed-use developments have been approved since the start of 2015. The three projects consisted of:

- The addition of a single-family residence to the rear of an existing commercial property
- The creation of a three bedroom apartment above a commercial space, and a three bedroom single-family residence with garage; on the same lot.
- The creation of 11, 1-2 bedroom units above a commercial space. 2, 2-bedroom units and 9, 1-bedroom units.

Finally, a total of 3 single-family residences have been approved within the City of Sebastopol these include 2 single-family residences with 3 bedrooms, and a one single-family residence with 2 bedrooms. In total 36 new units have been added to the City's housing stock with a total of 56 bedrooms.



# City of Sebastopol

Incorporated 1902

## IMPACT AND ANNEXATION FEE SCHEDULE

**Important Note:** Information is correct as of: 03-31-2011; however, all amounts listed are subject to change. Other fees may apply. Please contact the appropriate City Department to verify current fees for any particular project.

Number in brackets [ ] indicates City Council Resolution by which fee was established.

### I. IMPACT FEES

<b>SCHOOL IMPACT FEES:</b> By law, you must provide a receipt from the local school district showing payment of the school impact fee before the Building Department can issue your Building Permit. The fee can vary; please call the local District Office at 707/824-6403 for the correct amount.	
<b>RESIDENTIAL</b>	Per square foot, \$1.93
<b>COMMERCIAL</b>	Per square foot, \$.36

<b>WASTEWATER RETROFIT IMPACT FEE</b>	
Single Family Residential	Per unit, \$2,040.00
Multi Family Residential	Per unit, \$1,040.00

<b>HOUSING LINKAGE FEE</b>	
Commercial	Per square foot, \$2.08
Industrial	Per square foot, \$2.15
Retail	Per square foot, \$3.59

<b>TRAFFIC IMPACT FEES [4824]</b>	
Single-family residences, per unit [1 Bedroom]	\$2,601.00
Single-family residences, per unit [2 Bedroom]	\$3,278.00
Single-family residences, per unit [3+ Bedroom]	\$4,040.00
Multi-family residences, per unit [1 Bedroom]	\$2,314.00
Multi-family residences, per unit [2 Bedroom]	\$3,118.00
Multi-family residences, per unit [3+ Bedroom]	\$3,921.00
Offices uses, each 1,000 square feet	\$2,711.00
Office park, each 1,000 square feet	\$1,258.00
Industrial uses, each 1,000 square feet	\$1,920.00
Mini-warehouses, per unit	\$91.00
Motel w/restaurant, per room	\$366.00
Motel w/o restaurant, per room	\$391.00
Shopping center, each 1,000 square feet	\$5,369.00
Hardware Center, each 1,000 square feet	\$1,341.00
Downtown Retail, per 1,000 square feet	\$990.00
Specialty Retail, per 1,000 square feet	\$1,303.00
Drive-thru Restaurant, per 1,000 square feet	\$22,318.00
High Turnover Restaurant, per 1,000 square feet	\$11,489.00
Quality Restaurant, per,1000 square feet	\$6,481.00

<b>PARK IN LIEU FEES (applies to residential developments only)</b>	
Single-Family Detached 3+ Bedroom	\$6,500.00
Single-Family Detached 2 Bedroom	\$5,200.00
Single-Family Detached 1 Bedroom	\$3,900.00
3+ Bedroom Multi Family	\$5,580.00
2 Bedroom Multi Family	\$3,900.00
1 Bedroom Multi Family	\$3,250.00
0 Bedroom Multi Family	\$2,600.00
Mobile Home Pad	\$3,900.00
Motel or Motel Room	\$2,600.00

## II WATER AND SEWER CONNECTION FEES AND CHARGES

### WATER METER INSTALLATION (Installation of meter by Public Works)

5/8" x 3/4" meter	\$65.00
1" meter	\$155.00
1-1/2" Meter	\$430.00
2" meter	\$615.00
Larger than 2" meter	Cost +40%

### WATER LATERAL INSTALLATION (installed by licensed contractor at developer's expense)

### WATER CONNECTION CHARGES: RESIDENTIAL – SINGLE FAMILY, DUPLEXES, TRIPLEXES

Meter Size		
3/4"	Single Family Residence or First Dwelling Unit	\$3,970.00
3/4"	Each additional dwelling unit on same connection, same lot (includes Second Dwelling Units)	\$1,070.00
<b>ADD:</b>		
Additional charge for each connection outside City Limits		\$1,070.00

### WATER CONNECTION CHARGES: COMMERCIAL, INDUSTRIAL & MULTI-FAMILY RESIDENTIAL

Meter Size	Capital Connection Charge	Distribution System Charge	Total
5/8" x 3/4"	\$1,070.00	\$2,900.00	\$3,970.00
1"	\$1,790.00	\$2,900.00	\$4,690.00
1-1/2"	\$3,565.00	\$2,900.00	\$6,465.00
2"	\$5,705.00	\$2,900.00	\$8,605.00
3"	\$12,490.00	\$2,900.00	\$15,390.00
4"	\$17,840.00	\$2,900.00	\$20,740.00
<b>ADD:</b>			
For each additional dwelling unit (on same meter)			\$1,070.00
For each transient occupancy of lodging unit (including motel and motel rooms)			\$268.00
Additional charge for each connection outside City Limits			\$1,070.00

### FIRE SRINKLER SYSTEM CONNECTION CHARGE

\$1,070.00

(Fee for connecting residential fire sprinklers to City's water system)

### SEWER CONNECTION CHARGES: (inside City Limits)

Water Meter Size	Capital Connection Charge	Treatment Capital Charge	Collection System Charge	Total
5/8" x 3/4"	\$660	\$2,700	\$3,000	\$6,360
1"	\$1,102	\$2,700	\$3,000	\$6,802
1-1/2"	\$2,198	\$2,700	\$3,000	\$7,898
2"	\$3,518	\$2,700	\$3,000	\$9,218
3"	\$7,702	\$2,700	\$3,000	\$13,402
4"	\$11,002	\$2,700	\$3,000	\$16,702
<b>ADD:</b>				

For each additional dwelling unit ( <i>includes second dwelling units</i> )	
1 Bedroom	\$4,755.00
2 Bedrooms or More	\$5,700.00
For each transient lodging unit	\$1,425.00
Additional charge for each connection outside of City Limits	\$660.00

**SEWER LATERAL INSTALLATION - installed by licensed contractor at developer's expense.**

<b>ANNEXATION FEES</b>	
Prior water improvements by City, per acre	\$5,688.00
Prior sewer improvements by City, per acre	\$6,184.00
Prior Fire Service improvements by City, per acre	\$1,800.00
Prior Police Service improvements by City, per acre	\$1,400.00
Total per-acre annexation fee for Prior Capital Improvements	\$15,072.00