



City of Sebastopol Housing Subcommittee
HOUSING ACTION PLAN
SURVEY RESULTS
From May 2017 On-Line Survey

A link to a 10-question on-line housing issues survey was sent on May 23 to a list of nearly 700 email addresses of persons who have participated in various City meetings, applied for permits, or asked to be on the City newsletter distribution list. The link was also published on the City web site and City Facebook page. The link was also published by the Wacco Bulletin Board and distributed by Sebastopol Citizens.

Please note that this is a 'non-scientific' survey, with respondents self-selecting. In addition, the knowledge or expertise of persons responding is unknown. Finally, it is an opinion survey, not a survey that necessarily identifies actual housing needs or the most effective policies.

The subject questionnaire was designed to obtain opinions about actions to address housing issues. This did not include the issue of rent control. The questions were intended to cover the same general issues as the survey provided at the May 22 Housing Subcommittee meeting, but with less detail and, to facilitate responses, fewer questions.

As of June 7, 2017, 141 persons responded to the survey.

The responses show some consensus about policy ideas, but less support for reducing parking and processing requirements than the survey conducted at the Housing Subcommittee meeting.

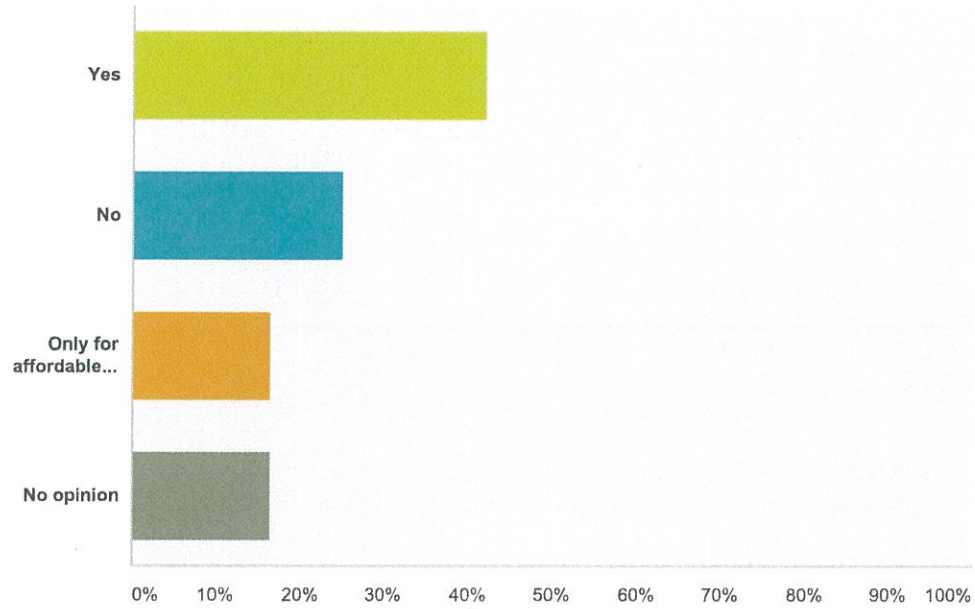
Highlights include:

- Majority support for streamlining the housing review process, but with a quarter of respondents opposed to this.
- Split opinions about reducing parking requirements.
- Strong support for changing commercial zoning to allow more housing.
- Support for increasing allowed ADU size, potentially limited to larger lots.
- Support for the Planning Commission's concept of allowing vacation rentals only in 'hosted' situations.
- Majority support for exempting small homes from impact fees.
- Majority support for reducing lot sizes in new subdivisions, but with a substantial number opposed to this concept.
- Majority support for increasing the TOT tax to benefit affordable housing, but with a significant percentage opposed.
- Strong disapproval regarding increasing property taxes to support affordable housing.
- Moderate support for City outreach to promote housing projects, particularly for affordable housing.

A summary of responses is attached.

Q1 Should the housing review process be streamlined to reduce the number of hearings and reviews?

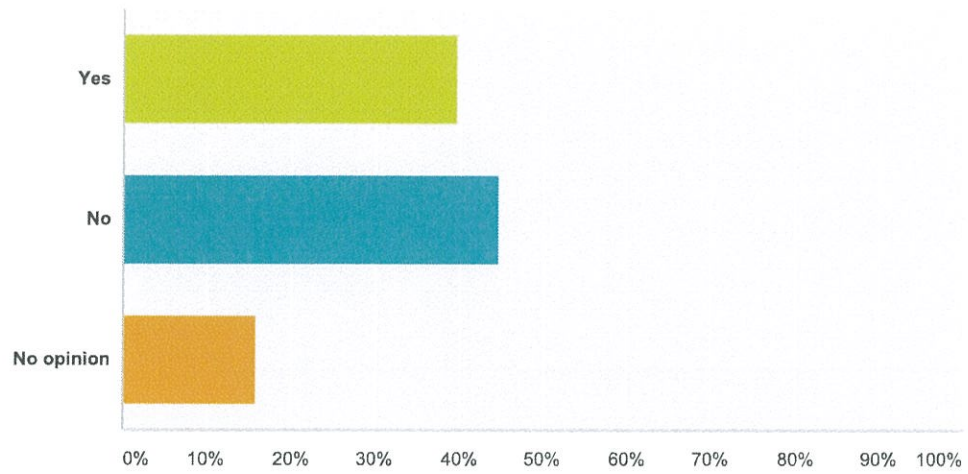
Answered: 140 Skipped: 1



Answer Choices	Responses	
Yes	42.14%	59
No	25.00%	35
Only for affordable housing	16.43%	23
No opinion	16.43%	23
Total		140

Q2 Should parking requirements for housing be reduced?

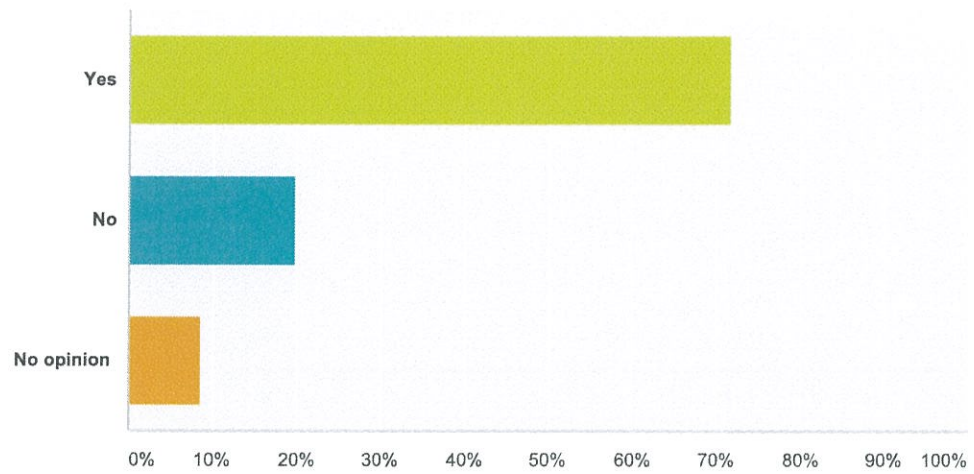
Answered: 139 Skipped: 2



Answer Choices	Responses
Yes	39.57% 55
No	44.60% 62
No opinion	15.83% 22
Total	139

Q3 Should commercial zoning be changed to allow more housing?

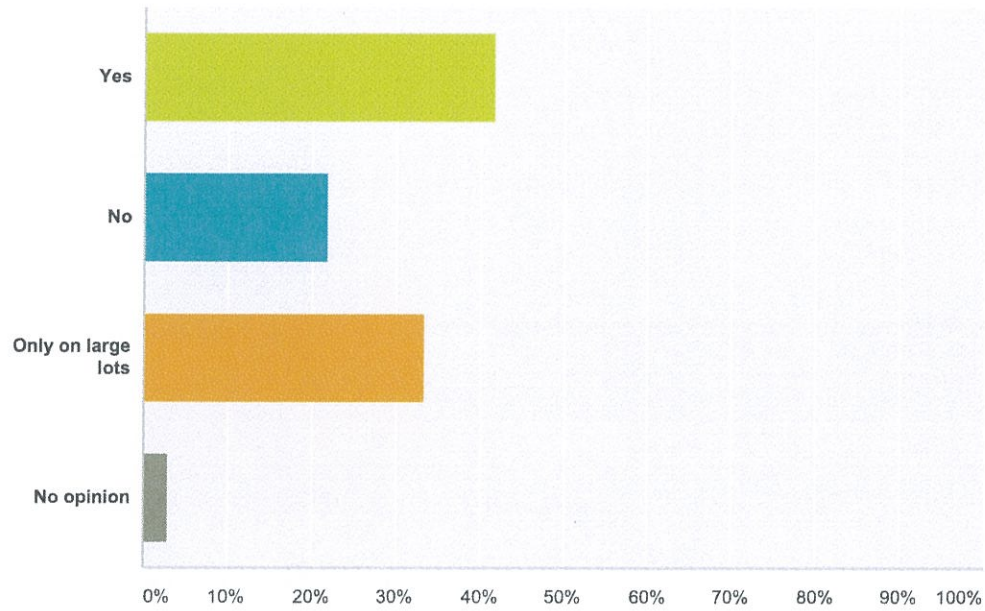
Answered: 141 Skipped: 0



Answer Choices	Responses	Count
Yes	71.63%	101
No	19.86%	28
No opinion	8.51%	12
Total		141

Q4 Should the City increase the allowed size of granny units from 840 sq. ft. to 1,200 sq. ft.?

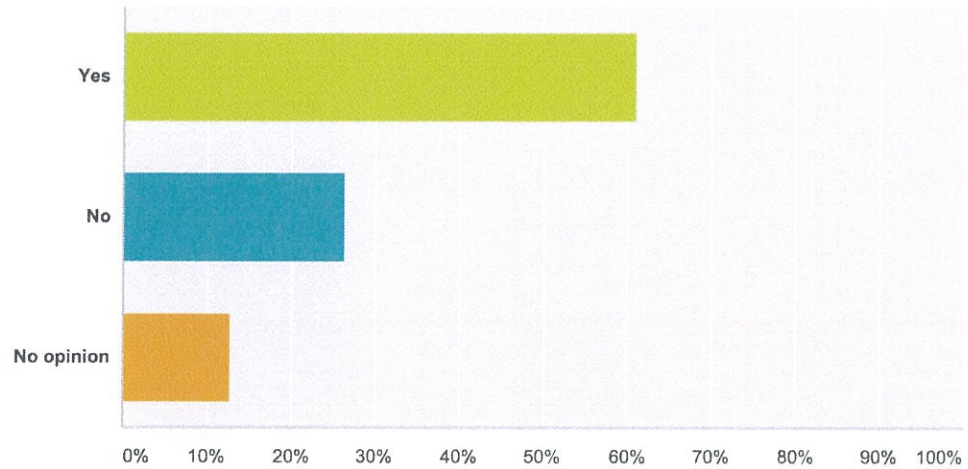
Answered: 141 Skipped: 0



Answer Choices	Responses	
Yes	41.84%	59
No	21.99%	31
Only on large lots	33.33%	47
No opinion	2.84%	4
Total		141

Q5 Should the City allow vacation rentals only in 'hosted' situations, where the managing owner or tenant lives on site?

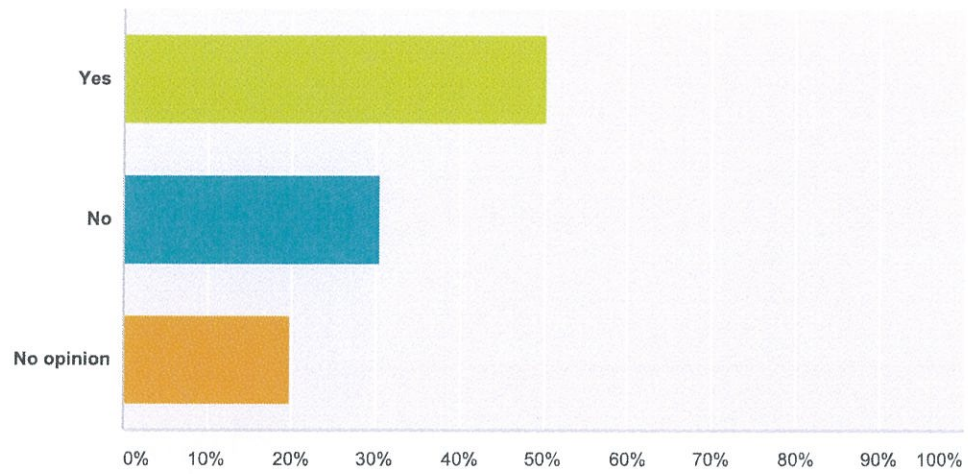
Answered: 141 Skipped: 0



Answer Choices	Responses
Yes	60.99% 86
No	26.24% 37
No opinion	12.77% 18
Total	141

Q6 Should very small homes be exempt from 'impact fees?'

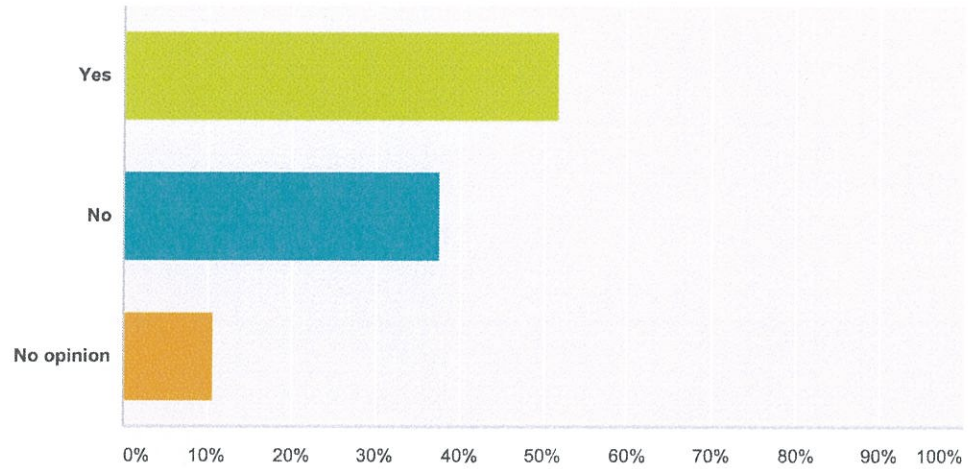
Answered: 141 Skipped: 0



Answer Choices	Responses	
Yes	50.35%	71
No	30.50%	43
No opinion	19.86%	28
Total Respondents: 141		

Q7 Should required lots sizes in new subdivisions be reduced to facilitate more housing?

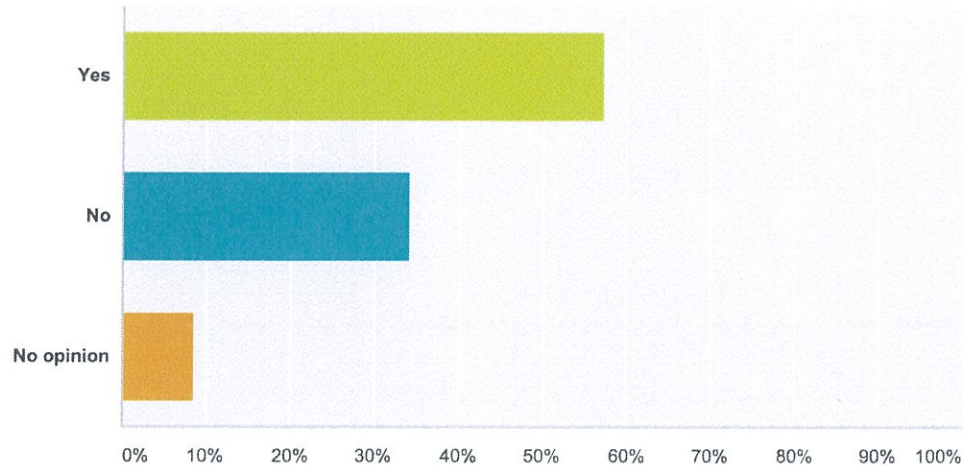
Answered: 141 Skipped: 0



Answer Choices	Responses
Yes	51.77% 73
No	37.59% 53
No opinion	10.64% 15
Total Respondents: 141	

Q8 Should the transient occupancy tax (paid by visitors) be increased and revenues used for affordable housing?

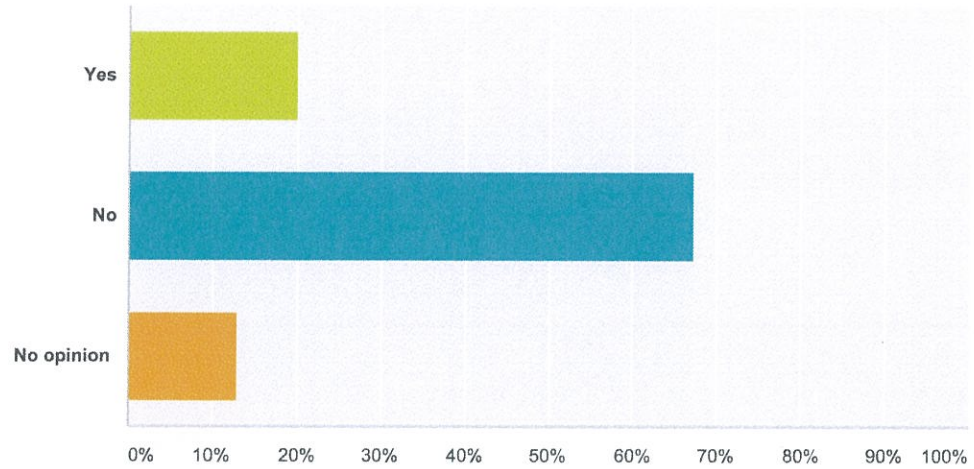
Answered: 140 Skipped: 1



Answer Choices	Responses	
Yes	57.14%	80
No	34.29%	48
No opinion	8.57%	12
Total		140

Q9 Should property taxes on all lots in Sebastopol be increased and revenues used for affordable housing?

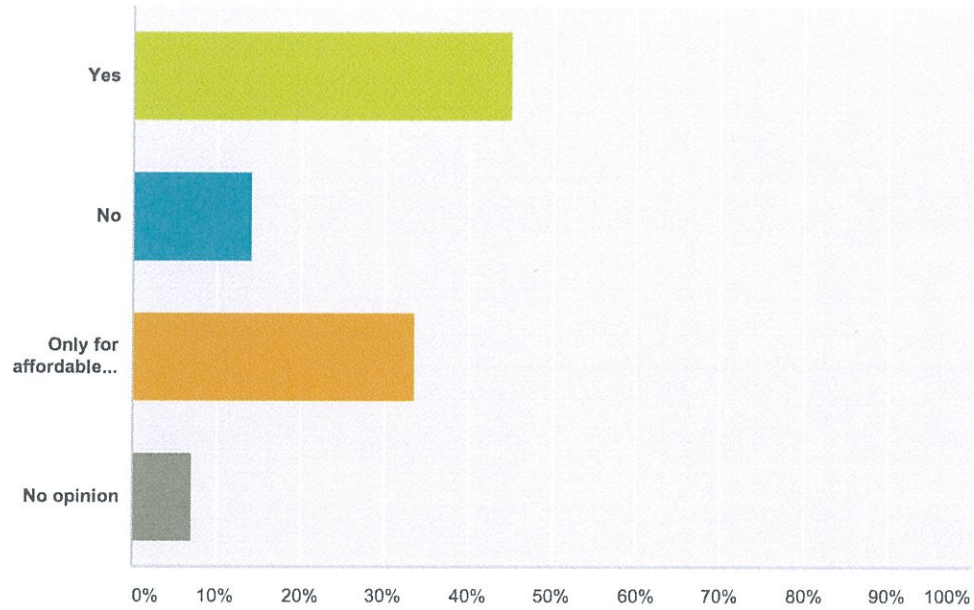
Answered: 140 Skipped: 1



Answer Choices	Responses	
Yes	20.00%	28
No	67.14%	94
No opinion	12.86%	18
Total		140

Q10 Do you support City outreach and publicity to promote housing projects?

Answered: 140 Skipped: 1



Answer Choices	Responses	
Yes	45.00%	63
No	14.29%	20
Only for affordable housing	33.57%	47
No opinion	7.14%	10
Total		140