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September 19, 2022

Tristan Lanza, Housing Policy Analyst Department of Housing and Community Development Division of Housing Policy Development 2020 W. El Camino, Suite 500 Sacramento, CA 95833

Subject: Transmittal of the City of Rohnert Park 6th Cycle Housing Element – Initial Draft

The City of Rohnert Park is proud to submit its initial draft Housing Element for the 6th RHNA cycle. This Housing Element describes the City's plan for addressing the housing needs of its current and future residents through January 2031. The City is committed to working with the California Department of Housing and Community Development to ensure that the Housing Element obtains certification to maintain eligibility for grant funding programs, to ensure the legal adequacy of the General Plan, and to preserve local control of land use decisions. This draft Housing Element was made available for the mandatory 30 day review period beginning on August 5, 2022 and ending on September 4, 2022. Public comments have been incorporated in compliance with the requirements of Government Code Section 65585(b)(1).

Rohnert Park is one of the most integrated and diverse cities in the region and has a long history as a prodevelopment community, making great efforts to meet the housing needs of all its residents. The City was largely successful in meeting the objectives of its 5th Cycle Housing Element and seeks to continue its success through the 6th Cycle through new and continued policies and programs.

Thank you for your diligent efforts to ensure that every Californian has a decent place to live. Please do not hesitate to contact me at (707) 309-4775 or jriley@4leafinc.com with any questions regarding the draft Housing Element. We look forward to your review and certification.

Sincerely,

Jane Riley

Jane Riley, AICP Director of Housing Policy – 4LEAF, Inc.

Cc: Mary Grace Pawson, Development Services Director, City of Rohnert Park Jeff Beiswenger, Planning Manager, City of Rohnert Park Jenna Garcia, Housing Administrator, City of Rohnert Park Elliott Pickett, Associate Planner, 4LEAF, Inc.



HOUSING ELEMENT COMPLETENESS CHECKLIST

A Quick Reference of Statutory Requirements for Housing Element Updates Updated 1/2021

The purpose of this completeness checklist is to assist local governments in the preparation of their housing element. It includes the statutory requirements of Government Code section 65580 – 65588. Completion of this checklist is not an indication of statutory compliance but is intended to provide a check to ensure that relevant requirements are included in the housing element prior to submittal to the Department of Housing and Community Development pursuant to Government Code section 65585(b). For purposes of the Checklist the term "analysis" is defined as a description and evaluation of specific needs, characteristics, and resources available to address identified needs.

For technical assistance on each section visit <u>California Housing and Community</u> <u>Development Building Blocks Technical Assistance</u> (https://www.hcd.ca.gov/communitydevelopment/building-blocks/index.shtml)

Checklist

Public Participation

Government Code section 65583, subdivision (c)(8)

Description of Requirement	Page Number
Description of the diligent efforts the jurisdiction made to include all economic segments of the community and/or their representatives in the development and update of the housing element	
Summary of the public input received and a description of how it will be considered and incorporated into the housing element.	

Review and Revise Government Code section 65588, subdivision (a)

Description of Requirement	Page Number
<u>Progress in implementation</u> – A description of the actual results or outcomes of the previous element's goals, objectives, policies, and programs (e.g. what happened).	
<u>Effectiveness of the element</u> – For each program, include an analysis comparing the differences between what was projected or planned in the element and what was achieved.	
<u>Appropriateness of goals, objectives, policies, and programs</u> –A description of how the goals, objectives, policies, and programs in the updated element are being changed or adjusted to incorporate what has been learned from the results of the previous element. (e.g. continued, modified, or deleted.)	
<u>Special needs populations</u> – Provide a description of how past programs were effective in addressing the housing needs of the special populations. This analysis can be done as part of describing the effectiveness of the program pursuant to (2) if the jurisdiction has multiple programs to specifically address housing needs of special needs populations or if specific programs were not included, provide a summary of the cumulative results of the programs in addressing the housing need terms of units or services by special need group.	
<u>AB 1233 – Shortfall of sites from the 5th cycle planning period – Failure to</u> implement rezoning required due to a shortfall of adequate sites to accommodate the 5th cycle planning period RHNA for lower-income households triggers the provisions of Government Code section 65584.09.	

Housing Needs Assessment – Quantification and Analysis of Need Government Code section 65583, subdivision (a)(1)(2) and section 65583.1, subdivision (d)

For information on how to credit reductions to RHNA See "Housing Element Sites Inventory Guidebook" at <u>HCD's technical assistance memos</u> (https://www.hcd.ca.gov/community-development/housing-element-memos.shtml)

Description of Requirement	Page Number
Population (e.g., by age, size, ethnicity, households by tenure) and employment trends	
Household characteristics including trends, tenure, overcrowdings and severe overcrowding	
Overpayment by income and tenure	
Existing housing need for extremely low-income households	
Projected housing needs: Regional Housing Needs Allocation (RHNA) by income group, including projected extremely low-income households	
Housing stock conditions, including housing type, housing costs, vacancy rate	
Estimate of the number of units in need of replacement and rehabilitation	

Identification and Analysis of the Housing Needs for Special Needs Populations

Government Code section 65583, subdivision (a)(7)

Description of Requirement	Page Number
Elderly	
Persons with Disabilities, including Developmental Disabilities	
Large Households	
Farmworkers (seasonal and permanent)	
Female Headed Households	
Homeless (seasonal and annual based on the point in time count	
Optional: Other (e.g. students, military)	

Affirmatively Further Fair Housing - An Assessment of Fair Housing – Required for Housing Element due after 1/1/2021. Government Code section 65583, subdivision (c)(10)(A)

Part 1 Outreach

Description of Requirement	Page Number
Does the element describe and incorporate meaningful engagement that represents all segments of the community into the development of the housing element, including goals and actions?	

Part 2 Assessment of Fair Housing

Description of Requirement	Page Number
Does the element include a summary of fair housing enforcement and capacity in the jurisdiction?	
The element must include an analysis of these four areas:	
Integration and segregation patterns and trends	
Racially or ethnically concentrated areas of poverty	
Disparities in access to opportunity	
Disproportionate housing needs within the jurisdiction, including	
displacement risk	

Each analysis should include these components:

Local: Review and analysis of data at a local level

Regional impact; Analysis of local data as it compares on a regional level

Trends and patterns: Review of data to identify trends and patterns over time

Other relevant factors, including other local data and knowledge

Conclusion and findings with a summary of fair housing issues

Part 3 Sites Inventory

Description of Requirement	Page Number
Did the element identify and evaluate (e.g., maps) the number of units, location and assumed affordability of identified sites throughout the community (i.e., lower, moderate, and above moderate income RHNA) relative to all components of the assessment of fair housing?	
Did the element analyze and conclude whether the identified sites improve or exacerbate conditions for each of the fair housing areas (integration and segregation, racially and ethnically concentrated areas of poverty, areas of opportunity, disproportionate housing needs including displacement)?	

Part 4 Identification of Contributing Factors

Description of Requirement	Page Number
Did the element identify, evaluate, and prioritize the contributing factors to fair housing issues?	

Part 5 Goals and Actions Page

Description of Requirement	Page Number
Did the element identify, goals and actions based on the identified and prioritized contributing factors?	
Do goals and actions address mobility enhancement, new housing choices and affordability in high opportunity areas, place-based strategies for preservation and revitalization, displacement protection and other program areas?	

Programs must include the following components:

Actions must be significant, meaningful and sufficient to overcome identified patterns of segregation and affirmatively further fair housing.

Metrics and milestones for evaluating progress on programs/actions and fair housing results.

Affordable Housing Units At-Risk of Conversion to Market Rate Government Code section 65583, subdivision (a)(9)

See <u>Preserving Existing Affordable Housing</u> (https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml)

Description of Requirement	Page Number
Provide an inventory of units at-risk of conversion from affordable to market-rate rents within 10 years of the beginning of the planning period. The inventory must list each development by project name and address, the type of governmental assistance received, the earliest possible date of change from low-income use, and the total number of elderly and nonelderly units that could be lost from the locality's low-income housing stock in each year.	
Provide an estimate and comparison of replacement costs vs. preservation costs	
Identify qualified entities to acquire and manage affordable housing	
Identify potential funding sources to preserve affordable housing	

Analysis of Actual and Potential Governmental Constraints Government Code section, 65583, subdivisions (a)(5), (a)(4), (c)(1), and section 65583.2, subdivision (c)

See "Accessory Dwelling Unit Handbook" at <u>HCD's Accessory Dwelling Unit Assistance page</u> (https://www.hcd.ca.gov/policy-research/accessorydwellingunits.shtml)

Description of Requirement	Page Number
Land use controls (e.g. parking, lot coverage, heights, unit size requirements, open space requirements, Accessory Dwelling Unit (ADU) requirements, floor area ratios, growth controls (e.g., caps on units or population or voter approval requirements, conformance with the requirements of SB 330), inclusionary requirements, consistency with State Density Bonus Law and Housing Accountability Act, and consistency with zoning and development standard website publication and transparency requirements pursuant to Gov. Code §	
65940.1 subd. (a)(1)(B)). Local processing and permit procedures (e.g., typical processing times, permit types/requirements by housing type and zone, decision making criteria/findings, design/site/architectural review process and findings, description of standards [objective/subjective], planned development process). Element should also describe whether the jurisdiction has a process to accommodate SB 35 streamline applications and by-right applications for permanent supportive housing and navigation centers.	
Building codes and their enforcement (e.g., current application of the California Building Code, any local amendments, and local code enforcement process and programs)	
On and Off-Site improvement requirements (e.g., street widths, curbing requirements)	
Fees and other exactions (e.g., list all fees regardless of entity collecting the fee, analyze all planning and impact fees for both single family and multifamily development, provided typical totals and proration to total development costs per square foot, and consistency with fee website publication and transparency requirements pursuant to Gov. Code § 65940.1 subd. (a)(1)(A)).	
Housing for persons with disabilities (e.g. definition of family, concentrating/siting requirements for group homes, reasonable accommodation procedures, application of building codes and ADA requirements, zoning for group homes and community care facilities)	
Analysis of locally-adopted ordinances that directly impact the cost and supply of housing (e.g. inclusionary ordinance, short-term rental ordinance)	

An Analysis of Potential and Actual Nongovernmental Constraints Government Code section, 65583, subdivision (a)(6)

Description of Requirement	Page Number
Availability of financing	
Price of land	
Cost of Construction	
Requests to develop housing below identified densities in the sites inventory and analysis	
Typical timeframes between approval for a housing development project and application for building permits	

Does the analysis demonstrate the jurisdiction's action(s) to mitigate nongovernmental constraints that create a gap between planning for housing to accommodate all income levels and the construction of housing to accommodate all income levels?

Zoning for a Variety of Housing Types

Government Code section, 65583, subdivisions (a)(4), (c)(1), and subdivision 65583.2 subdivision (c)

Provide an analysis of zoning and availability of sites for a variety of housing types including the following:

Description of Requirement	Page Number
Multifamily Rental Housing	
Housing for Agricultural Employees (permanent and seasonal) (compliance with	
Health and Safety Code sections 17021.5, 17021.6, and 17021.8	
Emergency Shelters (including compliance with new development/parking	
standards pursuant to AB 139/Gov. Code § 65583 subd. (a)(4)(A)).	
Low Barrier Navigation Centers	
Transitional Housing	
Supportive Housing (including compliance with AB 2162, statutes of 2019)	
Single-Room Occupancy Units	
Manufactured homes, including compliance with Gov. Code § 65852.3	
Mobile Home Parks	
Accessory Dwelling Units	

Site Inventory and Analysis Government Code, section 65583, subdivision (a)(3), section 65583.1, subdivision

See "Housing Element Sites Inventory Guidebook" and "Default Density Standard Option" at <u>HCD's technical assistance memos</u> (https://www.hcd.ca.gov/community-development/housing-element/housing-element-memos.shtml)

See <u>Site Inventory Form</u> (https://www.hcd.ca.gov/community-development/housingelement/docs/Site_inventory_template09022020.xlsm) and <u>Site Inventory Form Instructions</u> (https://www.hcd.ca.gov/community-development/housingelement/docs/Site_inventory_instructions.pdf)

<u>Site Inventory – The site inventory must be prepared using the form adopted by HCD.</u>

A electronic copy of the site inventory is due at the time the adopted housing element is submitted to HCD for review and can be sent to <u>siteinventory@hcd.ca.gov</u>.

Site Inventory

Description of Requirement	Page Number
<i>Sites Inventory Form Listing</i> : Parcel listing by parcel number, size, general plan and zoning, existing uses on non-vacant sites, realistic capacity, level of affordability by income group, publicly owned sites (optional).	
<i>Prior Identified Sites</i> : Address whether sites are adequate to accommodate lower income needs based on identification in the prior planning period for non-vacant sites or two or more for vacant sites.	
Map of sites	

Did the jurisdiction use the sites inventory form adopted by HCD?

Site Inventory Analysis and Methodology

Description of Requirement	Page Number
<i>RHNA Progress:</i> List the number of pending, approved or permitted units by income group based on actual or anticipated sales prices and rents since the beginning of the projection period	
<i>Environmental Constraints:</i> Address any known environmental or other constraints, conditions or circumstances, including mitigation measures, that impede development in the planning period	
 Appropriate density: Identification of zoning to accommodate RHNA for lower-income households: Identify zones meeting the "default" density (Gov. Code § 65583.2 subd. (c)(3)(B)) or; 	
• Identify and analyze zones with densities less than the "deemed appropriate" (default) density that are appropriate to accommodate lower RHNA.	

Description of Requirement	Page Number
Capacity: Describe the methodology used in quantifying the number of units	
that can be accommodated on each APN:	
If development is required to meet a minimum density, identify the minimum density, or;	
• Describe the methodology used to determine realistic capacity accounting for	
land use controls and site improvement requirements, typical density trends	
for projects of similar affordability, and current or planned infrastructure.	
For sites with zones allowing non-residential uses, demonstrate the likelihood of residential development	
<i>Infrastructure</i> : Existing or planned infrastructure to accommodate the regional housing need, including water, sewer and dry utilities	
Small and large sites: Sites identified to accommodate lower RHNA that are	
less than one-half acre or larger than 10 acres require analysis to establish they	
are adequate to accommodate the development of affordable units.	
Affirmatively Furthering Fair Housing: Identified sites throughout the community	
that affirmatively furthers fair housing (see page 5 of checklist)	
Nonvacant Sites Analysis: For nonvacant sites, demonstrate the potential and	
likelihood of additional development within the planning period based on extent	
to which existing uses may constitute an impediment to additional residential	
development, past experience with converting existing uses to higher density	
residential development, current market demand for the existing use, any	
existing leases or other contracts that would perpetuate the existing use or	
prevent redevelopment of the site for additional residential development,	
development trends, market conditions, and regulatory or other incentives or	
standards to encourage additional residential development on these sites	
If nonvacant sites accommodate 50 percent or more of the lower-income	
RHNA, demonstrate the existing use is not an impediment to additional	
development and will likely discontinue in the planning period, including adopted	
findings based on substantial evidence.	
Nonvacant sites that include residential units (either existing or demolished) that	
are/were occupied by, or subject to, affordability agreements for lower-income	
households within 5 years are subject to a housing replacement program. (Gov.	
Code § 65583.2 subd. (g)(3))	

Please note: This checklist does not include new requirements related to zoning for sites accommodating the moderate and above moderate income pursuant to AB 725, statutes of 2020 as this requirement is not enacted until 2022.

Alternative Methods to Accommodate the RHNA: Optional

Description of Requirement	Page Number
Accessory Dwelling Units: Analyze the number and affordability level of ADU units projected to be built within the planning period, including resources and incentives and other relevant factors such as potential constraints, and the likelihood of availability for rent	
Existing Residential Units: number and affordability level of units rehabilitated, converted or preserved that meet the provisions of alternative adequate sites. In addition, this includes units in a motel, hotel, or hostel that are converted to residential units and made available to persons experiencing homelessness as part of a COVID-19 response and acquisition of mobile home park. If using this option, the adequate site alternative checklist must be provided.	
Other: Jurisdictions are encouraged to consult with HCD regarding other alternative methods options including new manufactured housing park hook- ups, floating homes/live aboard berths, conversion of military housing, adaptive reuse of commercial uses, or other housing opportunities unique to the community to ensure their adequacy to accommodate RHNA.	

Other Miscellaneous Requirements

Also see Technical Advisories issued by the Governor's Office of Planning and Research at: <u>New state legislation related to General Plans Appendix C</u>

(http://opr.ca.gov/docs/OPR_Appendix_C_final.pdf) and <u>Fire Hazard Planning General Plan</u> <u>Technical Advice Series</u> (http://opr.ca.gov/docs/Final_6.26.15.pdf)

Description of Requirement	Page Number
Description of the means by which consistency with the general plan will be achieved and maintained. (Gov. Code § 65583 subd. (c)(8))	
Description of construction, demolition, and conversion of housing for lower- and moderate-income households within the Coastal Zone (if applicable). (Gov. Code § 65588 subds. (c) and (d))	
Description of opportunities for energy conservation in residential development. (Gov. Code § 65583 subd. (a)(8))	
Description of consistency with water and sewer priority requirements pursuant to SB 1087 (Gov. Code § 65589.7)	
Other elements of the general plan triggered by housing element adoption:Disadvantaged Communities (Gov. Code § 65302.10)	
 Flood Hazard and Management (Gov. Code § 65302 subds. (d)(3) and (g)(2)(B)) 	
 Fire Hazard (Gov. Code § 65302 and 65302.5) Environmental Justice (Gov. Code § 65302 subd. (h)) Climate Adaptation 	

Schedule of Actions/Programs Government Code, section 65583, subdivisions (c)(1 – 7), and (10)

For adequate site programs See "Housing Element Sites Inventory Guidebook" at <u>HCD's</u> <u>technical assistance memos</u> (https://www.hcd.ca.gov/community-development/housingelement/housing-element-memos.shtml)

Program Description	Program numbers	Page number
Program(s) to provide adequate sites (large/small sites, incentives for mixed use/nonvacant sites, publicly owned sites, annexation, etc)		
If required: Program to accommodate a shortfall of adequate sites to accommodate the lower RHNA. This program must meet the specific criteria identified in Gov. Code § 65583.2 subd. (h) and (i).		
If required: Program to accommodate an unaccommodated need from the previous planning period pursuant to Gov code § 65584.09		
If required: Program when vacant/nonvacant sites to accommodate lower RHNA have been identified in multiple housing elements, if needed. (Gov. Code § 65583.2 subd. (c))		
If required: Program to provide replacement units when occupied by, or deed restricted to lower-income households within the last 5 years, if needed. (Gov. Code § 65583.2 subd. (g)(3))		
Program(s) to assist in the development of housing to accommodate extremely-low, very-low, low or moderate-income households, including special needs populations		
Program to address governmental and nongovernmental constraints to the maintenance, improvement, and development of housing		
Program(s) to conserve and improve the condition of the existing affordable housing stock		

Program Description	Program numbers	Page number
<i>Program(s) to promote and affirmative further fair housing opportunities</i>		
<i>Program(s) to preserve units at-risk of conversion from affordable to market-rate rents.</i>		
<i>Program(s) to incentivize and promote the creation of accessory dwelling units that can be offered at an affordable rent.</i>		

Do programs specify specific clear commitment, meaningful actions, that will have beneficial impact within the planning period?

Do programs identify timing, objectives (quantified where appropriate), and responsible parties, if appropriate for implementation?

Quantified Objectives Government Code, section 65583, subdivisions (b)

For an example table addressing this requirement visit <u>California Housing and Community</u> <u>Development Building Blocks</u> (https://www.hcd.ca.gov/community-development/buildingblocks/program-requirements/program-overview.shtml)

Description of Requirement	Page Number
Estimate the number of units likely to be constructed, rehabilitated and conserved or preserved by income level, including extremely low-income, during the planning period	



State Housing Element Law (Government Code Section 65580, et seq.) mandates that local governments adequately plan to meet the existing and projected housing needs of all economic segments of the community. The California Department of Housing and Community Development (HCD) and the Association of Bay Area Governments (ABAG) identify the projected Regional Housing Needs Allocation (RHNA) for each jurisdiction in the Bay Area, including Sonoma County, in cycles of eight-year projection periods (currently 2023-2031). Once the RHNA has been identified, local governments must adopt a revised Housing Element that plans to accommodate their portion of the region's projected housing need.

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11.4	Conclusion	



11.1 Introduction and Summary

The Housing Element of the General Plan is a detailed statement of the housing goals, policies, programs, and quantified objectives for the City. The Element is based on a comprehensive technical assessment of existing housing policies and programs; current and projected housing needs, especially related to low-income households and special needs populations; an analysis of market, environmental, governmental, and other factors which constrain housing production; an assessment of fair housing; an inventory of sites available for housing development; and programs and policies that can enhance housing production and access to housing.

The purpose of the Housing Element is to guide decision-making by elected and appointed officials. Specifically, the Housing Element sets forth how the City will address the need for housing, especially by low- and moderate-income families, and special needs families and individuals. The Housing Element also provides housing-related data and information to the public. This element contains:

- An assessment of housing needs in the city;
- An inventory of resources available to the City to meet these needs;
- The identification of constraints upon the maintenance, improvement, and development of housing for all income levels;
- A statement of the community's goals, quantified objectives, and policies related to the maintenance, improvement, and development of housing; and
- An eight-year schedule of actions the City is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element.

State Law and Local Planning

Consistency with State Law

State law requires that the General Plan include an integrated, consistent set of goals and policies. The 2023-2031 Housing Element update is being undertaken in conjunction with the city's full General Plan update and provides goals, policies, and implementation measures that are consistent with all other elements of the General Plan. As the General Plan is amended in the future, the City will ensure the Housing Element remains consistent with the General Plan.

New State law requires that the Safety Element be updated to address climate adaptation upon revision of the Housing Element. Climate change adaptation will be addressed in the Health and Safety and Climate Change Elements, which are currently being updated along with the City's General Plan Update. The City is responsible for its own water and sewer service will provide a copy of the Housing Element to the water and sewer service providers to coordinate with these agencies regarding the State-mandated water and sewer service priority for housing projects that will help Rohnert Park meet its regional housing need for lower-income households (Government Code Section 65589.7).

General Plan Consistency

State law requires internal consistency among the various elements of the General Plan. Government code section 65300.5 states that the General Plan's various elements shall provide an integrated and internally consistent and compatible statement of policy. Upon adoption, this Housing Element will become part of the



City's General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

Definitions of Terms

Throughout the Housing Element, a variety of technical terms related to income levels are used in describing and quantifying conditions and objectives. The definitions of these terms follow:

- Above Moderate-Income Households Households earning over 120 percent of the County Area Median Income (AMI), adjusted for household size.
- Affordable Housing Housing which costs no more than 30 percent of a moderate-, low-, very low-, or extremely low-income household's gross monthly income. For affordable rental units, monthly rent is capped at 30 percent of the relevant Area Median Income, divided by 12, with any tenant-paid utilities deducted. For homeownership units, maximum sales price is calculated assuming no more than 30 percent of the relevant AMI household's monthly income shall be spent on the monthly housing payment, which includes mortgage payments, taxes, insurance, and homeowners' dues.
- Area Median Income (AMI) The income figure representing the middle point of County household incomes, adjusted for household size. Fifty percent of households earn more than or equal to this figure and 50 percent earn less than or equal to this figure. For the year 2022, the AMI for a four-person household in County of Sonoma was \$112,800.
- Extremely Low-Income Households (ELI) Households earning not more than 30 percent of the AMI, adjusted for household size.
- Federal Poverty Threshold Issued by the Census Bureau and varies by family size, number of children, elderly. There is no geographic variation. For 2021, the poverty threshold for a single person under age 65 was \$14,097, for a three-family unit with two children, it was \$21,831. (Note: this differs from the Federal Poverty *Guidelines* issued by Health & Human Services).
- Low-income Households Households earning between 51 and 80 percent of the AMI, adjusted for household size.
- Moderate-income Households Households earning 81 to 120 percent of the AMI, adjusted for household size.
- Plexes A single structure that contains more than one dwelling unit. The units share common walls, and each typically has an outside entrance. Examples include duplex, triplex, quadruplex, etc.
- Very Low-Income Households (VLI) Households earning between 31 and 50 percent of the AMI, adjusted for household size.

Data Sources

The 2022 Housing Element Update makes full use of the pre-certified data package provided by the Association of Bay Area Governments (ABAG), which is contained in its entirety as an appendix to the Technical Background Report. In addition to the ABAG dataset, the following sources of data were used to help identify historic patterns of segregation, assess constraints to housing and the market conditions in Rohnert Park; and to better identify specific housing needs:

- U.S. Census Bureau, Decennial Census; 2010, 2019, 2020
- U.S. Census Bureau, American Community Survey 5-Year Data, 2015-2019

11. Housing Element



- U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018
- U.S. Department of Agriculture, Census of Farmworkers; 2002, 2007, 2012, 2017
- U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 firstquarter industry employment
- U.S. Department of Housing and Urban Development (HUD), Consolidated Housing Affordability Strategy (CHAS), 2013-2017 release
- U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release
- U.S. Department of Housing and Urban Development, Section 202/811 Supportive Housing Programs, 2010 Program Fact Sheet
- U.S. Department of Education, National Center for Education Statistics, 2020
- U.S. House of Representatives, US Code Low-Income Housing Preservation and Resident Homeownership, accessed January 1, 2022
- U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)
- California Tax Credit Allocation Committee, Opportunity Area Index, 2020, 2021
- California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties, and the State, 2020-2022
- California Employment Development Department, Local Area Unemployment Statistics (LAUS), Subcounty areas monthly updates, 2010-2021.
- County of Sonoma, Grand Jury Report, June 2022
- City of Rohnert Park, Annual Progress Reports, 2015-2021
- UC Berkeley, Urban Displacement Project
- Terner Center, Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?, July 2021
- Redfin Housing Market Trends, May 2022
- Zumper Rental Data, June 2022
- Burbank Housing, 2022

Housing Element Organization

The Housing Element is organized into five main sections:

- Section 11.1 introduces the overall Housing Element update effort, and provides a summary of housing needs and constraints, a summary of the Fair Housing Assessment, a review of the effectiveness of the 2014 Housing Element and describes the City's progress in its implementation.
- Section 11.2 sets forth the City's Housing Strategy, which is comprised of the Goals, Policies, and Programs that it intends to implement over the next 8-year planning cycle. The City's Quantified Objectives are also included in this section.
- Section 11.3 presents a detailed Housing Sites Inventory, including development capacity assumptions used and an analysis of recent development in the City, and describes adequate sites programs used to address the City's projected housing needs.



- Section 11.4 provides a brief conclusion to the body of the Housing Element.
- The Technical Background Report is the fifth section and provides statutorily required data including an assessment of housing needs & programs, an analysis of non-governmental, governmental, and environmental constraints to affordable housing provision, a discussion of special needs populations, and an assessment of fair housing.

Given the detail and lengthy analysis in developing the Housing Element, the Technical Background Report also contains the following appendices:

- Appendix A. Community Engagement and Input
- Appendix B. Community Survey Results
- Appendix C. ABAG Housing Needs Data Packet
- Appendix D. Site Inventory and Supporting Materials

Community Involvement

Housing issues affect the entire community and can be confusing and contentious. State requirements about what Housing Elements must allow may seem at odds with long-standing community values. The public participation requirement of Housing Element law presents an opportunity to engage constituents in defining housing issues, and in creating solutions that both meet the needs of the community and the requirements of state law.

The 6th Cycle Housing Element Update has been undertaken during the COVID-19 global pandemic. Public outreach, which is the cornerstone of the preparation process, had to be adjusted to allow and encourage meaningful public participation and input without requiring community members to meet or gather inperson. Staff and consultants made use of multiple in-person and digital platforms to facilitate public input throughout the update process and carefully considered community input in the development of the Housing Element. Through this outreach, City staff provided updates to more than 1,200 contacts signed up to receive emails, received over 1,300 survey responses, provided five public workshops on the Housing Element Update, engaged with over 30 stakeholders, and consulted with the Federated Indians of Graton Rancheria. Most commenters agree that housing affordability, availability, and homelessness are priorities to address, and that water supply, infrastructure, and congestion need to be considered when planning for housing. Opportunities for public participation were provided throughout the Housing Element Update process as outlined below:

- <u>November 2021</u>: The City established a Housing Element Update website to provide introductory information to the public and provide information on how to participate further.
- December 2021: The City launched a Community Housing Priorities Survey in English and Spanish, which received 1,344 responses. The City promoted the survey via its newsletter which is included in the bi-monthly utility billings and via City social media channels.
- January 2022: The City continued its survey promotion, including in-person efforts distributing door hangers in underrepresented areas of the community. Additionally, the Napa Sonoma Collaborative hosted an Equity Working Group series in January and February to seek input on barriers, obstacles, and constraints to providing affordable housing within the Napa/Sonoma region.



- February 2022: The public had the opportunity to participate and comment at the February 24 Planning Commission Initial Sites Assessment and Policy Options presentation. Following this effort, the City hosted a stakeholder workshop to receive comments from developers, community-based organizations, and health and housing service providers.
- <u>March 2022</u>: The public had the opportunity to participate and comment at the March 22 City Council Initial Sites Assessment and Policy Options presentation. The City also conducted a housing needs survey of Sonoma State University students, staff, and alumni.
- May 2022: The City released the Draft Housing Strategy to the public and held public workshops with the City Council and the Planning Commission. The public had the opportunity to participate and comment at these events on May 24 and May 26, respectively.

The City initiated a consultation with the Federated Indians of Graton Rancheria (Tribe) in early 2021 and held several meetings to discuss the Rohnert Park General Plan 2040 project. Even though the Housing Element is part of the General Plan, it is updated on a separate timeline from the remainder of the General Plan and the Tribe has requested that the Housing Element have a separate consultation process (in accordance with AB 52 and SB 18). The City held [*full number to be determined*] meetings with the Tribe to discuss the Housing Element at key points in the project. This consultation process has helped inform the development of the Element.

[Future public participation opportunities and information will be included prior to adoption.]

These community outreach efforts and the incorporation of public feedback into the Housing Element are provided in full within Appendix A of the Housing Element.

Community Profile

"Rohnert Park is a thriving, family-friendly community that is a safe, enjoyable place to live, work, and play" - Rohnert Park's vision statement

Rohnert Park is located in central Sonoma County along US Highway 101 in the northern San Francisco Bay Area, approximately 90 miles north of Santa Francisco.

Incorporated in 1962, Rohnert Park is based on the neighborhood unit which clustered neighborhoods of 200 to 250 homes around local schools and parks. The intent is to develop a family-oriented community with cohesive neighborhoods where no child would have to walk more than one-third of a mile to school. At the time of incorporation, Rohnert Park was 2.1 square miles with a population of 2,775. Growth exploded in the 1970's and 80's, when two thirds of the current housing units were built. By 1999, the City occupied 6.9 square miles with a population of around 41,000 with nearly half of that land dedicated to residential uses. Since the year 2000, the City has continued to grow in size and add population. As of January 1, 2020, the City had a population of 44,330¹ and an area of approximately 7.7 square miles. Rohnert Park is the third largest city in Sonoma County and has the highest population density in the County at over 6,000 residents per square mile.

¹ U.S. Census Bureau, 2020



Figure 11-1 Rohnert Park Neighborhoods



Each Rohnert Park neighborhood is assigned a unique letter; the "letter sections" are illustrated in the figure above. Rohnert Park allows a variety of housing types and densities throughout the City, including single-family, multi-family, and mixed-use development. Needed housing types include missing middle and affordable housing, housing for young adults, students, first-time homebuyers, seniors, families, and working professionals. Opportunities for future housing development include accessory dwelling units and expansion of existing homes, infill projects, new subdivisions in approved specific plan and planned development areas, and the planned annexation and development of new neighborhoods. The approved residential development potential in specific plan areas and planned development areas is over 4,500 units.

Population Characteristics and Trends

This section explores the characteristics and the housing needs of Rohnert Park residents and helps to provide direction in updating the goals, policies, and programs found within this Housing Element. A full analysis of housing needs and demographics is contained in the Technical Background Report.

Rohnert Park's population increased 19 percent, from 36,326 to 43,069 between 1990 and 2020. During the same time period, Sonoma County's population grew 27 percent and the Bay Area's population grew 29 percent. Rohnert Park's population increased the most between 1995 and 2000, decreased slightly in the



Rohnert Park Population

2000s, and increased slightly in the 2010s. Overall, Rohnert Park's population in 2020 was only 2 percent higher than its population in 2000.

Figure 11-2



Note: DOF uses the decennial census to benchmark subsequent population estimates. Due to this, breaks may appear in this data between estimated data (1999, 2009) and data from the Census count (2000, 2010) Source: California Department of Finance, E-5 series, 2020

Age Composition

Rohnert Park has a young population, with a median age of 35.8. Over 13 percent of the City's residents are ages 18 to 24, which is likely influenced by the local university. While only 14 percent of Rohnert Park's residents are seniors (ages 65 or above), the City's senior population has increased over 50% between 2010 and 2019. By comparison, Sonoma County has a median age of 42.1, with 8 percent of its residents ages 18 to 24 and 19 percent ages 65 or above.

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Figure 11-3 Rohnert Park Population by Age, 2010-2019



Source: US Census Bureau, 2010; American Community Survey 2019 5-Year Estimates

Race and Ethnicity

The U.S. Census statistics include the race and ethnicity of a City's population. The most prevalent racial and ethnic categories of Rohnert Park and the region are shown in Figure 11-4. According to US Census data, between 2000 and 2020, Rohnert Park's non-Hispanic White population decreased from 77 percent to 60 percent of its population, while the Hispanic/Latinx population increased from 14 percent to 27 percent. The racial and ethnic makeup of Rohnert Park's population is fairly similar to that of Sonoma County, although Rohnert Park does have a slightly higher Asian / API population than the County as a whole.



Figure 11-4 Population by Race Rohnert Park and the Region



Household Incomes and Housing Affordability

As of 2020, Rohnert Park's median household income was \$77,831 (\$92,788 for families, \$106,515 for married couple families, and \$53,566 for nonfamily households). In 2020, the median household income for Sonoma County was \$86,173, indicating that Rohnert Park's population is less wealthy than the County overall. To calculate housing affordability, household incomes are compared to the "Area Median Income" (AMI), which is the median income of households in the County, adjusted for household size. A household is considered low-income with an annual income that is 80% or less than the AMI. In Sonoma County, the AMI is \$78,950 for a one-person household and \$112,800 for a four-person household as of 2022. Based on this definition, about 42% of Rohnert Park's households are considered low-income. This is a higher percentage of low-income households than either Sonoma County or the Bay Area region.

# of Persons in Household	1	2	3	4	5	6
Acutely Low-Income	\$11,850	\$13,500	\$15,200	\$16,900	\$18,250	\$19,600
Extremely Low-Income (ELI)	\$25,000	\$28,550	\$32,100	\$35,650	\$38,550	\$41,400
Very Low-Income (VLI)	\$41,600	\$47,550	\$53,500	\$59,400	\$64,200	\$68,950
Low-Income (LI)	\$66,550	\$76,050	\$85,550	\$95,050	\$102,700	\$110,300
Median Income	\$78,950	\$90,250	\$101,500	\$112,800	\$121,800	\$130,850
Moderate-Income (MI)	\$94,750	\$108,300	\$121,800	\$135,350	\$146,200	\$157,000

Table 11-1 Income Limits

Source: HCD, May 13, 2022, Memorandum - State Income Limits for 2022

Rohnert Park also has lower home prices than Sonoma County in general. In May 2022, the median sale price of homes in Rohnert Park and Sonoma County were \$613,000 and \$820,000, respectively. Monthly



homeownership costs include mortgage payments, taxes, insurance, utilities, and homeownership association fees and are also lower in Rohnert Park, with a median monthly cost of \$1,784 for all owner-occupied units and \$2,200 for owner-occupied units with a mortgage.

Though Rohnert Park is more affordable for homeowners than surrounding areas, the City has higher rental costs than Sonoma County in general. The median contract rent in 2019 for all rental households was \$1,591 in Rohnert Park and \$1,478 for Sonoma County. In June 2022, the median listed price for available rental units in Rohnert Park was \$1,773 for a 1-bedroom unit, \$2,362 for a 2-bedroom unit, and \$2,962 for a 3-bedroom unit. Rental prices generally decreased through 2019 and 2020, likely due to economic impacts from the COVID-19 pandemic.



Figure 11-5 Median Contract Rent, Rohnert Park and the Region, 2019

Source: American Community Survey, 2019 5-Year Estimates





Figure 11-6 Median Listed Rental Prices, Rohnert Park November 2014 - June 2022

When housing prices are very high, many households pay a much higher percentage of their monthly income for housing. Households are considered housing cost-burdened when their total housing costs exceed 30% of their gross monthly income, and to be severely cost-burdened when their total housing costs exceed 50% of their gross monthly income. Households with very and extremely low incomes are typically disproportionately housing cost burdened. While Rohnert Park's home values are lower than surrounding areas, 46.5% of Rohnert Park households experience some level of cost burden. This is a higher proportion of cost burden than Sonoma County and the Bay Area region.

Source: Zumper Rental Data, Accessed June 2022

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Figure 11-7 Cost Burden in Rohnert Park and the Region



Source: HUD, CHAS, 2013-2017

Special Needs Populations

Homeless

According to the Point-in-Time Census, there were an estimated 248 homeless persons in Rohnert Park in 2020, 241 of which were unsheltered. In Sonoma County, there were an estimated 2,745 individuals experiencing homelessness, representing a 7 percent decrease in homeless persons since 2019. Meanwhile, the homeless population almost doubled in Rohnert Park during that same period (see Table 11-2).

Table 11-2	Total Number of Homeless Persons in
	Rohnert Park, by Shelter Status

Romerer and by bhereer beards					
	2018	2019	2020		
Unsheltered	127	114	241		
Sheltered	11	15	7		
Total	138	129	248		

Source: 2020 Sonoma County Homeless Census Comprehensive Report

Disabled

According to the 2019 US Census, individuals with disabilities make up 11.9 percent of Rohnert Park's population, lower than County estimates but higher than Bay Area estimates. The most common disability type is ambulatory difficulty, followed by independent living difficulty and cognitive difficulty. Less than 1 percent of Rohnert Park's population has a developmental disability.



Disability Type	Under 5	5-17	18-34	35-64	65-74	75+	Total
	years	years	years	years	years	years	TOLAI
Hearing difficulty	0	54	72	460	403	386	1,375
Vision difficulty	0	133	225	401	136	147	1,042
Cognitive difficulty	75		360	855	152	372	1,814
Ambulatory difficulty	12		43	1,013	526	756	2,350
Self-care difficulty	48		66	280	140	334	868
Independent living difficulty			243	834	238	587	1,902
Developmental Disability	161		240				

Table 11-3Population with a DisabilityRohnert Park 2020

Source: US Census Bureau, S1810 Disability Characteristics, 2019: ACS 5-Year Estimates – accessed 6/7/22; California Department of Developmental Services, 2020.

Students

Rohnert Park has a California State University campus located within its sphere of influence, with Santa Rosa Junior College 10 miles away and Napa Valley College 30 miles away. Over 11 percent of Rohnert Park's population is enrolled in college or graduate school. Students typically have low incomes and higher cost burden due to limited work hours, inflexible class schedules, and tuition costs. Sonoma State University has a current student population of over 7,000 students and is able to house approximately 3,000 on campus. Some of the remaining student population are commuter students while others find housing in nearby Rohnert Park or Cotati neighborhoods.

Characteristics of Housing Stock

A community's housing stock includes all residential dwelling units located within the jurisdiction. The characteristics of the housing stock, including density, type, age and condition, tenure, vacancy, costs, and affordability are important in determining the housing needs for a community. This section details the characteristics of Rohnert Park housing in order to identify how well the current housing stock meets the needs of residents.

Туре

While the majority of the City's housing stock is comprised of single-family units, Rohnert Park is by far the densest city in Sonoma County with 6,100 people per square mile. Of the new units built in the City between 2015 and 2021, over 1,000 were single-family units and 600 were in multifamily developments.





Figure 11-8 Rohnert Park Housing Types



Source: California Department of Finance, E-5 series

Vacancy

Vacancy trends in housing are analyzed using a "vacancy rate" which establishes the relationship between housing supply and demand. For example, if the demand for housing is greater than the available supply, then the vacancy rate is low, and the price of housing will most likely increase. A "Vacancy" occurs for several reasons; a home may be listed for sale or being prepared for a rental tenant. Homes can also be held for seasonal or occasional use by their owners. Generally, a vacancy rate of five percent is considered ideal to support choice and mobility. Rohnert Park's vacancy rate is 4.1%, with under 700 vacant units.

Tenure

Housing security can depend heavily on housing tenure (i.e., whether homes are owned or rented.) Around 55 percent of Rohnert Park's occupied households are owner-occupied, slightly lower than the proportion of homeowner households in Sonoma County and the Bay Area. Homeowners are more likely than renters to have household incomes that exceed the Area Median Income (AMI). In the lower-income categories, there is a higher proportion of renter households than homeowner households (Figure 11-9).



Figure 11-9 Rohnert Park Household Income Level by Tenure



Source: American Community Survey, 2019 5-Year Estimates

Overcrowding

The ACS definition of overcrowding is more than 1.0 occupants per room, where the number of rooms includes all except kitchens, bathrooms, and hallways. Severe overcrowding is defined as more than 1.5 occupants per room. By these definitions, 1.2 percent of owner-occupied housing units and 11.2 percent of renter-occupied housing units experience overcrowding. Rohnert Park has a higher rate of overcrowding than Sonoma County or the Bay Area.

Table 11-4Overcrowding by Tenure and
Severity

Tenure	Overcrowded	Severely Overcrowded
Owner Occupied	1.0%	0.2%
Renter Occupied	6.9%	4.3%

Source HUD, CHAS ACS Tabulation, 2013-2017 Release

Affordable Units at Risk of Conversion

Rohnert Park has a total of 1,103 deed-restricted affordable units. There is one development in the City with a high risk of conversion to market rate within ten years of the beginning of the housing element planning period. This development contains 68 affordable units, with current affordability restrictions expiring in 2026. There is a second development with a low risk of conversion with an additional 20 units. Programs to assist in



the preservation of at-risk housing and to avoid tenant displacement are discussed in Section 11-2 and the Technical Background Report.

Summary of Constraints and Programs to Address Constraints

As outlined above, Rohnert Park's population is younger and less wealthy than the County in general and, while home prices are lower than the County general, rents are not. As a result, some residents of the City are disproportionally burdened by housing costs.

While the City has strong development potential, affordability is the main constraint to accessing housing in Rohnert Park. Although financing is readily available for qualified buyers, home purchases may be difficult for lower and moderate-income buyers with limited down payments. Meanwhile, renters face higher than average rents, despite somewhat lower incomes.

Governmental and non-governmental constraints can directly affect the production and availability of housing, especially affordable housing. These can include the unpredictability of approval process, the unpredictability of approval timelines and direct development costs, including the cost and availability of materials and labor. In addition, accessing financing for affordable housing is a highly competitive and complex process. Proposals are subjected to scrutiny and analysis before consideration, with a lengthy approval process. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable². This process adds additional time and administrative burden to affordable housing projects, constraining development.

The plans and programs intended to address these constraints include the following:

- Program HO-1.D: Streamline Development Process through ensuring sufficient staff capacity, developing a SB 35 application process, and preparing Objective Design and Development Standards for multi-family and mixed-use projects.
- Program HO-2.A: Accessible and Transparent Information, which will ensure potential developers have access to the information necessary to make development decisions.
- Program HO-2.C: Zoning for a Variety of Housing Types, which will decrease governmental constraints to specific housing types and parking requirements.
- Program HO-3.A: Mortgage Credit Certificate Program, which will increase access to homeownership for first-time homebuyers.
- Program HO-3.G: Prohousing Designation, which will include pursuing the State Prohousing Designation by facilitating and simplifying housing development.

Summary of Fair Housing Assessment and Programs to Address Fair Housing

Assembly Bill 686 (Affirmatively Furthering Fair Housing, or AFFH) requires state and local agencies to take proactive measures to correct any housing inequalities related to race, national origin, color, ancestry, sex, marital status, disability, religion, or other protected characteristics. All Housing Elements due on or after January 1, 2021 must address these new requirements. The City must also ensure that its laws and programs affirmatively further fair housing, and that they take no actions that counter those goals.

² Sonoma County Grand Jury Report, June 2022

HCD Review Draft Housing Element | September 19 2022



Under State law, Affirmatively Furthering Fair Housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." In the context of a community's housing needs, AFFH is not just about the *number* of housing units needed, but also about *where* the units are located and *who* has access to them.

Housing Element law now requires the City to prepare an Assessment of Fair Housing, identify factors that contribute to local fair housing issues, and include meaningful actions within the Housing Element Programs to address those factors. The findings from the Assessment of Fair Housing must also be integrated into the Sites Inventory. Finally, public participation and outreach efforts for the Housing Element update must affirmatively further fair housing. Per HCD Guidance, the Assessment of Fair Housing addresses enforcement and outreach capacity, segregation and integration, disparities in access to opportunity, disproportionate housing needs including displacement, and concentrated areas of poverty and affluence across racial/ethnic groups.

Rohnert Park is one of the most integrated and diverse cities in the region and has made great efforts to meet the housing needs of all its residents. However, fair housing challenges are still present. The most significant findings from the Assessment of Fair Housing were related to fair housing enforcement and outreach capacity, concentrations of lower-income households, disparities in access to housing by income level, and susceptibility to displacement.

Based on this data, local knowledge, and analysis, the City has identified factors that contribute to local fair housing issues and has outlined strategies to affirmatively further fair housing during the implementation of the Housing Element:

Identified Fair Housing Issue	Contributing Factors	Meaningful Action
Fair Housing Enforcement & Outreach Capacity	High-barrier admissions to affordable housing, and occupancy policies and procedures Lack of meaningful language access to housing information for individuals with limited English proficiency	 Program HO-4.B: Fair Housing Information Program HO-4.C: Culturally Appropriate Outreach and Marketing
Concentration of Lower-Income Households	Location of existing affordable housing	 Programs to support Place-Based Strategies to address needs in Central Rohnert Park: Program HO-3.G: Pro-housing Designation Programs to facilitate the development of additional affordable housing: Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-3.F Affordable Housing or Underutilized City Sites Program HO-4.E: Inclusionary Housing Ordinance

Table 11-5Fair Housing Issues, Contributing Factors, and Meaningful Actions to Affirmatively
Further Fair Housing



Disparities in Access to Opportunity	Lack of access to opportunity due to high housing costs	 Programs to facilitate the development of affordable housing: Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-3.F Affordable Housing or Underutilized City Sites Programs to facilitate access to homeownership: Program HO-3.A: Mortgage Credit Certificate Program Program HO-3.D: Homes for the Essential Workforce
Disproportionate Housing Needs, Including Displacement	Displacement of residents due to economic factors Lack of affordable community-based supportive services	 Programs to address displacement: Program HO-1.E: Replacement Housing Program Essential Housing Bond Financing Program Program HO-3.E: At-Risk Units Program HO-4.A: Anti-Displacement Actions Programs to increase supportive housing/services: Program HO-2.C: Zoning for a Variety of Housing Types Program HO-3.F Affordable Housing or Underutilized City Sites Program HO-4.D: Actions to Address Homelessness

The full Assessment of Fair Housing is contained in the Technical Background Report. Section 11-2 includes specific policies, programs, and actions to be undertaken by the City to address local contributing factors to fair housing issues. Section 11-3 contains the housing sites location information and maps and the Technical Background Report contains a full analysis of the distribution of sites related to each area of the Assessment of Fair Housing.

Regional Housing Needs Assessment and Summary of Housing Strategy

The Regional Housing Needs Allocation (RHNA) is a determination of projected and existing housing needs for all jurisdictions in California. State housing law requires that each jurisdiction's Housing Element demonstrate that the jurisdiction has sufficient land zoned for housing and plan to meet its RHNA. The Association of Bay Area Governments (ABAG) conducts the RHNA process for jurisdictions in the San Francisco Bay every eight years.

The RHNA methodology applies several factors to further the objectives of State law and meet ABAG's regional goals as outlined in its Plan Bay Area. Because one of the five objectives of State housing law is to ensure that there is not an overconcentration of households by income group, after a RHNA total is calculated, a social equity adjustment is applied. The social equity adjustment is based on household income and access to resources. The social equity adjustment helps ensure that the RHNA methodology does not overburden low-income jurisdictions with more low-income households., The result is that higher income jurisdictions are required to plan for fewer market rate units and more affordable units, while lower income jurisdictions plan for more market rate units and fewer affordable units.

Rohnert Park's RHNA for the 6th Cycle Housing Element period (2023 – 2031) is 1,580 units, divided between the income groups shown in Table 11-6.



Table 11-6Rohnert Park's Regional Housing
Needs Assessment (RHNA)

All	ocation				
	Very Low Income (VLI)	Low Income (LI)	Moderate Income (MI)	Above Moderate Income (AMI)	Total
RHNA Allocation	399	230	265	686	1,580

While the RHNA is assigned based on the four income categories above, the law also requires that communities plan for the needs of extremely low-income households, defined as those making less than 30% of the County AMI. The housing need for the extremely low-income group is considered to be one-half of the very low-income need, which about 200 units in Rohnert Park.

Table 11-7 summarizes the City's plan to meet its RHNA and demonstrates that the City is using a variety of strategies to address its housing needs and plan for its RHNA, including currently planned and approved development, projected ADU development, sites zoned for housing, sites to be rezoned, and conversion of market rate units into affordable units.

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA		399	230	265	686	1,580
RHNA Credits		191	188	108	2,014	2,501
Inventory Sites		174	10	10	113	307
Total Units (Credits + Sites)		365	198	117	2,127	2,808
Remaining RHNA		34	32	147	(1,441)	(1,228)
A	Rezoning	14	19	102	61	196
Adequate Sites	Conversion to Affordable	99	57	66		222
Programs	Total	113	76	168	61	418
Total Units with Adequate Sites Programs		478	274	286	2,188	3,226
RHNA Surplus		79	44	21	1,502	1,646
Buffer %		20%	19%	8%	219%	104%

Table 11-7 Strategy to Address RHNA

Review of 2014 Housing Element

Rohnert Park had a variety of programs to be implemented in the previous Housing Element, most of which were achieved successfully. An evaluation of the City's progress toward achieving these programs, including an analysis of the differences between what was projected and what was achieved, provides useful data to determine any new or revised policies and programs for this current Housing Element.

During the 2015-2023 Housing Element cycle, the City planned to address its housing needs through implementation programs that included:

 Outreach to and cooperation with developers, including developers of affordable housing, market rate housing, and supportive housing;



- Monitoring of units at-risk of conversion to market-rate, and meeting with property owners to examine
 potential strategies to preserve or replace the units;
- Amending the Inclusionary Housing Ordinance requirements for rental housing projects;
- Appling for regional, State, and Federal funding for affordable housing; and
- Maintaining and publicizing information about the City's affordable housing programs.

Progress in Achieving RHNA and Quantified Objectives

The City was largely successful in meeting its RHNA and quantified objectives. The City's quantified objectives represent the number of units that were planned to be constructed, rehabilitated, preserved or provided with homeownership assistance over the planning period from 2015 to 2023. Table 11-7 below shows the quantified objectives that were included in the 2014 Housing Element. Progress in achieving new construction quantified objectives are included in Table 11-8 below, all other quantified objectives – rehabilitation, preservation and homeowner assistance – are reported out in the 2014-2023 Housing Element Program Implementation Status (Table 11-9 below.)

Table 11-8Summary of Quantified Objectivesin 2014 Housing Element

Program Types	Extremely Low	Very Low	Low	Moderate	Above Moderate
New Construction	50	125	100	125	475
Rehabilitation	-	-	50	60	-
Preservation (At Risk Housing)	-	29	70	-	-
Homeowner Assistance	-	-	15	40	-
Total	50	154	235	225	475

The City met its RHNA and quantified objectives (QOs) for low-income and above moderate-income units but fell short in achieving its targets for very low- and moderate-income units (Table 11-9). A total of 1,794 housing units ranging from extremely low- to above moderate-income were constructed from 2015 to 2021.

Table 11-9Progress in Achieving 2014Quantified Objectives by IncomeGroup

Gro	up				
Income Group	RHNA	QOs	Actual	Unmet RHNA	Unmet QOs
Extremely Low	181	50	134	54 53	44
Very Low	101	125	134	53	-
Low	107	100	136	-	-
Moderate	127	125	28	99	97
Above Moderate	484	475	1,496	-	-
Total	899	875	1,794	152	141

Progress Implementing Programs

The 2023 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2014 Housing Element. The update process has retained the programs that are working, removed those that have been achieved, and added new policies and programs to address changes in community needs



and statutory requirements. Table 11-10 provides an evaluation of the programs from the 5th Cycle Housing Element and the City's level of success in achieving them, including a description of the program's outcome, the effectiveness of the program's accomplishments, and how the updated programs have been changed or adjusted to incorporate lessons learned in the previous cycle. Programs that address housing needs of special needs populations are identified with a star (★).

Table 11-10 2014-2023 Housing Element Program Implementation Status

Program Implementation Status							
Program	Progress	Lessons Learned					
HO-1.A Following the approval of a specific plan and prior to construction, the City shall require applicants to post sites designated for high-density housing with visible, durable signs containing information about the site's development potential. The City shall require such information to be provided in appropriate sales offices and to prospective buyers of homes within the project. Timeframe: Ongoing	Partially successful, but inconsistently applied.	The objective of this program was to support effective outreach and engagement for affordable housing programs. This program will be discontinued, with actions in Program HO-4.B addressing this objective through additional outreach and engagement efforts.					
HO-1.B The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system. Timeframe: Ongoing	Successful . City continues to work with regional agencies and has adequate water and supply.	Program will be converted to a policy (Policy HO-1.3) as it reflects an ongoing practice.					
HO-1.C The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved. Timeframe: Ongoing	Successful . City prepares Growth Management Report annually in April. The Growth Management Ordinance has not been a constraint to accomplishing the City's housing allocations.	The Growth Management Ordinance allows units to "roll-over" from year to year. The City currently has an excess of units available in the program, so it is unlikely that the trigger cap would be reached during this planning period. Program will be converted to a policy (Policy HO-1.4) as it reflects an ongoing practice.					
HO-3.A The City shall continue to issue, in cooperation with other jurisdictions in Sonoma County, mortgage credit certificates to qualified low- and moderate-income, first-time homebuyers. The City shall work with the Sonoma County Housing Authority to ensure that Rohnert Park receives a share of future allocations. Timeframe: Ongoing	Successful while in effect. The Sonoma County Community Development Commission previously operated this program, and the City made information about the program available at City Hall. The County no longer has an active mortgage credit program.	Program will be revised (new Program HO-3.A) to encourage the use of the Mortgage Credit Certificate program by private lenders. City actions will include outreach to lenders with information about the program.					
HO-3.B The City shall publicize affordable housing programs through the City's public communications and publications. Timeframe: Ongoing	Successful . This information is available at City Hall and on the City's website and is made available at other locations upon request.	Although the program was successful, it can be improved to include more specifics to better address the objective of effective outreach and engagement for affordable housing.					



HO-3.C The City shall work with the development community to conduct a fee study to evaluate options and determine an appropriate methodology for its Inclusionary Housing in-lieu fee calculation. Based on findings from the study, the City shall adopt an in-lieu fee methodology/calculation.	Successful . The fee study was conducted, and the City updated its Inclusionary Housing Ordinance to reflect new fee structure in 2019.	Program will be continued in Program HO-4.B and includes more specific implementation metrics to ensure more consistent outreach efforts. Program is completed and will be removed. The City will continue to work with the development community through the implementation of other programs, including Program HO-2.B.
Timeframe: As requested by the		
development community HO-3.D The City shall amend the Inclusionary Housing Ordinance to remove the inclusionary housing requirements for market rate rental projects, consistent with current City practices. Timeframe: 2015	Successful. The City updated its Inclusionary Housing Ordinance in 2019.	Program is completed and will be removed.
HO-3.E The City shall develop an affordable housing and anti- displacement strategy as part of the Central Rohnert Park Priority Development Area (PDA). Timeframe: 2015	Partially successful. Although the City has not yet developed a formal affordable housing and anti-displacement strategy as part of the PDA plan, it has had three new housing proposals in the PDA which have resulted in new affordable housing units. The City has 235 deed-restricted affordable housing units already in the PDA, and has worked extensively with properties with expiring affordability covenants in the PDA to reduce risk of displacement.	Anti-displacement measures are implemented through Program HO- 4.A. These actions include place-based strategies as required by AB 686. The City now owns a 40 acre property located in the Central Rohnert Park PDA, and affordable housing strategies will be implemented through HO-3.F.
HO-3.F The City shall maintain and periodically review and update a packet of information about the characteristics of affordable housing, high-density development, and lower- income families. The City shall actively provide this information to City staff and decision-makers so that they can act in an informed manner and educate the community. Timeframe: Ongoing	Partially successful. An inventory of affordable housing is provided on the City website and at City Hall. The City provides the Economic Development Board's City Profile and Projections Report on its website, which contains demographic and housing data. The City provides necessary demographic and housing stock data to decision-makers when discussing housing.	The City will continue its practice to provides necessary demographic and housing stock data to decision-makers when discussing housing needs. The program will not be continued but actions to maintain information and educate City staff are included in Programs HO-2.B and 4.B
HO-3.G The City shall apply for regional, State, and Federal funding for affordable housing and provide documentation as needed in support	Successful. The City applies for funding as available and has received funding to address local housing needs. The City	Program is successful but limited by staff capacity constraints. Program is continued as a policy (Policy HO-3.1) and supported by


of partner applications for State and Federal financial assistance. Timeframe: Ongoing	has been awarded \$14.6 million in State Homekey funds for the construction and operation of a 60- unit interim housing project. The City also provided documentation which assisted affordable housing developers in securing tax credit and other financing necessary to construct over 250 affordable units.	programs (Programs HO-1.D, 2.D, 4.D) for ensuring adequate staffing levels and collaborating regionally.
HO-3.H The City shall conduct annual meetings with the development community to discuss opportunities for collaboration between market- rate and affordable housing developers. Timeframe: Ongoing	Partially successful. On request, the City meets with affordable housing developers to discuss properties available for affordable housing projects. Market- rate developers of ownership housing are required to provide a percentage of the housing for low- and moderate- income buyers.	The City has a strong relationship with local housing developers and property managers and seeks to continue to provide opportunities for collaboration and education. This program is continued as an action under Program HO-2.B with more specificity.
HO-3.I The City shall maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing and shall refer potential developers of such housing to these organizations for assistance. Timeframe: Ongoing	Successful. The City meets with nonprofit housing organizations upon request. Developers are referred to these organizations when they ask for assistance for providing affordable housing.	The City has a strong relationship with local nonprofit housing organization and seeks to support efforts to develop affordable housing locally. This program is continued as an action under Program HO-2.B with more specificity.
★ HO-3.J The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households). Timeframe: 2016	Successful. As a practice, the City does expedite review of affordable housing developments – paying special attention to any funding application deadlines. The City has recently completed an expedited review of an affordable project that would target the homeless population, which is now under construction.	Development stakeholders have emphasized the value of predictability and expedited review to decrease constraints to housing. This program is continued under actions within Program HO-1.D to develop written procedures for SB 35 applications and increase streamlining opportunities.
HO-4.A The City shall monitor rental housing units at risk of conversion to market-rate by developing a list of units at risk of conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis. Timeframe: 2015; Ongoing	Successful. The City developed a list of units at risk of conversion.	This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.
HO-4.B The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing. Timeframe: Ongoing	Successful . This information is available at City Hall and will be made available at other locations upon request.	This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.
HO-4.C The City shall meet with owners of at-risk units who intend to	Partially Successful.	Program text does not reflect the City does not have its own Section 8



opt out of a Section 8 contract to examine potential strategies to preserve or replace the units (e.g., transferring the units to a nonprofit developer). Timeframe: Ongoing	The City works with Sonoma County Housing Authority (SCHA) who operates the Section 8 housing voucher program in Rohnert Park. The City meets with owners of other at- risk units to discuss potential strategies and reduce displacement.	program or vouchers, and partners with SCHA. Program will be amended to include partnership with SCHA and shall be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.
HO-4.D The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements are met and to assist the tenants in finding other locations for affordable housing. Timeframe: Ongoing	Partially successful . The City has not implemented a formal process for this program but has met with owners of at-risk units to discuss potential strategies and reduce displacement, including connecting with voucher resources at SCHA.	Program addresses concerns expressed by local service providers and in community input. This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.
HO-4.E The City shall examine the feasibility of providing financial resources and assisting owners with funding applications and providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units. Timeframe: 2016	Partially successful . The City partners with the SCHA to provide vouchers for people in units with expiring affordable housing agreements.	This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.
★HO-5.A The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups. Timeframe: Ongoing	Partially Successful . The City shall make this information available upon request.	This program will be amended to include specifics and will be continued in Program HO-5.A.
 ★ HO-5.B The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless. Timeframe: Ongoing 	Successful. In Fiscal Year 21-22, the City Council dedicated \$1.3 million to address homelessness within the City. The City applied for and was awarded \$14.6 million in State Homekey funding in late 2021 for an interim housing project. The City is expecting an application for a 76-unit permanent supportive housing project in late 2022.	This continues to be a City priority. This program will be addressed within Program HO-4.D
★HO-5.C The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and	Partially successful. The City supports the programs of the Sonoma County, Community Development Commission to assist persons with disabilities.	This program will be continued as actions under Program HO-2.B and HO-4.D.



Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities. Timeframe: Ongoing	The City assists developers by expediting process and considering funding support.	
HO-6.A The City shall post information regarding local, State, and Federal fair housing in public places, such as City Hall, the Community Center, the Senior Center, and local post offices. Timeframe: Ongoing	Successful. Information on housing programs is made available by the City in appropriate places primarily available to people who need the information, including the library and the City website.	This program will be updated and continued as an action in Program HO- 4.B.
HO-7.A The City shall continue to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households.	Successful . The County manages this program, and the City has continued this partnership.	The City will continue this partnership. However, the program is oversubscribed. This program is included as an action under Program HO-5.A and amended to pursue grant opportunities to address the remaining need from County program.
HO-7.B The City shall maintain guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes.	Partially successful . The City had a retrofit program in the past. The program was discontinued due to lack of funding or need.	Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit. Additionally, this is a common practice for new development, and the City does not have a large need for remaining seismic retrofits. Program is completed and will be removed.
HO-7.C The City shall inform owners of multifamily housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting.	Partially successful . The City had a retrofit program in the past. The program was discontinued due to lack of funding or need.	Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit. Additionally, this is a common practice for new development, and the City does not have a large need for remaining seismic retrofits. Program is completed and will be removed.
HO-7.D The City shall include information about the need for residential seismic retrofitting and retrofitting methods in the City's communications with residents and shall publicize Fannie Mae's Project Impact Disaster Prevention Loan.	Partially successful. The City had a retrofit program in the past. The program was discontinued due to lack of funding or need.	Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit. Additionally, this is a common practice for new development, and the City does not have a large need for remaining seismic retrofits. Program is completed and will be removed.
HO-8.A The City shall prepare and distribute handouts to the public and	Not completed.	This program is now contained within the Climate Change Element and will



maintain up-to-date information on the City's website on ways to improve energy efficiency in existing homes and in new construction, and shall publicize programs available to assist homeowners and landlords in making energy efficiency retrofits.		not be continued in the Housing Element.
HO-9.A The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City shall submit the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year.	Successful. The City submitted the required report each year prior to the April 1 deadline.	This represents an ongoing practice which shall be continued. This program will be removed and will instead be implemented by various programs which include annual reporting. These include Programs HO-2.D, 3.A, 3.E, 3.F, 4.D, and 5.A.



11.2 Housing Strategy

This section contains the City's Housing Plan for the 2023-2031 Housing Element planning period. State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following.

- Identify the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals.
- Identify adequate sites which will be made available through appropriate zoning and development standards and with the public services and facilities needed to meet the needs of all income levels. This shall include rental housing, factory-built housing, mobile homes, emergency shelters, and transitional housing.
- Assist in the development of adequate housing to meet the needs of low- and moderate- income households.
- Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.
- Conserve and improve the condition of the existing affordable housing stock.
- Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, or color.
- Affirmatively further fair housing.

The following goals, policies, and programs are designed to address the existing and projected housing needs of the City of Rohnert Park. Each program has one or more individuals, bodies, or agencies responsible for its implementation, along with a potential or committed funding source, and a schedule for its implementation during the 2023-2031 planning period.



Goal

HO-1 New Housing Development

Provide opportunities for housing development that accommodate projected growth, mitigate potential constraints, and facilitate mobility within the ownership and rental markets. Ensure adequate sites are available to meet local housing needs. (Source: Combined previous Goals HO-1 and parts of HO-8, amended to address new laws)

Policies

H0-1.1 Adequate Inventory of Residentially Zoned Land

The City shall continue to provide an adequate supply of residentially zoned land at sufficient densities to accommodate its fair share of the existing and future housing needs. To accomplish this, the City shall maintain a sufficient inventory of sites suitably zoned for housing that can be added to the City's Sites Inventory if and when an analysis provided through the Annual Progress Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period. (Source: Previous Policy HO-1.1 amended to address SB 166)

H0-1.2 Specific Plan and Annexation Assistance

The City shall continue to facilitate residential development within new growth areas by assisting the preparation of specific plan and annexation applications. (Source: Previous Policy HO-1.2)

H0-1.3 Adequate Infrastructure and Public Facilities for New Housing Development

The City shall continue to ensure the adequate provision of streets, water, wastewater, solid waste, and parks. To do this, the City shall continue to require a Public Facilities Financing Plan for all new developing areas, ensure all necessary infrastructure and public facility improvements are constructed concurrently with the development, establish financing districts, and use subdivision agreements to finance adequate infrastructure, and work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system. (Source: Combine Previous Policies HO-1.4 and HO-1.5 and Program HO-1.B)

HO-1.4 Growth Management

The City shall continue to review the Growth Management Program annually to ensure it does not pose a constraint to the City's capacity to meet its RHNA targets. (Source: Previous Policy HO-1.6 and Previous Program HO-1.C)

H0-1.5 Clear Development Standards and Approval Procedures

The City shall continue to maintain and administer clear development standards and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters. New state regulations will require new procedures. (Source: Previous Policy HP-3.6)



H0-1.6 Adequate Staffing for Housing Element Implementation

The City shall maintain adequate staffing across departments to ensure the effective implementation of the Housing Element programs. (Source: New Policy to meet local needs)

Programs

- Program HO-1.A No Net Loss of Residential Capacity to Accommodate RHNA (Source: New program, addresses SB 166 requirements)
 - (a) To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, staff will develop and implement a formal, ongoing (project-byproject) administrative evaluation procedure pursuant to Government Code Section 65863 within six months of adoption of the Housing Element. The evaluation procedure will track the number of very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The Sites Inventory may be updated every year as the Annual Progress Report (APR) is completed, and the APR with the updated inventory will be available on the City's website.

Timing: Develop procedure within 6 months of Housing Element adoption

(b) No project approval or other action that reduces the density or development capacity of a site shall be undertaken unless sufficient remaining sites are available or additional adequate sites are identified to meet the City's RHNA obligation prior to approval of the development and made available within 180 days of approval of the development, as required by Senate Bill 166. Identification of the replacement sites, and the necessary actions to make the site(s) available will be adopted prior to or concurrent with the approval of the development.

Timing:	Ongoing, as projects are proposed on sites within inventory
Responsibility:	Development Services
Funding Source:	General Fund, Housing Fund

Program HO-1.B Administrative List of Additional Sites (Source: New program, addresses SB 166 requirements)

The City shall create and maintain a list of additional sites with appropriate zoning that could be added to the City's Sites Inventory if and when an analysis provided through the



Annual Progress Report indicates that sufficient sites may not exist to accommodate the City's remaining RHNA, by income level, for the planning period.

Timing:	Create list by December 2023
	Consider adding sites from list to inventory on an annual basis
Responsibility:	Development Services
Funding Source:	General Fund, Housing Fund

Program HO-1.C Rezone to Meet RHNA (Source: New program, addresses Government Code 65583.2)

As part of the General Plan update, the City shall rezone sufficient sites in order to demonstrate an adequate inventory of sites to meet its Regional Housing Needs Assessment (RHNA) Allocations. These sites shall meet the standards set forth in Government Code Section 65583.2.

Timing:Rezone sites within one year of adopting the Housing ElementResponsibility:Development ServicesFunding Source:General Plan Maintenance Fee Fund

Program HO-1.D Streamline Development Process (Source: New program, addresses stakeholder feedback and potential governmental constraints)

While the City's processes generally support streamlined development review, the City shall implement the following actions to ensure compliance with state law.

(a) Develop a written SB 35 application process, including the pre-application and the procedure that would be used if the City becomes subject to SB 35 provisions. This process would provide a streamlined ministerial approval process to qualified residential and mixed-use development projects. The written procedures and checklists would be developed and made available on the City's website.

Timing: 2024

(b) Develop Objective Design and Development Standards for multi-family and mixed-use projects.

Timing:	2024
Responsibility:	Development Services
Funding Source:	General Plan Maintenance Fee Fund



Program HO-1.E Replacement Housing Program (Source: New program, addresses Government Code 65583.2(g)(3) requirements)

The City will require replacement housing units subject to the requirements of Government Code Section 65915(c)(3) when any new development occurs on a site in the Sites Inventory if that site meets any of the following conditions:

- Currently has residential uses or within the past five years has had residential uses that have been vacated or demolished; and
- Was subject to a recorded covenant, ordinance, or law that restricts rents to levels affordable to persons and families of low or very-low income; or
- Subject to any form of rent or price control through a public entity's valid exercise of its police power; or
- Occupied by low or very-low income households.

Timing:	Ongoing
Responsibility:	Development Services
Funding Source:	General Fund

Goal

HO-2 Balance of Housing Types

Provide a diversity of housing types that accommodate projected population and demographic changes and enable residents to remain in Rohnert Park throughout their lives.

Policies

H0-2.1 Housing Diversity

The City shall continue to promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multifamily rental and ownership units, second units, and units combined with non-residential uses. During the application and review process, the City shall continue to ensure that the projects provide for a diversity of housing types to address local housing needs, including senior housing, housing for persons with disabilities, and housing for extremely low-income households. (Source: Edited version of previous policies HO-2.1 and HO-2.2, addresses local needs)

H0-2.2 Workforce Housing Locational Considerations

The City shall encourage sustainably located residential and mixed-use development in order to enhance pedestrian access and reduce traffic. To do this, the City will provide additional



development opportunities and incentives in locations where jobs and amenities are within pedestrian or transit access through the Workforce Housing Overlay. (Source: Previous Policy HP-2.5, edited for new program)

HO-2.3 Senior and Elderly Housing

The City shall continue to assist in maintaining existing senior housing and in encouraging an increase in the supply of housing to meet the needs of seniors and the elderly, including housing that allows residents to age in place, particularly in areas that are accessible to public transit, commercial services, and health and community facilities. (Source: Previous Policies HO-5.7 and HO-5.8)

Programs

Program HO-2.A Accessible and Transparent Information (Source: Continuing program, addresses previous programs HO-3.C, new laws SB 319, AB 602, and stakeholder input)

The City will increase accessibility and transparency of housing development standards and opportunities and meet the new transparency and development fees requirements of AB 602 and SB 319 by implementing the following actions:

(a) Post all required information about development standards and fees to an easily accessed location on the City's website.

Timing: January 2024

(b) When making findings for Government Code Section 66001(d)(1) every five years, ensure compliance with AB 602 requirements for new development impact fee studies and resulting fees.

Timing: 2025

(c) Create and publish a summary that identifies the sites on the City's Sites Inventory and make the summary available online in map format. Provide site-specific development information and support whenever possible in order to reduce up-front costs for interested housing developers.

Timing:	Create summary by 2023
	Update annually or as sites are developed
Responsibility:	Development Services
Funding Source:	General Fund, Housing Fund

Program HO-2.B Outreach to Developers (Source: Continuing program, addresses previous programs HO-5.C, HO-3.H, HO 3.I and stakeholder input)



Support developers and facilitate communication between City staff and the development community. Ensure developers of various housing types know the opportunities available to them in the City, by hosting an annual housing fair or participating in a regional housing fair and implementing the following actions:

(a) Conduct outreach annually for the housing fair, including contacting the following:

- Developers that build affordable housing, supportive housing, and housing for persons with disabilities
- Local lenders (See Program HO-3.A)
- Local fair housing organizations and advocates for residents with special housing needs
- Local providers of affordable housing
- Homeless service providers
- Regional organizations that provide technical assistance for the development of ADUs and JADUs

Timing: Annual

(b) Facilitate opportunities for collaboration between market-rate and affordable housing developers through the annual housing fair.

Timing: Annual

(c) Maintain contacts with nonprofit housing and refer potential developers of such housing to these organizations for assistance.

Timing: Review annually and update if needed

Responsibility: Development Services

Funding Source: Housing Fund

- Program HO-2.C Zoning for a Variety of Housing Types (Source: Continuing program, addresses previous policies HO-2.1, HO-2.2, HO-2.3, and Government Code 65583 and 65583.2 requirements)
 - (a) The City will review all City Zoning Codes and plans to determine if changes are needed to comply with State laws related to transitional housing, supportive housing, group homes, and Low Barrier Navigation Centers, and Accessory Dwelling Units.

Timing: Review codes by Fall 2023



- (b) City staff will bring forward Municipal Code amendments to address recent changes to State law including, but not limited to the following:
 - Allow Permanent Supportive housing, as defined in Government Code Section 65650, to be a by-right use in all zones where multifamily and mixed-uses are permitted. (AB 2162)
 - Allow Low Barrier Navigation Centers to be a by-right use in zones where multifamily and mixed-uses are permitted, including the nonresidential zones where multifamily is permitted. (Government Code 65660)
 - Allow employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, as required by CA Health and Safety Code Sections 17021.5 and 17021.6.
 - Establish clear, objective, and transparent standards for Residential Care Facilities serving 7 or more individuals and allow facilities that meet the standards to be permitted by-right.
 - Amend Density Bonus ordinance for consistency with Government Code 65915, as amended by AB 2345, including updated parking standards for residential projects.
 - Adopt the parking requirements for multifamily affordable housing from Government Code Section 65915 into the Zoning Code to provide clear standards and expectations for potential developers to use the reduced parking requirements without the need to make a separate request.

Timing: June 2024

(c) The City will complete any legally permissible amendments to Specific Plans to ensure compliance with State laws related to transitional housing, supportive housing, group homes, Low Barrier Navigation Centers, and Accessory Dwelling Units.

Timing:	Amend remaining plans regulating land use by 2024
Responsibility:	Development Services
Funding Source:	General Fund

Program HO-2.D Incentivize and Promote ADU and JADU Development (New program, addresses Government Code 65583(c)(7) requirements, local needs and priorities and stakeholder input, and assists in accommodating regional housing needs)



Incentivize and promote the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) by providing technical assistance and resources for their development and rental through the following actions:

(a) Maintain ADU webpage with accessible information, simple application, and contact information for questions about and assistance with accessory dwelling units.

Timing: Review annually and update if needed

(b) Partner with and/or fund regional organizations that provide technical assistance, including site evaluations, for the development of ADUs and JADUs, and landlord/tenant support, such as the Napa Sonoma ADU Center and Homes for Sonoma. Share resources provided by these organizations, including webinars and technical assistance programs, through the City webpage, newsletter, and social media.

Timing: Contact at least one regional organization by the end of 2023 to establish a partnership

Share resources as they are available, at least twice annually. Publicize new ADU allowances to the public along with this outreach.

(c) Facilitate the development of JADUs by developing promotional materials specific to JADUs and their funding and making these available on the City's ADU webpage.

Timing: Add JADU-specific materials to website by the end of 2023

(d) In partnership with regional organizations, promote and publicize new allowances for ADUs and JADUs to the public, including place-based promotion for locations with higher income eligibility limits for the CalHFA ADU grant program.

Timing: December 2024

(e) Help legalize existing unpermitted units. Promote and publicize program through City website and social media to encourage people with unpermitted units to bring up to code.

Timing: December 2024

(f) Annually report out on the City's successes in the production of ADUs and JADUs with the City's APR.

Timing: Annually

(g) Review ADU production three years into the planning period and compare with Housing Element projections. If actual production is below the projected level, and the City is not meeting its RHNA targets proportional to the duration of the planning period, provide small grant program to assist eligible residents with costs associated with permit processing or implement other cost-reducing measures to increase ADU development. If



small grant program is implemented, the City will determine programmatic requirements that may include, but are not limited to, the following:

- Targeting lower- and middle-income homeowners
- Requiring participating homeowners to sign owner-occupancy deed restriction

Timing:	Review in 2026, if necessary, implement cost-reducing measures
	by 2027
Responsibility:	Development Services
Funding Source:	General Fund, Rohnert Park Foundation, Housing Fund

- **Program HO-2.E** Workforce Housing Overlay (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)
 - a) The City will prepare a Workforce Housing Overlay (WFHO) that further provides for the City's identified housing needs. The City will determine locational factors for the implementation of WFHO that may include, but are not limited to, the following:
 - Distance to transit
 - Higher resource zones
 - Proximity to jobs

Findings and recommendations will be presented to the Planning Commission and City Council.

Timing: January 2026

- b) The City will conduct necessary outreach to property owners and residents in proposed overlay areas.
 - Timing: December 2026
 - Responsibility: Development Services
 - Funding Source: General Plan Maintenance Fee Fund



Goal

HO-3 Provision of Affordable Housing

Provide for the housing needs of all economic segments of existing and future residents, giving highest priority to lower income households and minimizing the impact of potential governmental constraints. Preserve the city's existing affordable housing stock and ensure the long-term affordability of new below-market rate units. (Source: Combined previous Goals HO-3 and HO-4)

Policies

HO-3.1 Efficient Use of City Resources

The City shall make the maximum use of its available resources to address its housing needs, including for the provision of housing available to people experiencing homelessness and housing affordable to lower-income households. The City shall apply for regional, State, and Federal funding for affordable housing and provide documentation as needed in support of partner applications for regional, State and Federal financial assistance. (Source: Previous Policies HO-3.1 and HO-3.2, Program HO-3.A)

HO-3.2 Inclusionary Housing

The City shall continue to require below-market-rate housing to be included as part of residential ownership projects with over fifty units throughout the community, as required by the City's Inclusionary Housing Ordinance. The City shall review and amend its Inclusionary Housing Ordinance for rental developments in order to better address the needs of lower-income residents. (Source: Previous Policy HO-3.3, amended for local needs and new laws)

H0-3.3 Minimize Governmental Constraints

The City shall strive to minimize governmental constraints on the provision of housing that is affordable to lower-income households and shall strive to ensure that its policies, regulations, and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development. The City shall continue to facilitate the review of development applications, encourage pre-application meetings, and streamline the planning and building process for all residential development. (Source: Previous Policies HO-3.4, HO-3.5, and HO-3.7)

H0-3.4 Support Development of Affordable Housing

The City shall encourage the development of housing types that are affordable to lower- and moderate-income families, including to first-time homebuyers. (Source: Previous Policy HP-3.8 amended)

HO-3.5 Preservation of Affordability

The City shall strive to preserve the affordability of the city's existing housing stock by proactively contacting property owners. The City shall encourage and facilitate, to the extent possible, participation by property owners in Federal housing assistance programs that maintain affordability for very low- and low-income residents (Source: Previous Policies HO-4.1 and HO-4.3)



H0-3.6 Long-Term Resale and Rent Affordability

The City shall continue to impose resale or rent control requirements, for not less than 45 years for for-sale projects or 55 years for rental projects, on all units that are approved through the inclusionary housing program, receive City financial assistance, or State housing density bonuses to ensure that they remain affordable to the targeted income groups. (Source: Previous Policy HO-4.2)

H0-3.7 Enforce Provisions for Mobile Homes

The City shall continue to enforce provisions in its Municipal Code regulating the cessation of use, change of use, or conversion of use in mobile home parks and controlling mobile home space rent increases, and shall continue to provide staffing to the Mobile Home Rent Appeals Board. (Source: Previous Policies HO-4.4 and HO-4.5)

HO-3.8 Condominium Conversions

The City shall ensure the conversion of rental housing to condominiums does not significantly reduce the rental housing supply through the implementation of a condominium conversion ordinance. (Source: Previous Policy HO-4.6)

HO-3.9 Conversion to Affordability

The City shall support efforts of non-profit organizations to convert market-rate housing into affordable housing. (Source: New policy to support new program)

Programs

Program HO-3.A Mortgage Credit Certificate Program (Source: Continuing program, addresses previous program HO-3.A)

The Mortgage Credit Certification (MCC) Program offers first-time low- and moderateincome homebuyers a federal income tax credit. This credit reduces the amount of federal taxes the holder of the certificate would pay. It can also help first-time homebuyers qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against the federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the federal income taxes. The qualified buyer is awarded a tax credit of up to 15%, and the remaining 85% is deducted normally.

The Sonoma County Community Development Commission (CDC) participated in this program during part of the previous planning period. The CDC was temporarily unable to administer this program as staff experienced suddenly expanded workloads responding to local emergencies while experiencing turnovers in leadership and departures of key staff. As staffing levels and capacity have again increased, the CDC will restart participation in the MCC program by the end of 2023.



Once the CDC resumes participation in the MCC Program, the program will be implemented through private lenders so that homebuyers in Rohnert Park can continue to benefit from the federal Program. The City will invite local lenders to the annual housing fair (See Program HO-2.B), provide information on the MCC Program, and report out on these efforts in the Annual Planning Report.

Timing:Outreach annually, beginning in 2024Responsibility:Development ServicesFunding Source:Housing Fund

Program HO-3.8 City Density Bonus Program (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)

The City will study the feasibility of providing a supplemental density bonus program that further incentivizes the provision of units to meet the City's identified housing needs. The study will include review of the provisions for which the supplemental (City) density bonus program may be used which could include, but are not limited to, the following:

- A deeper level of affordability
- Higher proportion of affordable units
- Units available to persons exiting homelessness
- Universally designed housing
- Senior Affordable Housing
- Affordable housing for people with disabilities

The City will complete a study by July 2026 to determine the appropriate additional densities and incentives to development projects, and will present their findings and recommendations to the Planning Commission and City Council by the end of 2024.

Timing:	Complete study by July 2026
	Present recommendations by end of 2026
Responsibility:	Development Services
Funding Source:	Housing Fund, General Plan Maintenance Fee Fund

Program HO-3.C Essential Housing Bond Financing Program (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)



In partnership with a Joint Powers Authority (JPA) and non-profit asset manager, utilize tax exempt bonds to fund: (1) the acquisition of existing market-rate apartment complexes and restrict future rents to be affordable to households that earn very low to moderate incomes, and (2) the construction of new development of deed-restricted affordable housing. In order for asset managers to access these types of bonds, Cities must join a Joint Powers Authority (JPA) and authorize the JPA to issue these bonds on behalf of the City. The JPA, in partnership with the non-profit asset manager, then purchases the apartment complex, using only money from the bond financing, and sets the rents to be affordable to low- to moderate- income households.

Timing:	Establish JPA structure or join existing JPA by July 2023
	Implement construction or acquisition projects through 2031
Responsibility:	Development Services
Funding Source:	Housing Fund

Program HO-3.D Homes for the Essential Workforce (Source: Continuing program, addresses local needs, assists in accommodating regional housing needs and expands successful efforts with local partnership)

In partnership with Housing Land Trust of Sonoma County, the City shall continue to set aside funds to buy down the affordability on new and existing market-rate homes for sale in Rohnert Park and make the homes affordable to low- to moderate-income families. Housing Land Trust adds the homes to their inventory, provides ongoing stewardship and compliance monitoring of the units, and ensures the ongoing affordability of the homes if/when they resell.

Timing:	Ongoing		
Responsibility:	Development Services		
Funding Source:	Affordable Housing Fee Funds		

Program HO-3.E At-Risk Units (Source: Continuing program, combines previous programs HO-4.A through 4.E and integrates new State laws)

During the 2023-2031 planning period, Rohnert Park has 68 units at high risk and up to 20 affordable units at lower risk of converting to market rents. The City will work to preserve these units as affordable by undertaking the following specific actions:

(a) Maintain an inventory of units at-risk of conversion to market-rate in the next 10 years. Annually update this list during the City's APR process.

Timing: Annual



(b) Ensure nonprofit developers and property owners of at-risk housing are aware of existing State and Federal noticing requirements. Provide this information at the annual housing fair. (See Program HO-2.B)

Timing: Annual

(c) Proactively outreach to owners at least three years before expiration of affordability covenants to inform them of state preservation notice law requirements and to ensure tenants receive the required notices at three years, twelve months, and six months prior to the scheduled expiration of rent restrictions, as described in Government Code 65863.10. (Government Code Sections 65863.10, 65863.11, 65863.13)

Timing: Review annually. Contact at least three years before expiration of affordability covenants.

(d) Proactively outreach to at least two qualified entities per year to make diligent efforts to maintain affordability levels.

Timing: Annual

(e) Meet with owners of at-risk units who intend to opt out of a Section 8 contract or Affordable Housing Agreement to examine potential strategies to preserve or replace the units (e.g., transferring the units to a nonprofit developer).

Timing:	Ongoing, as needed
Responsibility:	Development Services
Funding Source:	Housing Fund

Program HO-3.F Affordable Housing on Underutilized City Sites (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)

The City shall support the development of affordable housing on underutilized Cityowned sites by taking the following actions:

(a) Outreach to property owners, businesses, and residents of adjacent parcels of Cityowned inventory sites. Provide annual status updates on stakeholders and co-facilitate community meeting(s) with potential developer of site if site is being actively considered for housing project.

Timing: Ongoing

(b) Explore land donation of City-owned sites included in inventory for development into affordable housing projects. Ensure consistency with the Surplus Land Act.

Timing: 2025



(c) Research and implement appropriate environmental mitigation measures for housing development of City-owned sites.

Timing: Ongoing as sites are developed

(d) Pursue funding for appropriate projects on City-owned sites in inventory.

Timing:	Ongoing, review annually		
Responsibility:	Development Services		
Funding Source:	General Fund, Housing Fund		

Program HO-3.G Prohousing Designation (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)

Through addressing constraints to development and fair housing opportunity, the City will strive to receive the Prohousing Designation from the California Department of Housing and Community Development. Receiving this designation will provide the City an advantage in applications for competitive funding sources, including the Infill Infrastructure Grant and funding from the Affordable Housing and Sustainable Communities Program.

In collaboration with the Napa Sonoma Collaborative and local nonprofit organizations, such as Generation Housing, the City will analyze policies and programs needed to meet the threshold for the Prohousing Designation program. The City will complete a study by July 2023 to determine which policies and programs may be required for the program and will present their findings and recommendations to the Planning Commission and City Council by the end of 2023.

Timing:	Complete study by July 2023		
	Present recommendations by end of 2023		
Responsibility:	Development Services		
Funding Source:	General Fund, Housing Fund, General Plan Maintenance Fee Fund		



Goal

HO-4 Fair Housing

Promote housing opportunities for all people, regardless of race, religion, disability, gender, marital status, ancestry, or national origin. Promote housing opportunities for Rohnert Park residents with special needs, including seniors and the elderly, persons with disabilities, single femaleheaded households with children, large households, farm workers, people experiencing homelessness and residents with extremely low incomes. (Source: Combined previous Goals HO-5 and HO-6)

Policies

H0-4.1 Affirmatively Further Fair Housing

Affirmatively further fair housing by facilitating deliberate action to address and combat disparities, by fostering inclusive communities, and by undertaking only those actions that are consistent with the obligation to affirmatively further fair housing, in accordance with State law. (Source: New, added to address AB 686)

HO-4.2 Distributed Affordable Housing

The City shall continue to ensure that an over concentration of lower-income housing does not occur in any one neighborhood or area. (Source: Previous Policy HO-2.3)

H0-4.3 Take Measures to Prevent Displacement

The City shall take measures to avoid displacement of lower-income residents and shall strive to ensure affordable housing opportunities are included within planned development areas. (Source: Previous Policy HO-3.8, amended to address AB 686)

HO-4.4 Social Equity

The City shall encourage economic and racial integration, fair housing opportunity, and shall ensure compliance with fair housing laws and prohibit discriminatory housing practices. (Source: Previous Policy HO-6.2, amended to address AB 686)

H0-4.5 Affordable Housing for Special Needs Groups.

The City shall strive to ensure the provision of adequate and affordable housing for persons with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farmworkers, people experiencing homelessness, and extremely low-income residents. The City will provide fee deferrals for affordable housing units, as required by law, in order to encourage developers to create more affordable units for lower-income households. (Source: Previous Policy HO-5.1 and 5.2, amended to address new laws)

HO-4.6 Reasonable Accommodation

The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities. (Source: Previous Policy HO-5.3)



HO-4.7 Housing Accessibility

The City shall strive to increase the stock of housing accessible to persons with disabilities, including physical, mental, and development disabilities, and require developers to strictly comply with HUD regulations and State Law concerning housing for persons with disabilities. The City shall support the efforts of advocacy groups to provide housing for disabled adults. (Source: Previous Policies HO-5.5 and HO-5.6)

HO-4.8 Homeless Services

The City shall strive to prevent homelessness and support efforts to provide interim and permanent housing options (including permanent supportive housing,) and shall maintain information regarding resources and services available to residents in need of shelter. (Source Previous Policies HO-5.9 and HO-5.10)

Programs

Program HO-4.A Anti-Displacement Actions (Source: New program, addresses AB 686 requirements, incorporates previous programs/policies HO-3.E and HO-4.6)

The City shall take measures to reduce the risk of displacement throughout the City, especially in areas of increased investment and development, through the following actions:

(a) Consider a Condominium Conversion ordinance to limit the loss of rental housing stock.

Timing: December 2028

(b) Continue to promote programs for housing stability and eviction prevention. Prepare a directory of trusted community partners willing to promote these programs. Utilize these partnerships to share resources in a culturally sensitive manner and incorporate placebased outreach.

Timing: Prepare list by 2023

(c) When implementing Essential Housing Bond Financing Program, prioritize areas subject to a higher likelihood of displacement, as identified by the Assessment of Fair Housing.

Timing:	Present recommendation by July 2023
Responsibility:	Development Services
Funding Source:	General Fund

Program HO-4.B Fair Housing Information (Source: Continuing program, includes previous programs HO-6.A, HO-3.B, previous policies HO-6.3 and HO-6.4)

The City shall take measures to provide and publicize information regarding fair housing programs, housing rights, and complaint procedures, including the following actions:



(a) Post information regarding local, State, and Federal fair housing programs in public places, including City Hall, the Community Center, and the Senior Center, and on the City's Affordable Housing webpage. Include information about Fair Housing of Sonoma County to ensure residents with housing complaints can connect to the appropriate agencies and services.

Timing: Review posted information annually and update postings and website if needed

(b) Invite fair housing organizations, such as Sonoma County Legal Aid, to the annual housing fair (See Program HO-2.B) to share information and resources.

Timing: Annual

(c) Continue to maintain an inventory of existing affordable rental housing and affordable ownership opportunities and programs on the City website.

Timing:	Review inventory annually and update postings and website if needed			
Responsibility:	Development Services			
Funding Source:	Housing Fund			

Program HO-4.C Culturally Appropriate Outreach and Marketing (Source: New program, addresses AB 686 requirements and stakeholder input)

Develop a program and process for affordable housing providers to conduct outreach to historically underrepresented populations, including people of color, when affordable housing programs are being marketed.

Timing:	July 2023			
Responsibility:	Development Services			
Funding Source:	Housing Fund			

Program HO-4.D Actions to Address Homelessness (Source: Continuing program, addresses previous programs HO-5.C, HO-5.B, local needs and priorities)

Continue current City actions to address homelessness, including the following actions:

(a) Invest funding in outreach services and housing programs, such as interim housing, rapid rehousing, and permanent supportive housing. Utilize metrics-driven approach to ensure programs are performing according to their agreement with the City.

Timing: Ongoing



(b) Continue facilitation of the Rohnert Park Homelessness Roundtable on a regular basis.

Timing: Monthly or as needed

(c) Support the construction, occupancy, and operation of local interim housing.

Timing: Ongoing

(d) Retain homeless services coordinator to manage and oversee City's homeless services program.

Timing: Ongoing

(e) Support regional cooperation efforts to address homelessness, including providing technical assistance and support to City representatives serving on the Sonoma County Continuum of Care (CoC) Board and regularly attending and/or participating in CoC Board and subcommittee meetings.

Timing: Ongoing

- (f) Explore additional innovative strategies and programs to better address and end homelessness.
- Timing:Present findings and/or make program recommendations to CityCouncil annually
- Responsibility: Development Services
- Funding Source: Neighborhood Improvement and Workforce Housing Fund
- Program HO-4.E Inclusionary Housing Ordinance (Source: New program, addresses requirements of Government Code 65850.01 as amended by AB 1505)

The City shall review its Inclusionary Housing Ordinance requirements for rental residential developments with the provisions of Government Code 65850.01 as amended by AB 1505. If necessary, the City shall amend its Inclusionary Housing Ordinance to promote fair housing opportunity and meet housing needs. The City will consider a variety of provisions for its Inclusionary Housing Ordinance, including allowances for alternative equivalents and units that are affordable by design.

Timing:	Review ordinance by December 2028			
	Recommend any necessary amendments to Planning			
	Commission and City Council by December 2028			
Responsibility:	Development Services			



Funding Source: Affordable Housing Fee Funds, General Plan Maintenance Fee Fund

Goal

Preservation and Improvement of Housing Stock and Residential HO-5 Neighborhoods

Preserve and improve the City's existing housing stock and character and quality of residential neighborhoods. (Source: Combined previous Goals HO-7 and parts of HO-8)

Policy

HO-5.1 Existing Housing Stock Rehabilitation and Maintenance

The City shall promote the ongoing maintenance of the existing housing stock and shall continue to partner with the Sonoma County Community Development Commission (CDC) to promote the CDC's rehabilitation programs to lower- and moderate- income households, individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups. (Source: Previous Policies HO-5.4 and HO-7.1)

Program

Program HO-5.A Housing Rehabilitation for Low-and Moderate-Income Households (Source: Continuing program, Previous policies/programs HO-5.4 and HO-7.A)

The City shall continue to partner with the Sonoma County Community Development Commission (CDC) on housing rehabilitation programs for low-and moderate-income households, including the following actions:

(a) Update and distribute information about the CDC's rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.

Timing: December 2025

(b) Provide and maintain information on rehabilitation programs, including the CDC rehabilitation program, on the City's website.

Timing:	Ongoing
Responsibility:	Development Services
Funding Source:	General Fund



(c) Pursue grant opportunities to create a residential rehabilitation program for lower income residents. Work with the Community Development Commission to apply for HOME, CalHome, and CDBG funds, as well as promote Section 504 Home Repair Program loans and grants to provide housing rehabilitation loans and weatherization services for income-eligible households to improve living conditions.

Timing: Review of grant funding opportunities annually

Quantified Objectives

One of the requirements of State law (California Government Code Section 65583(b)) is that the Housing Element contains quantified objectives for the maintenance, preservation, improvement, and development of housing. The quantified objectives set a goal for Rohnert Park to achieve based on needs, resources, and constraints. State law recognizes that the total housing needs identified by a community may exceed available resources and the community's ability to satisfy this need. Under these circumstances the quantified objectives need not be, and are not intended to be, identical to the total housing needs.

The quantified objectives shown in Table 11-9 represent goals. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. Rather they are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential in meeting the City's housing needs but are more qualitative in nature and are difficult to quantify.

Program Types	Extremely Low- Income	Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income
New Construction	199	180	217	220	2,188
Rehabilitation & Conversion to Affordable	0	100	100	100	0
Preservation of Affordability	0	8	80	0	0
Total	199	288	397	320	2,188

Table 11-11Summary of Quantified ObjectivesCity of Rohnert Park, 2023-2031

Source: City of Rohnert Park, 2022.



11.3 Housing Sites

Under Government Code Section 65583(a)(3), the City must identify suitable adequate sites for with capacity to fulfill fair share of regional housing needs, as determined by ABAG's Regional Housing Needs Assessment (RHNA). These sites can include vacant sites zoned for residential use, vacant sites that allow residential development, and underutilized sites that are capable of being redeveloped to increase the number of residential units. These sites must have the realistic potential for new residential development within the Housing Element planning period. Additionally, jurisdictions may receive credit towards their RHNA for units in planned, approved, and pending residential projects, projected development of accessory dwelling units, and through other adequate alternatives described in Government Code Section 65583.1(c).

Rohnert Park has a RHNA of 1,580 units, divided among the following income categories:

Table 11-12Rohnert Park's Regional Housing
Needs Assessment (RHNA)
Allocation

				Above	
	Very Low Income		Moderate	Moderate	
	(VLI)	Low Income (LI)	Income (MI)	Income (AMI)	Total
RHNA Allocation	399	230	265	686	1,580

Rohnert Park is meeting its RHNA through the following means:

- Planned, approved, and pending projects projected to develop during the planning period;
- Sites identified in the Sites Inventory, including sites on vacant and non-vacant land;
- Sites identified for rezoning under an Adequate Sites Program);
- Conversion of units from non-affordable to affordable under an Adequate Sites Program Alternative; and
- ADU development projections.

Legislation passed since the last Housing Element update has added more stringent requirements for the Sites Inventory. Assembly Bill 1397 addresses standards for the adequacy of inventoried housing sites, including non-vacant sites and sites that were identified in previous housing elements. Senate Bill 166, the "No Net Loss" law, requires a jurisdiction to ensure a Housing Element Sites Inventory maintains capacity to accommodate the RHNA by income group throughout the entire Housing Element planning period. Because of this requirement, this sites inventory includes a unit buffer of 20 percent for very low-income units, a 19 percent buffer for low-income units and an 8 percent buffer for moderate-income units, uses realistic affordability and capacity assumptions, and relies on a variety of strategies to ensure the City addresses its housing needs. Additionally, programs are included within the Housing Element to ensure the City complies with new 'No Net Loss' requirements and maintains sufficient sites in inventory. Pursuant to Chapter 667, Statutes of 2019 (SB 6), the site inventory is also prepared using the standards and electronic forms adopted by HCD. The full sites inventory can be found in Appendix C.



RHNA Credits

As allowed by Government Code Section 65583.1 and 65583.2(a), Rohnert Park is counting the projected development of planned, approved, and pending residential projects towards their RHNA and Accessory Dwelling Units (ADUs). After considering these sites, the City is projected to develop 2,581 units, sufficient units to address its entire RHNA allocation. However, these units are not anticipated to meet the RHNA by income level, with an outstanding need for moderate- and lower-income units. Housing sites and Adequate Sites Programs have been identified to meet the capacity for the remaining moderate- and lower-income RHNA and to provide a buffer of unit capacity for No Net Loss considerations.

ł	Housing Needs					
		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA		399	230	265	686	1,580
	Pipeline	167	164	89	2,006	2,421
RHNA Credits	ADUs/JADUs	24	24	24	8	80
	Total	191	188	108	2,014	2,501
Remaining RHNA After Credits		208	42	157	(1,328)	(921)

Table 11-13 Strategy to Address Regional

Planned, Approved, and Pending Projects

Jurisdictions may count planned, approved, and pending residential units as credits towards their RHNA. These units can be counted based on affordability and unit count, provided it can be demonstrated that the units can be built within the planning period. Affordability (income category) is based on the actual or projected sales prices, rent levels, or other mechanisms establishing affordability of the units within the project, including affordability requirements achieved through the City's inclusionary housing program and/or project entitlement negotiations. The City uses development agreement negotiations to ensure that affordable housing is delivered concurrent with market rate units. The City has five current projects under development agreement and owns another significant site in its Central Rohnert Park PDA. These large pipeline projects are the backbone of the City's strategy to provide affordable housing in this RHNA cycle. A brief description of each pipeline project is provided below.

Table 11-14 Planned, Approved, and Pending Projects for RHNA Credit

Project Information	VLI	LI	МІ	ΑΜΙ	Total	Status	Anticipated Occupancy
Willowglen (Remainder of Phase 3 & Phase 4)		6	6	95	107	Subject to development agreement. Under construction.	2028
University District Specific Plan: Vast Oak North				206	206	Subject to development agreement. Under construction.	2026
University District Specific Plan: UDLLC				203	203	Subject to development agreement. Entitled.	2031
SOMO Village: Phase 1N-A	0	4	4	140	148	Subject to development agreement. Entitled. Under construction.	2027



RHNA Credits	167	164	84	2,006	2,421		
Adega II			8	66	74	agreement. Under construction.	2024
						Subject to development	
Redwood Crossings			11	94	105	01	2025
Labath Landing (Interim Housing)	60				60	City owned and entitled. Under construction.	2022
Central Rohnert Park PDA - Station Center	34	35		391	460	Approved PDA Plan, EIR and entitlements. City-owned. Affordable units are part of City redevelopment strategy.	2031
Central Rohnert Park PDA - Infill		21	21	243	285	Approved PDA Plan and EIR. Vacant infill sites available.	2031
SOMO Village: Remaining Near- Term Phases	73	98	34	568	773	Approved PDA Plan and EIR. Subject to development agreement.	2031





Figure 11-10 Map of Planned, Approved, and Pending Projects



<u>Willowglen</u>

Willowglen is a residential development located within the City's Southeast Specific Plan Area (SESP). The full project site includes approximately 80 acres of previously undeveloped land and includes Rural/Estate, Low Density Residential, Medium Density Residential designations (Multiple APNs in book 159, pages 610, 660 and 680, and book 047, page 111). The development also has a mixed use designation that allows for residential development (APNs 047-111-057, 058 and 059). Approximately 45 acres remain to be developed. The City's development agreement requires 72 affordable units, 60 of which have been delivered in the current RHNA cycle. Remaining entitled development includes 6 units affordable to lower-income households, 6 units affordable to moderate-income households and 95 market rate units. The developer has been delivering approximately 50 units annually and based on the past construction pace of this project, the remaining units are projected to be constructed and occupied by 2028.

University District Specific Plan

The University District Specific Plan (UDSP) is located on the eastern side of Rohnert Park, north of Sonoma State University. The full project site is over 300 acres in size and is zoned to accommodate 1,645 units in a variety of residential densities. The UDSP has an approved specific plan and environmental impact report. The largest developer within the Specific Plan, Brookfield Homes, is developing subdivisions known as Vast Oak and UDLLC. The City's development agreement with Brookfield Homes, required a 218-unit all-affordable apartment building, which was delivered in the current RHNA cycle. The Vast Oak and UDLLC properties include 409 remaining entitled, market rate units. The developer is delivering approximately 150 units per year and these entitled lots are expected to fully developed and occupied by 2031.

There are two remaining properties in the University Specific Plan that are not fully entitled. These are owned by the Cotati Rohnert Park Unified School District and Creath Townhomes. These sites are discussed with the Housing Opportunity Sites (sites 2 and 6) below.

SOMO Village

In 2021, the City approved a development plan, supplemental EIR, development agreement and large lot tentative map for this this 176-acre project with a total of 1,750 units. The project is currently located on three parcels north of Valley House Drive (APNs: 046-051-047. 046-051-048 and 046-051-049) and two parcels (south of Valley House Drive (APNs 046-051-040 and 046-051-051). The parcels north of Valley House Drive are expected to develop first.

The area north of Valley House Drive consists of three phases: 1N which is 21.8 acres and 345 units; 2N which is 34.0 acres and 213 units; and 3N which is 17.7 acres and 419 units. This portion of the SOMO project will include 204 inclusionary units required through a project Development Agreement. There are an additional 56 accessory dwelling units allowed through the project entitlements which are not assigned to a specific phase, but are expected to be built in this Housing Element cycle. The affordability levels of the ADUs are provided in the ABAG regional study referenced in the Accessory Dwelling Units section above. The Development Agreement requires that 28% of the affordable units be individually owned ("ownership units"). Timing of the affordable units is specified in the Development Agreement.

In addition to the affordable units required by the Development Agreement, the City will assist in the development of nine units available to moderate-income households through a partnership with the Housing Land Trust of Sonoma County (see Program HO-3.D).



Central Rohnert Park PDA

The Central Rohnert Park, Priority Development Area (PDA) is a 330 acre area located in a triangular shaped area bounded by Highway 101 to the west, the SMART railroad tracks to the east and Copeland Creek to the south. The majority of the new residential units in the PDA area will occur in the Station Center area (discussed separately below). The PDA does have a number of infill sites that can accommodate residential units, mostly within the area between Hinebaugh Creek and Rohnert Park Expressway. Approximately 285 units, with 42 affordable units are expected to be constructed on the following APNs: 143-021-036, 143-051-025, 143-051-026, 143-051-071 and 143-051-076. Development is expected to occur in a series of smaller infill projects. An application has been submitted for a 42-unit apartment building on APN 143-051-066 and completion is expected by 2025, with the remainder of the 285 units expected to be completed by 2031. A form-based code applies to this area which creates a flexible development environment to allow for residential units to be provided in residential or mixed-use buildings.

Station Center

This mixed-use project is within the Central Rohnert Park PDA. The 30-acre site is located on the southeast corner of Rohnert Park Expressway and State Farm Drive (APN: 143-051-072) and is adjacent to the SMART train station. The site has been identified as the location of a future Rohnert Park Downtown with retail, office residential and civic uses. The site has entitlements for 460 residential units, which would result in 69 affordable units. A form-based code applies to this site which creates a flexible development environment to allow for residential units to be provided in residential or mixed-use buildings. The City purchased this site in April 2022 and is working to finalize its plans for development. The 69 affordable units are expected to be constructed in this RHNA period.

Labath Landing

Labath Landing is a 60-unit interim supportive housing development located on 1.11 acres of City-owned land within the City's fully entitled Five Creek Planned Development Area (APN: 143-040-140). In 2022, the City, along with development partner, DignityMoves, and service partner, HomeFirst, received \$14.6 million in funds from the State's Homekey grant program to develop a non-congregate supportive housing project to serve extremely low-income individuals experiencing homelessness. Construction began in June 2022 and is projected to be completed by November 2022.

Redwood Crossings

The project site is located on the southeast corner of Dowdell Avenue and Business Park Drive (APN: 143-040-135). The project site is 6.5 acres and has been designed to accommodate 105 units. A project Development Agreement requires the construction of 11 affordable units for moderate-income households. The project is fully entitled and under building permit review. Construction is expected to begin in late 2022 with completion and occupancy by 2025.

Adega II

This project is a 74-unit apartment complex located on the northwest corner of Dowdell Avenue and Martin Avenue (APN: 143-040-139) within the fully entitled Five Creek Planned Development Area. The project is subject to a Development Agreement which requires 8 unit affordable to moderate income households. Building permits have been issued and construction is underway; final approvals and occupancies are expected in late 2024.



Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multifamily residence. Due to their small square footage, ADUs can provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. Junior ADUs (JADUs) are even smaller living units that can be built out of existing single-family houses. JADUs have independent cooking facilities and outside access, however they may share sanitation facilities within the primary home.

Jurisdictions may count the potential for ADU development as credits towards their RHNA, based on an analysis that includes recent development trends, local demand, available resources or incentives, and anticipated affordability. Analysis and discussion of local trends, demand, and affordability are contained within this section, and analysis and discussion of resources, incentives, constraints, and development standards for ADUs and JADUs are included within the Technical Background Report.

Recent California legislation has facilitated increased permitting and production of ADUs in many communities, including Rohnert Park. From 2018 to 2021, the City permitted an average of 3.5 ADUs annually, increasing from 3 permits in 2018 to 7 permits in 2021. As of August 2022, the City had permitted 3 ADUs for the year and staff were processing applications for an additional 15 ADUs.

Table 11-15ADUs Permits Issued or
Completed by Year in
Rohnert Park

Year	ADU Permits
2018	3
2019	1
2020	4
2021	7
Average	3.5

Source: 2018-2021 Housing Element Annual Progress Reports

The City is projecting an increase in the development of ADUs and JADUs throughout the 6th Cycle and is supporting that assumption with a program to facilitate and incentivize. The Association of Bay Area Governments (ABAG) prepared a report and issued affordability recommendations for projecting ADU development based on a survey of local ADU rental costs. This data was used to generate the regional distribution of ADUs shown in Table 11-16. Rohnert Park is using the affordability assumptions provided in this report to ensure the distribution of affordability reflects local development trends. This distribution of affordability reflects local development trends. This distribution of affordability will be applied to a projection of 10 ADUs or JADUs built annually, for a total of 80 units over the planning period credited towards Rohnert Park's RHNA, at the income levels shown in Table 11-16. These projections will be further supported by policies and programs included to facilitate ADU development (Program HO-2.D). This program further requires the City to review ADU development partway through the planning period and implement further incentives if the City is not meeting its ADU projections and is not on track to meet its RHNA targets.

Table 11-16 Assumed Affordability for 6th Cycle ADUs

cycle / 12 cs					
	VLI	LI	MI	AMI	Total
Regional Distribution of ADUs by	30%	30%	30%	10%	100%
Income Level	5070	5078	5078	1076	10076



Projected ADUs by Income Level for	24	24	24	o	80
6th Cycle Projection Period	24	24	24	0	80

Realistic Capacity of Sites Zoned for Housing

As shown in Table 11-17, the City has identified enough units through RHNA Credits (Projected ADU development and pending, approved, or permitted projects) to meet its 6th Cycle RHNA for the above moderate-income category and for total units. To identify enough sites for its moderate- and lower-income RHNA, the City prepared an inventory of sites available and suitable for housing development. Information about these sites is included below.





Figure 11-11 Map of Housing Sites



Table 11-17 RHNA and Site	Capacity
---------------------------	----------

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA Allocation		399	230	265	686	1,580
RHNA Credits		191	188	108	2,014	2,501
Remaining RHNA Aft	Remaining RHNA After Credits		42	157	(1,328)	(921)
Capacity of	Vacant	133	10	10	113	266
Inventory Sites under Current	Nonvacant	41	-	-	-	41
Zoning	Total	174	10	10	113	307
Total Units (Credits + Sites)		365	198	118	2,127	2,809
Remaining RHNA After Sites		34	32	147	(1,441)	(1,228)

Table 11-18Capacity of Sites Allowing
Residential Development

#	Site Address	APN	Zoning	Max Density (units/ac)	Acres	Units	Income Levels
1	6020 Labath Ave	143-040-140	PI	N.A.	0.75*	37	ELI, VLI
2	5154 Snyder Ln	054-253-019	SP	12	16.08	133	LI, MI, AMI
3	Rohnert Park Expressway	143-391-001	PI	N.A.	1.38**	20	ELI, VLI
4	1401 Medical Center Drive	159-460-005	PI	N.A.	1.0	76	ELI
5	5010 Roberts Lake Dr	160-010-032	PI	N.A.	1.73*	41	ELI, VLI

* This site is a portion of a larger parcel. For this housing site, only this portion of the parcel will be considered. ** Acreage does not conform to parcel lines.

Site 1. 6020 Labath Ave: The site is located on a vacant City-owned lot adjacent to the Labath Landing project. This site would allow a permanent supportive housing development at 50 units per acre. The site is within walking distance of amenities, including a grocery store, multiple restaurants, and job centers. It is also near a recent market-rate residential development.

- Capacity: (0.75 acres)(50 units/acre)(100% realistic capacity) = 37.5 units, rounded down
- RHNA Income Category: 18 Extremely Low-Income, 19 Very Low-Income
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

Site 2. 5154 Snyder Lane: The site is located within the University District Specific Plan, on the eastern side of Rohnert Park, north of Sonoma State University. This site is owned by the Cotati Rohnert Park Unified School District and is currently zoned to allow 133 units. Under the City's inclusionary ordinance, 20 of these units would be made affordable. The property owner has indicated interest in developing higher density or affordable housing on this site. However, this inventory assumes that units will be built consistent with the allowances of the existing Specific Plan, as listed below.

Capacity: 133 units, based on Specific Plan
11. Housing Element



- RHNA Income Category: 113 Above Moderate-Income, 10 Moderate-Income, 10 Low-Income
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was used in the 5th Cycle Site Inventory

Site 3. Rohnert Park Expressway: The site is located along the Rohnert Park Expressway on the western edge of the City. This site is owned by the City and could allow affordable housing development at 24 units per acre. The site is constrained by the parcel shape, a creek, and an adjacent roadway and is likely to develop at 15 units per acre. This site has been presented at a City Council meeting as a potential Project Homekey site. The site is near a greenway and residential development and is within walking distance of amenities, including a grocery store, multiple restaurants, and job centers.

- Capacity: (1.38 acres)(15 units/acre)= 20.7 units, rounded down
- RHNA Income Category: 10 Extremely Low-Income units, 10 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

Site 4. 1401 Medical Center Drive: The site is located at 1401 Medical Center Drive and expected to support permanent supportive housing development at 76 units per acre. This site, owned by Providence Health which has a health clinic on an adjacent parcel, is in the process of securing funding and entitlements for the project. The proposed project will serve extremely low-income elderly residents with a history of long-term homelessness, with onsite services and a combination of permanent supportive housing units and recuperative care units. Providence Health has made its first submittal to the City's planning division for this project.

- Capacity: 76 units, developed in consultation with City staff and applicant
- RHNA Income Category: 76 Extremely Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

Site 5. 5010 Roberts Lake Rd: This City-owned site was formerly used as a park-and-ride facility and is part of a larger parcel containing a park and golf course. This site is paved but underutilized. This site would allow affordable housing development at 24 units per acre and is expected to develop at full capacity. This site has been presented at a City Council meeting as a potential Project Homekey site and is a potential site for affordable housing. The site is adjacent to Roberts Lake Park and is within walking distance of amenities, including a retail stores, restaurants, and job centers. The SMART Trail connects pedestrians and bicyclists from this property to the Rohnert Park SMART Station.

- Capacity: (1.73 acres)(24 units/acre)= 41.5 units, rounded down
- RHNA Income Category: 20 Extremely Low-Income units, 21 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Underutilized parking lot
- Prior Use: Parcel was not used in a prior Site Inventory



Adequate Sites Programs

When a jurisdiction does not have sufficient sites to accommodate its RHNA for lower income households, it must include programs to identify sites that can be developed for housing within the planning period. Rohnert Park is implementing two adequate site programs: a program to rezone sites and a program to acquire and convert existing units to affordable. These programs are described below and assist the City in meeting its RHNA targets.

Rezoning Program

As an Adequate Sites Program, Rohnert Park is rezoning sites through Program HO-3.C, "Rezone to meet RHNA". The identified sites, shown in Table 11-19, will be rezoned to Residential – High Density Zoning, which allows multifamily development at 24 units per acre. Based on property owner interest and local development trends, these properties are anticipated to develop at 100% of their maximum capacity.

Table 11-19 Capacity of Rezoning Sites

#	Site Address	APN	Current Zoning	Proposed Zoning	Proposed Max Density (units/ac)	Acres	Units	Income Levels
6	6020 Labath Ave	045-253-007	R-L	R-H	24	3.06	72	LI, MI, AMI
7	5154 Snyder Ln	158-320-001 to -006 158-320-009 to -011	C-0	R-H	24	1.19	28	VLI, LI
8	Rohnert Park Expressway	143-330-077	R-L	R-H	24	4.06	96	MI





Figure 11-12 Map of Rezoning Sites



Site 6. 5040 Snyder Ln: The site is the location of the proposed "Creath Townhomes" and is located on the southeast corner of Synder Lane and Keiser Avenue. This project is within the University District Specific Plan and approved for low density residential development. The owner has requested a zoning change from a low-density to a high-density designation. This 3.06-acre parcel could accommodate 72 units with 11 affordable units, based on inclusionary housing requirements. The City expects to receive a Development Area Plan application for this site as soon as the rezoning is approved in 2023. Based on the City's experience with development in the University District, the project is expected to be fully occupied within five years (by 2028).

- Capacity: (3.06 acres)(24 units/acre)= 73.4 units, rounded down to 72
- RHNA Income Category: 5 Low-Income units, 6 Moderate-Income units, 61 Above Moderate-Income Units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a previous Site Inventory

Site 7. 5475 Snyder Ln: This site is located in northern Rohnert Park and is a church-owned site. Feasibility and likelihood of site development for this site were based on input from the property owner and an application for rezoning to high-density residential. This site is near residential development, multiple schools, parks, restaurants, and a laundromat.

- Capacity: (1.19 acres)(24 units/acre)= 28.56 units, rounded down
- RHNA Income Category: 14 Very Low-Income units, 14 Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Nonvacant church-owned office buildings
- Prior Use: Parcel was not used in a previous Site Inventory

Site 8. 5150 Snyder Ln: This site is located in northern Rohnert Park and is a current church site. Feasibility and likelihood of site development for this site were based on input from the property owner and an application for rezoning to high-density residential. This site is near residential development, multiple schools, parks, medical facilities, and the community center.

- Capacity: (4.06 acres)(24 units/acre)= 97.44 units, rounded down to 96
- RHNA Income Category: 96 Moderate-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Nonvacant, church buildings
- Prior Use: Parcel was not used in a previous Site Inventory

Adequate Sites Program Alternative

The City of Rohnert Park, in partnership with local nonprofit Burbank Housing Development Corporation (Burbank), is pursuing the acquisition and conversion of existing multifamily rental units from non-affordable to affordable through the implementation of its Housing Element Program HO-3.C. Through the provisions of Governmental Code 65583.1(c), the City is using this strategy to address a portion of their adequate sites requirement for lower- and moderate- income categories.

In this model, the City joins a California Joint Powers Authority (JPA) and authorizes the JPA to issue these bonds on behalf of the City. The JPA then acquires a market rate apartment complex, through issuance of



tax-exempt municipal bonds, and sets the rents to be affordable to very low-, low-, and moderate-income households.

The model has been proven in other jurisdictions throughout California, including Santa Rosa, though currently the program partners are all for-profit developers which has increased overall costs and limited the ability to deliver affordable rents, especially to lower income earners. Along with other cities in Sonoma County, Rohnert Park and Burbank have partnered to improve upon this financing model. The enhanced model is designed to improve and strengthen protections to the residents, community, municipality, investors, and the physical and financial health of the property.

Burbank Housing has provided additional details about how the program operates, including the improvements the City and Burbank will make to the model currently in use and a feasibility analysis of a hypothetical acquisition of a market-rate apartment complex using this model. Relevant information is provided within Appendix D.

The City is already a member of California Statewide Communities Development Authority (CSCDA), a JPA which has already successfully implemented this model through their "Workforce Housing Program". The City is prepared to authorize CSCDA to issue the Essential Housing Bonds on its behalf and provide committed assistance through staff time and in-kind services necessary to facilitate this process. The City will enter into an agreement to provide these services through the Housing Element and its adopting ordinance. Under this program, at least 300 units are expected to be acquired and converted from non-affordable to affordable in the 6th Cycle Housing Element.

Affordable units added through this program meet the definition of conversion of multifamily rental units from non-affordable to affordable. Through this program, the City seeks to acquire at least 2 properties and convert at least 300 units to affordable rentals by 2026. These units will meet the standards of Government Code Section 65583.1(c)(2)(B), as follows:

- Acquired units will be made affordable to very low-, low-, and moderate-income households.
- Units converted to very low-income will not be deed-restricted as affordable to very low-income households at the time they are identified for acquisition.
- Units converted to low-income will not be deed-restricted as affordable to low-income households at the time they are identified for acquisition.
- Unit converted to moderate-income will not be deed-restricted as affordable to moderate-income households at the time they are identified for acquisition.
- The model does not force anyone to move at the time of acquisition. Rather, the units in which households that meet very low-, low-, and moderate-income standards are converted to affordable units immediately, and the units in which above-moderate households reside are converted upon attrition. Because there is no displacement of current residents occurs as a result of acquisition, no relocation is necessary.
- The units will be decent, safe, and sanitary upon occupancy.
- The affordability and occupancy restrictions will be maintained for 55 years.

In order to be eligible for the alternative sites program, the City must demonstrate that it met part of its lower-income RHNA in the previous planning period. During the 5th cycle, the City met 74% of their Very Low-Income RHNA, 127% of their Low-Income RHNA, and 22% of their Moderate-Income RHNA.

Table 11-20 summarizes the City's approach to meeting its RHNA, including through the implementation of its Adequate Sites Programs.



Table 11-20 RHNA and Adequate Sites

Programs

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA		399	230	265	686	1,580
RHNA Credits		191	188	108	2,014	2,501
Inventory Sites		174	10	10	113	307
Total Units (Credits + Sites)		365	198	117	2,127	2,808
Remaining RHNA		34	32	147	(1,441)	(1,228)
A.I C'I	Rezoning	14	19	102	61	196
Adequate Sites	Conversion to Affordable	99	57	66		222
Programs	Total	113	76	168	61	418
Total Units with Ade	equate Sites Programs	478	274	286	2,188	3,226
RHNA Surplus		79	44	21	1,502	1,646
Buffer %		20%	19%	8%	219%	104%

Map of Housing Sites

The following map shows the distribution of housing sites throughout the City. These sites include planned, approved, proposed, and potential housing sites.





Figure 11-13 Map of Pipeline Projects and Housing Sites to meet RHNA



Development Trends and Realistic Capacity Analysis

Realistic capacity assumptions have been calculated based on recent development, developer input, market trends, and local knowledge.

Based on the housing development projects accomplished or ongoing within the City, multifamily and affordable housing projects in the City typically develop at densities at or above the maximum density allowed (see Table 11-21). For sites 2, 5, 7 and 8, where there is no specific development information and no known constraints, the City is assuming a realistic capacity of 100%, which reflects local development trends. For sites 1,3,4 and 6, specific development plans or developer intent is known to the City and information was used to establish realistic capacity.

Table 11-21	Examples of Existing and
	Pending Residential
	Development

Name	Address	Acres	Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density	Income Levels
Labath Landing (Interim Housing)*	6020 Labath	1.11	60	N/A	54.1	N/A	LI, MI, AMI
Copeland Creek Apartments	101 Enterprise Dr	7.23	170	24	23.5	98%	LI, MI
Tower Apts	781 E Cotati AVE	1.74	50	24	28.7	120%	VLI, LI, MI
Bella Creek	201 Santa Alicia Drive	2.81	92	24	32.7	136%	
Adega II*	Dowdell Avenue and Martin Avenue	3.35	74	24	22.1	92%	
			A	4	Average	32.2	112%

*Sites marked with an asterisk are included within the City's Planned, Approved, and Pending projects and are described in more detail above)

Fair Housing Considerations

Relationship of Sites to Fair Housing Analysis

Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis of inventory sites compared to components of the Fair Housing Assessment is included in the Technical Background Report

Improved Conditions

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. Over half of the units designated for lower-income households are located in Moderate Resource areas, the highest resource designation in Rohnert Park³. Most housing developments in the City include mixed-income components, helping to stabilize communities and prevent displacement while increasing access to opportunity for lower-income households.

³ HCD/TCAC Opportunity Maps, 2022





Figure 11-14 Housing Sites and Resource Areas



Exacerbated Conditions

Housing development on inventory sites may increase susceptibility to displacement within the City. This is addressed through Program HO-4.A: Anti-Displacement Actions. Two housing sites identified with capacity for lower-income capacity are located near major roads, one of which is an elevated freeway. While this may exacerbate disparities in access to a healthy environment, the development would replace a homeless encampment and provide quality transitional or supportive housing for those residents. The environmental concerns associated with these sites will be mitigated through a program.

Infrastructure Considerations

The City has adequate infrastructure to accommodate the development of its RHNA, including water, sewer, and dry utilities. Infrastructure capacity is summarized below with a more detailed discussion of infrastructure included within the Technical Background Report.

Water

Rohnert Park's water supply comes from three sources: Sonoma County Water Agency, which diverts water from its Russian River system, local groundwater, and recycled water purchased from Santa Rosa Water. The City uses these supplies conjunctively, relying on the Sonoma Water supply during normal and wet years and using groundwater more heavily during drier periods and emergencies. Rohnert Park is member of the Santa Rosa Plain Groundwater Sustainability Agency (GSA), a Joint Powers Authority which adopted its required Groundwater Sustainability Plan in late 2021. The City reviews its water supply sufficiency every five years in its Urban Water Management Plan. The City's adopted 2020 Urban Water Management demonstrates that the City has adequate water supply, under all hydrologic condition to meet the buildout demands of draft General Plan 2040, which means that the City has adequate water capacity to meet its RHNA for the next eight years.

Sewer

Rohnert Park's sanitary sewer system facilities include over 87 miles of gravity sewer lines, over 10 miles of sewer force mains, 16 inverted siphons, and three pump stations. The City's terminal pump station delivers wastewater to the Santa Rosa's Laguna Subregional Water Reclamation Plant for treatment, recycling, and disposal. This ensures the continued wastewater collection and treatment service for all residents and businesses in Rohnert Park. Since 2004, the City has been investing in upgrades to its trunk sewer system, its terminal pump station and its outfall sewer to the Subregional Water Reclamation Plant and has the collection system capacity to meet the buildout demands of draft General Plan 2040. The City's contract with Santa Rosa provides it with enough treatment and disposal capacity to also meet the buildout demands of draft General Plan 2040. Because the City has adequate sewer capacity for the 20 year buildout of its General Plan, it has the capacity to meet its RHNA for the next eight years.

Dry Utilities

Power supply in Rohnert Park comes from electric and natural gas services. The City's long-term strategy for managing its GHG emission reduction goals includes converting to a clean, electric power supply and minimizing the use of the natural gas. All the sites included in the City's RHNA strategy have access to both electric and gas infrastructure in the adjacent public right-of-way. The SOMO Village project is unique in that it will be developing all electric residences, consistent with the City's GHG emission reduction goals.

Several communications providers are active in Rohnert Park, including ATT, Comcast and Sonic. Sonic has high speed fiber-optic cable installed in west Rohnert Park and in the Central Rohnert Park PDA. All the sites



included in the City's RHNA strategy have access to communication infrastructure in the adjacent public right of way.

Environmental Considerations

There are no significant environmental constraints within the City. Measures to address environmental safety hazards are included within the Building Code and addressed within the Safety Element and Local Hazard Mitigation Plan. The City faces minimal environmental hazards, and environmental conditions do not impact the City's ability to meet its RHNA. A more detailed discussion of environmental constraints is included within the Technical Background Report.

Fire Hazards

While Rohnert Park is located near hillside areas in the Wildland Urban Interface with higher wildfire risk, the City has a low wildfire risk compared to surrounding areas. Fire hazards do not impact housing development in the City.

Seismic Hazards

The City does not lie within active faults but is near to several known active and potentially active earthquake faults. The nearest fault zone is the Healdsburg-Rodgers which lies approximately 5 miles to the east of the City. Seismic hazards do not impact housing development in the City.

Flood Hazards

There are several major creeks in Rohnert Park: the Wilfred Bellevue Channel, Coleman Creek, Five Creek, Crane Creek, Hinebaugh Creek, Copeland Creek, and Laguna De Santa Rosa that intersect with Rohnert Park and have the potential to cause flooding within the 100–500-year flood plain and general low-lying areas. Areas lining the major creeks are prone to flooding. Areas on the west side of Rohnert Park are at risk due to the Laguna De Santa Rosa floodplain. The City has development standards to protect development in flood hazard areas. These measures may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property. These do not affect the City's ability to accommodate its RHNA.



11.4 Conclusion

The City of Rohnert Park prides itself on being pro-development and has a long history of striving to meet local housing needs. The City successfully implemented many of its programs and achieved most of the objectives from its previous Housing Element. The policies and programs in this Housing Element will continue to facilitate the development of all housing types while addressing the needs of its residents and affirmatively furthering fair housing.

11.5 Housing Element Technical Background Report

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11.5.1 Introduction

From 2010 to 2021, Rohnert Park's population has increased by 4.1 percent and its housing stock has increased by 5.5 percent¹. Rohnert Park contains diverse types of housing and is the densest city in Sonoma County with about 6,100 residents per square mile². Through the Housing Element, the City is planning to accommodate future population growth and address local housing needs.

To meet all statutory requirements in Government Code §65583(a) (1 and 2) related to quantification and analysis of existing housing needs, this Technical Background Report also includes locally acquired information and data including, but not limited to, areas of economic and ethnic segregation, special needs, local knowledge of the housing stock, local housing resources, an analysis of housing constraints, and the Assessment of Fair Housing

¹ Department of Finance, E-5 Estimates, 2020 and 2021

² Generation Housing, State of Housing in Sonoma County, 2022



11.5.2 Housing Needs Analysis

Housing Element law requires a quantification and analysis of existing housing needs. This section of the Technical Background Report, in conjunction with the Housing Needs Data Report described below, includes the required quantification and analysis of needs, identification and analysis of the housing needs for special needs populations, and an analysis of zoning for a variety of housing types. Key information from this analysis is summarized in sections 11-1 of the Housing Element.

Pre-Certified Housing Needs Dataset

The Housing Needs Data Report provided by the Association of Bay Area Governments is included in Appendix C and contains a list of housing terms, RHNA methodology, household characteristics, demographics of housing stock, and data on special needs populations. The data in this report was reviewed and pre-certified by the California Department of Housing and Community Development (HCD) in March 2021 and meets most of the requirements for quantification of existing and projected, including the following:

- population, employment trends and existing and projected housing needs for all income levels;
- household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding (e.g., existing households, existing extremely low-income households, total, lower and extremely low-income households overpaying, overcrowded households); and
- special housing needs (e.g., number of persons with disabilities, number of persons with developmental disabilities, elderly households by tenure, large households by tenure, farmworkers and female headed households).

Special Needs Housing Analysis

In order to meet all requirements of Government Code Section 65583(a)(1)(2), this section includes data and analysis of the jurisdiction's projected housing needs for special needs housing populations including elderly; persons with disabilities, including developmental disabilities; large households; female-headed households; homeless families and persons in need of emergency shelter; and agricultural workers. After identifying and analyzing these special housing needs, the City can provide resources and actions to accommodate and address its diverse housing needs.

Extremely-Low Income Housing

Existing and Projected Needs

Extremely low-income is defined as a household income at or below 30 percent of the area median income, adjusted for household size. The area median income for cities within Sonoma County as of May 2022 is \$112,800 for a four-person household, and \$78,950 for a one-person household. For extremely low-income households, income limits are \$35,650 for a four-person household, and \$25,000 or less for a one-person household. A four-person household is considered an extremely low-income household with one adult working full-time making an hourly wage less than \$17.14. The following are examples of occupations with wages that could qualify as extremely low-income households, as shown in Table 11-22 below.



Table 11-22Median Hourly Wage by Occupation
Sonoma County, 2020

Occupation	Median Hourly Wage				
Waiters and Waitresses	\$13.49				
Cashiers	\$14.38				
Retail Salesperson	\$16.07				
Farmworkers and Laborers, Crop, Nursery, and Greenhouse	\$15.94				
Cooks, Restaurant	\$16.64				
Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 first quarter industry employment					

Many extremely low-income households are on fixed incomes with incomes from sources including disability benefits and social security.

There are an estimated 1,865 extremely low-income (ELI) households in Rohnert Park, 11% of the City's total occupied households. In Rohnert Park, 26% of the ELI households own their homes and 73% rent. By comparison, 52% of the City's total households own their homes and 47% rent (Table 11-23).

Ronnert Par	Konnert Park, 2018						
Income Level	Owner- Occupied	Renter- Occupied	Total				
0 – 30% of AMI	490	1,375	1,865				
31 – 50% of AMI	560	895	1,455				
51 – 80% of AMI	1,005	1,860	2,865				
81 – 100% of AMI	775	1,140	1,915				
Greater than 100% of AMI	5,570	2,300	7,870				
Total	8,405	7,565	15,970				
Source: HUD, CHAS ACS Tabulation, 20)14-2018 release	•••••••••••••••••••••••••••••••••••••••					

Table 11-23Household Income Level by TenureRohnert Park, 2018

Extremely low-income households may be more likely to face housing problems and cost burden. Housing problems include a lack of complete kitchen facilities, lack of complete plumbing facilities, an overcrowded household, or a cost burdened household. Cost burden is the ratio of housing costs (rent or mortgage, utilities, taxes) to household income. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. In Rohnert Park, 81.1% of extremely low-income renters experience housing problems, 80.4% are cost burdened, and 78.5% are extremely cost

burdened. (See Table 11-24)



	Total renters	Total owners	Total households
0 – 30% of AMI	1,375	490	1,865
Any housing problem	1,115	445	1,560
Cost burden >30%	1,105	445	1,550
Cost burden >50%	1,080	405	1,485
31 – 50% of AMI	895	560	1,455
Any housing problem	780	375	1,155
Cost burden > 30%	780	320	1,100
Cost burden >50%	640	230	870
51 – 80% of AMI	1,860	1,005	2,865
Any housing problems	1,700	545	2,245
Cost burden > 30%	1,605	545	2,150
Cost burden >50%	800	210	1,010
Source: HUD CHAS, 2014-2018			

Table 11-24Cost Burden and Housing Problems by Tenure
Rohnert Park, 2018

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. In Rohnert Park, 8.7% of ELI households are overcrowded³.

To calculate the projected housing needs for extremely low-income households, jurisdictions can divide their RHNA for very low-income households in half. Based on this, Rohnert Park has a projected need of 200 units affordable to extremely-low income house during the planning period.

Many extremely low-income households will be seeking rental housing and will be more likely to experience cost burden, overcrowding or substandard housing conditions. This can be exacerbated by stagnant wages and increasing cost of living that may result in the lack of adequate resources to meet basic daily needs.

Programs and Resources

There are several existing and pending residential developments in Rohnert Park that contain units serving ELI households. These include supportive and interim housing projects to service persons exiting homelessness. Housing types that can accommodate ELI households include supportive housing, subsidized apartments, dormitories, single-room occupancy (SROs) units, mobile homes, studios, one-bedroom units, and shared multi-bedroom homes.

To address the remaining needs of extremely low-income households, the City is implementing the following policies and programs:

- Continue to promote a diversity of housing types that address housing needs of extremely lowincome households (Policy HO-2.1)
- Conducting outreach to developers, including developers of affordable housing and supportive housing (Program HO-2.B)
- Amend the zoning code to facilitate the by-right development of permanent supportive housing (Program HO-2.C)

³ HUD, CHAS, 2017



- Present recommendations for a supplemental City Density Bonus Program, which may include incentives for a deeper level of affordability (Program HO-3.B)
- Support the development of affordable housing on underutilized City Sites (Program HO-3.F)
- Provide fee deferrals to encourage the provision of affordable housing for special needs groups (Policy HO-4.5)
- Support the construction, occupancy, and operation of local interim and permanent housing for persons experiencing homelessness (Program HO-4.D)

Elderly

Existing and Projected Needs

Rohnert Park's population is younger than that of the County as a whole. About 13.9 percent of Rohnert Park's population is age 65 and above, while 19 percent of Sonoma County's population is age 65 and above. An additional 13 percent of Rohnert Park residents are between ages 55 and 64, and the senior population is projected to increase during this planning period (Figure 11-15). Senior or elderly individuals often have fixed incomes and may have additional special needs related to access or care that require physical improvements to their homes. This may include the addition of ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes.



Figure 11-15 Population by Age Rohnert Park, 2000-2019

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001

Seniors may experience challenges accessing or securing affordable housing while living on a fixed income. Increasing costs of living and healthcare exacerbate any existing issues related to disabilities, chronic health conditions or reduced mobility. Seniors who rent may be at greater risk of housing insecurity than homeowners and are more likely to be cost burdened. While there are more owner-occupied than renterowned senior households in Rohnert Park, a higher proportion of extremely low-income and very lowincome senior households rent their homes (Table 11-25). In Rohnert Park, 72% of extremely low-income



senior households and 55% of very low-income senior households are extremely cost-burdened (Table 11-26).

Table 11-25Senior Households (Age 62+) by Income and Tenure
Rohnert Park, 2017

Income Group	Renter Occupied	Owner Occupied	Total
0-30% AMI	260	240	500
31-50 AMI	240	229	469
51-80% AMI	444	470	914
81-100% AMI	125	245	370
Greater than 100% AMI	190	1,204	1,394
Total	1,259	2,388	3,647
Source: U.S. Department of Housing a release	nd Urban Development (HUD), Comprehe	nsive Housing Affordability Strategy	(CHAS) ACS tabulation, 2013-2017

Table 11-26Senior Households (Age 62+) by Income Level and Cost Burden
Rohnert Park, 2017

Income Group	0-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
0%-30% of AMI	80	60	360
31%-50% of AMI	105	105	259
51%-80% of AMI	369	300	245
81%-100% of AMI	195	125	50
Greater than 100% of AMI	1,225	165	4
Totals	1,974	755	918
Source: U.S. Department of Housing release	and Urban Development (HUD), Compre	hensive Housing Affordability Strategy	(CHAS) ACS tabulation, 2013-2017

Programs and Resources

There are over 1,500 units of senior housing in Rohnert Park. Cogir Senior Living, Clearwater at Sonoma Hills, and Chez Louise II are market-rate assisted living facilities. Altamont and Oak View Apartments provide rental housing for seniors over 55 years old, and Copeland Creek Apartments is a senior affordable housing complex. Additionally, two mobile home parks in the City serve seniors: Valley Village and Rancho Grande. Transportation services are available for seniors through the City's Sunshine Bus, discounted senior rates for public transit, and paratransit.

To address the remaining needs of senior and elderly households, the City is implementing the following policies and programs:

- Continue to assist in maintaining existing senior housing and an increase in the supply of housing, including housing that allows residents to age in place (Policy HO-2.3)
- Provide fee deferrals for affordable housing units and ensure the provision of adequate and affordable housing for special needs groups (Policy HO-4.5)
- Continue to partner with Sonoma County CDC to rehabilitate and maintain existing affordable housing stock for disabled individuals and other special needs groups through education and grant funding opportunities (Policy HO-5.1, Program HO-5.A)
- Incentivize the development of senior housing through a potential City Density Bonus Program (Program HO-3.B)



Persons with Disabilities, including Developmental Disabilities

State law defines disability as a "physical or mental impairment that makes performance of a major life activity difficult."⁴ Definitions of specific disabilities are listed below:

- Physical impairment includes physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects one or more of the following body systems: neurological, immunological, musculoskeletal, special sense organs, respiratory, including speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic, and lymphatic, skin, endocrine systems, or similar conditions
- Mental impairment includes psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, specific learning disabilities, or any other mental or psychological disorder or condition that requires special education or related services

Furthermore, physical, and mental impairments can include chronic or episodic conditions such as HIV/AIDS, hepatitis, epilepsy, seizure disorder, multiple sclerosis, heart disease, and other similar conditions. The level of difficulty means that any limitation to a major life activity is protected under state law such as the Prudence K. Poppink Act and Fair Employment and Housing Act. Most individuals in this group typically live on a small, fixed income limiting their ability to pay for housing. Individuals with mental, physical, or developmental disabilities need safe and affordable housing close to supportive services. As such, an analysis of any special needs housing, including persons with disabilities and developmental disabilities, allows the jurisdiction to implement housing strategies for specific needs of the target population (Government Code Section 65583(a)(7)).

Housing Element law, as amended by SB 812, requires jurisdictions to evaluate special housing needs for individuals experiencing developmental disabilities. A developmental disability is defined in the Lanternman Act as an impairment that "originates before an individual attains 18 years of age, continues or may continue indefinitely, and constitutes a substantial disability for that individual" and includes mental retardation, cerebral palsy, epilepsy, and autism.

Existing and Projected Needs

Individuals with disabilities make up 11.9 percent of the total population in Rohnert Park, which is lower than County estimates but higher than Bay Area estimates⁵. The most common disability type is ambulatory difficulty. 43.1 percent of total individuals experiencing ambulatory difficulties are between 35 and 64 years old, as shown in Table 11-27 below. Additionally, an individual may have multiple disabilities. Though people of all ages experience disabilities, there is a higher proportion of disability among elderly residents, especially those experiencing ambulatory and hearing difficulties.

Less than one percent of Rohnert Park's residents experience a developmental disability. Of these individuals, forty percent are children and sixty percent are adults. Children and teenagers with development disabilities are most likely to live at home with a parent or guardian who can provide specialized care. Older adults may also live at home with a parent or guardian or are able to live independently in supportive living facilities, family care facilities, foster care, or other living arrangements. Individuals ages 18 and over are most vulnerable to housing insecurity as aging parents or guardians may no longer be able to provide sufficient care. Over two-thirds of the City's developmentally disabled residents live at home with a parent, guardian,

⁴ CA Dept of Fair Employment and Housing

⁵ American Community Survey 2019 5-Year Estimates



or family member, almost one-third live in independent supported living or community care facility, and the remaining 1.2 percent live in foster care or other living arrangements.

Table 11-27Disability Type per Age Group
Rohnert Park, 2019

Disability Type	Under 5 years	5-17 years	18-34 years	35-64 years	65-74 years	75+ years	Total
Hearing difficulty	0	54	72	460	403	386	1,375
Vision difficulty	0	133	225	401	136	147	1,042
Cognitive difficulty			360	855	152	372	1,814
Ambulatory difficulty		12	43	1,013	526	756	2,350
Self-care difficulty		48	66	280	140	334	868
Independent living difficulty		-	243	834	238	587	1,902
Developmental Disability		161		······			240
Source: US Census Bureau, S1810 Disa Developmental Services, 2020.	bility Characteris	itics, 2019: ACS	5-Year Estimates	– accessed 6	5/7/22; Califo	ornia Department	of

Programs and Resources

There are multiple organizations within Rohnert Park and the county that target various age groups with a wide spectrum of disabilities. Oaks of Hebron is a non-profit organization in Rohnert Park that provides housing and other services for individuals with developmental disabilities and is a certified vendor agency with the North Bay Regional Center (NBRC.) Regionally, the NBRC provides services and housing opportunities for individuals with disabilities in Sonoma County and provides in-home family support services for adults with disabilities to assist those with daily needs and activities. Other local and regional resources and programs for individuals with disabilities include:

- North Bay Industries located in Rohnert Park, provides supportive employment programs and affordable housing for adults with disabilities.
- United Cerebral Palsy (UCP) of the North Bay children and young adult education, integrated employment, and recreational activities.
- First 5 Sonoma County programs and resources for parents and children from prenatal stage to five years.
- Allied Integration Services adult day programs including vocational training, skill-building, and behavioral management.

To address the remaining needs of disabled households, the City is implementing the following policies and programs:

- Continue to promote a diversity of housing types that address housing needs of people with disabilities (Policy HO-2.1)
- Provide fee deferrals for affordable housing units and ensure the provision of adequate and affordable housing for special needs groups (Policy HO-4.5)
- Continue to provide reasonable accommodations during the application process that eliminate barriers to housing opportunities and increase accessibility (Policy HO-4.6 & Policy HO-4.7)



- Continue to partner with Sonoma County CDC to rehabilitate and maintain existing affordable housing stock for disabled individuals and other special needs groups through education and grant funding opportunities (Policy HO-5.1, Program HO-5.A)
- Establish clear, objective, and transparent requirements for large residential care facilities (Program HO-2.C(b)
- Incentivize the development of accessible housing and housing for people with disabilities through a potential City Density Bonus Program (Program HO-3.B)

Large Households

Large households consist of five or more persons residing together. This may include multiple generations of a family, multiple families, co-housing households, or other non-related household members. Large households serve a unique need in that householders may want to save money due to the high cost of living, share household responsibilities, live together for religious or cultural reasons, or aid a household member with disabilities, among other reasons. Large households may include related or unrelated individuals. Housing units with three or more bedrooms serve large households.

Existing and Projected Needs

Large households make up about 8.6 percent of total households in Rohnert Park, similar to the proportion of large households in Sonoma County. The percentage of the City's households that are large households has slightly increased since 2010. Large low-income households, which may include full-time students or families in poverty, may experience overcrowding that is exacerbated by cost burdens and housing availability. Out of the 1,401 large households in Rohnert Park, 50.1 percent rent their homes (Table 11-28) and 42.4 percent are low-income (Table 11-29).

Table 11-28Household Size by TenureRohnert Park, 2019

Household Size	Owner-occupied households	Renter-occupied households	All households				
1-person	1,912	2,305	4,217				
2-person	3,455	2,176	5,631				
3-person	1,687	1,252	2,939				
4-person	1,221	968	2,189				
5 or more-person	696	705	1,401				
Total	8,971	7,406	16,377				
Source: U.S. Census Bureau, ACS 5-Year estimates, Table B25009, 2019							



Table 11-29Large Household by Income Group
Rohnert Park, 2019

Income Group	All other household types	Larger households of 5+ people	Total							
0-30% AMI	1,910	55	1,965							
31-50% AMI	1,328	163	1,491							
51-80% AMI	2,954	220	3,174							
81-100% AMI	1,740	190	1,930							
Greater than 100% AMI	6,884	404	7,228							
Source: HUD, Comprehensive Hous	ource: HUD, Comprehensive Housing Affordability Strategy (CHAS) ACS Tabulation, 2013-2017 release									

Programs and Resources

Rohnert Park has many housing units of an appropriate size to accommodate large households. Over half of the City's housing units have at least three bedrooms, and over 20 percent of the City's housing units have four or more bedrooms.

- To address any remaining needs of large households, the City is implementing the following programs:
- Convert existing market-rate apartment complexes to deed-restricted affordable housing (Program HO-3.C)
- Preserve the affordability of existing deed-restricted affordable housing, including those with large units (Program HO-3.E)
- Preserve the condition of existing housing through a residential rehabilitation program for lower income residents (Program HO-5.A)

Farmworkers

Statewide, farmworker housing is of unique concern and importance. Farmworkers are essential to the region's economy and its food supply. Only 82% of Sonoma County's farmworkers work within 75 miles of their residences, and only 18% are migrant workers. Of the County's 3,594 farms counted in 2017, 48% hired farm labor, 93% were considered family farms, and 44% of farms were smaller than 10 acres⁶.

Existing and Projected Needs

Approximately 243 Rohnert Park residents are employed in farming, fishing, and forestry occupations, representing 1% of the City's workforce and 0.7% of its population. Rohnert Park is home to 4% of Sonoma County's farmworkers⁷.

In Sonoma County, the majority of farmworkers (88%) reported that Sonoma County was their permanent residence, and most (71%) farmworkers were living in the US with their families⁸. Farmworker families were estimated to spend between 30% and 54% of their annual income on housing. Two-thirds of Sonoma County farmworkers lived in overcrowded dwellings, and farmworkers who lived with their families were the most likely to live in overcrowded conditions. In 2021, the local newspaper printed a special report about low-wage earners living in Sonoma County, saying, "…many are farmworkers… who live in cramped apartments with too many people, or sheds with only a chemical toilet, or tiny mobile homes with leaking roofs or backed-up

⁶ USDA Census of Agriculture, 2017

⁷ American Community Survey, 2020 5-Year Estimates

⁸ Sonoma County DHS, Sonoma County Farmworker Health Survey, 2014



sewage pipes..." Although the data does not indicate a specific need for farmworker housing among Rohnert Park residents, this is a significant regional need.

Programs and Resources

Various programs are available in the region to meet the needs of farmworkers. These include:

- California Rural Legal Assistance, providing legal aid with civil cases for low-income people, farmworkers, and migrant communities
- La Luz Center, providing rental assistance, tenant support, and access to food, counseling, education, and health resources to eligible residents
- Rohnert Park plans for farmworker housing for current and future residents through the provision of affordable housing suitable for farmworker families, and through allowances for the development of farmworker housing.

To address the remaining needs of farmworkers, the City is implementing the following programs:

- Develop a program and process for affordable housing providers to conduct outreach to historically underrepresented populations (Program HO-4.C)
- Amend the zoning code to permit employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone (Program HO-2.C)

Female Headed Households

Female-headed (FH) households often rely on a single income and can experience increased cost burden due to high living costs and childcare costs. Additionally, lack of resources needed for childcare or job training services may exacerbate housing cost burdens and increase risk of homelessness.

Existing and Projected Needs

There are 2,155 female headed family households in Rohnert Park. Of these, 52.4 percent own their homes and 47.6 percent rent. There are 777 female headed households with children under 18 years and no spouse, 12 percent of which households have incomes below the poverty level (Table 11-30). In 2020, the median annual household income for single female headed households with children was \$48,352. In comparison, the median annual household income was \$73,363 for single male-headed households with children and \$110,881 for married couple households with children. There is a need for affordable housing for female-headed households.

Low-income female-headed households may qualify for housing vouchers or other rental subsidies that lower housing costs. These households may also benefit from transitional or shared housing, middle missing housing types, ADUs/JADUs that allow for long-term residency, and a matching service that connects lowincome female headed households to affordable units throughout the region. Other unconventional multifamily housing strategies such as cooperative housing projects with on-site daycare and communal facilities may provide additional opportunities to expand living options for these households.



Table 11-30Female-Headed HouseholdsRohnert Park, 2019

Household type	Number	Percent of Total Households
Total Rohnert Park Households	16,377	100
Total FH Households, no spouse	5,193	31.7
FH Households living alone	2,628	16.0
FH Family Households	2,155	13.2
FH Households with children under 18, no spouse	777	4.7
FH Households under the poverty level, no spouse	161	1.0*
No child	70	0.4
1 or 2 children	83	0.5
3 or 4 children	8	0.0

Programs and Resources

Rohnert Park has a robust inventory of affordable housing suitable for low-income female-headed households. For families at risk of homelessness, the City's website contains a list of resources, including the following:

- 2-1-1 is a local hotline that provides information about a variety of services in Sonoma County, including housing, shelter, and food.
- SHARE Sonoma County is a local service provider that matches home-seekers who are either homeless or at-risk of homelessness with home-providers that have an extra room in their house.

Female-headed households may need additional resources related to job training, childcare, and health care coverage. State and County programs are available to assist low-income families and single-parent families, including the following:

- SonomaWORKS provides temporary help for families with children who have little or no money. This may include housing, food, utilities payments, childcare or medical care, job training, legal services, and mental health services.
- Medi-Cal and the County Medical Services Program provide health care coverage for eligible residents.
- CalFresh and WIC help eligible residents afford food and access information about nutrition and health.

To address the remaining needs of female-headed households, the City is implementing programs that increase available affordable housing, including the following:

- Establishing a supplemental City Density Bonus Program (Program HO-3.B)
- Acquiring and converting existing market-rate apartment complexes to deed-restricted affordable (Program HO-3.C)

In addition, the following programs will assist low-to-moderate female-headed households access homeownership opportunities:



- Participating in the Mortgage Credit Certificate Program (Program HO-3.A)
- Continuing the Homes for the Essential Workforce Program in partnership with the Housing Land Trust of Sonoma County (Program HO-3.D)

Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs and support services to meet, due to both the diversity and the complexity of factors that lead to homelessness. Preliminary 2022 Sonoma County Point-In-Time (PIT) Count data reported 2,893 individuals experiencing homelessness, a 5% increase in the homeless population since 2020.⁹ The number of those experiencing homelessness in Rohnert Park increased substantially in 2020 (Table 11-31).¹⁰

Table 11-31Persons Experiencing Homelessness by Shelter Status
Rohnert Park, 2020

	2018	2019	2020				
Unsheltered	127	114	241				
Sheltered	11	15	7				
Total	138	129	248				
Source: 2020 Sonoma County Homeless Census Comprehensive Report							

A complete analysis of existing needs, projected needs, and resources is contained within the Disproportionate Housing Needs section of the Assessment of Fair Housing (Section 11.5.5).

To address the remaining needs of homelessness, the City is implementing Program HO-4.D, which includes the following actions:

- Invest funding in outreach services and housing programs, such as interim housing, rapid rehousing, and permanent supportive housing. Utilize metrics-driven approach to ensure programs are performing according to their agreement with the City.
- Continue facilitation of the Rohnert Park Homelessness Roundtable on a regular basis.
- Support the construction, occupancy, and operation of local interim housing.
- Retain homeless services coordinator to manage and oversee City's homeless services program.
- Support regional cooperation efforts to address homelessness, including providing technical assistance and support to City representatives serving on the Sonoma County Continuum of Care (CoC) Board and regularly attending and/or participating in CoC Board and subcommittee meetings.
- Explore additional innovative strategies and programs to better address and end homelessness.
- Additionally, Program HO-2.C will ensure permanent supportive housing and low barrier navigation centers are permitted as a by-right use in all zones where multifamily and mixed-uses are permitted.

⁹ The Press Democrat, *Sonoma County's homeless population increased 5% during pandemic*, May 16 2022

 $^{^{\}rm 10}$ As of the writing of this report, jurisdiction-specific PIT data was not available for 2022



11.5.3 Housing Resources

Housing Assistance Programs

The following programs include federal, state, and locally run programs providing funding for construction, rehabilitation, or rental assistance for very low-, low-, and moderate-income households. This section describes programs utilized by the City and those that may be locally available and potentially applicable within the jurisdiction.

Federal Assistance Programs

The **Community Development Block Grant (CDBG) Program** funds a wide variety of local housing and community development projects that improve the quality of living for lower-income residents whose incomes are less than 80 percent the Area Median Incomes as established by the U.S. Department of Housing and Urban Development (HUD). Sonoma County receives approximately \$1.8 million annually in CDBG funds. The City of Rohnert Park, along with the County and other non-entitlement cities have entered into a Joint Powers Authority (JPA) to create an urban county and pool their CDBG, HOME (see below) and Emergency Solutions Grant (ESG) funds. Each participating city has a seat on the Cities & Towns Advisory Committee, which, along with the Community Development Committee, sets funding policies and makes recommendations for funding awards, which are then approved by the Sonoma County Board of Supervisors. The funds are administered by the Sonoma County Community Development Commission. The City and local developers with projects in participating jurisdictions can apply for CDBG funds through the annual Notice of Funding Availability (NOFA); however, the City is not guaranteed any minimum allocation. CDBG funds can be used for activities that meet one of the following National Objectives:

- Benefits low- and moderate- income persons;
- Aids in the prevention or elimination of blight; and/or
- Meets a need from having a particular urgency (e.g. disasters).

Examples of such activities include the following:

- Housing rehabilitation
- Community and Senior Centers
- Acquisition of real property for affordable housing
- Infrastructure improvements
- Public services
- Accessibility modifications
- Permanent Supportive Housing for people experiencing homelessness
- Homeless Shelters

In recent years, Rohnert Park has used CDBG funding to prepare an ADA Self-Evaluation and Transition Plan and to support an Owner-Occupied Affordable Housing Program.

Home Investment Partnerships (HOME) grants are provided by HUD to fund a wide variety of projects that implement local housing strategies and create affordable housing for low-income households including building, buying, rehabilitating affordable housing, or providing direct rental assistance (Source: HUD). The Urban County receives approximately \$650,000 in HOME funds annually. HOME funds are administered through the same process as CDBG funds (see description above.) The City and local developers with



projects in participating jurisdictions can apply for HOME funds through the annual Notice of Funding Availability (NOFA); however, the City is not guaranteed any minimum allocation. The City can work with affordable housing developers to support applications for these funds that can be used for all aspects of affordable housing development.

Housing Choice Voucher Section 8 (HCV Program) is a major federal program for assisting very low-income families, the elderly, and the disabled to afford decent, safe, and sanitary housing in the private market. To become a participant of the HCV Program, individuals and families must sign up on the Waiting List with the Sonoma County Housing Authority This is a list of people who are waiting to receive rental assistance. Names can only be added to the Waiting List when the list is open, which is approximately every three to five years. While the list is open, 750 applications are randomly selected and assigned a place in line. Once a name reaches the top of the Waiting List, the applicant is interviewed to determine whether they are eligible for the program. Most recently, the Sonoma County HCV Program Waiting List was opened to receive applications from October 1, 2021 – November 1, 2021. If selected, participants may choose any housing that meets the Housing Quality Standards of the program. The Sonoma County Housing Authority (SCHA) pays a housing subsidy directly to the landlord, and the participant pays the difference between the actual rent charged and the amount subsidized by the program. The tenant's share of rent and utilities is typically between 30 to 40 percent of their monthly income. As of 2021, over 400 Rohnert Park households were using HCVs.¹¹

Project-Based Voucher Program is also administered by the Sonoma County Housing Authority (SCHA) and is administered similar to the HCV program, except the voucher is tied to an individual unit, rather than "owned" by the person. Project-based vouchers are an important tool to ensure long-term financial stability of projects serving lower-income persons, especially extremely low-income households. In recent years, SCHA has awarded new project-based vouchers, with priority given to projects with set-aside units for people experiencing homelessness.

The Emergency Solutions Grant (ESG) Program administered by Sonoma County CDC through the same process as CDBG (see description above) provides HUD funds to rehabilitate and operate emergency shelters and transitional shelters, provide essential social services, provide permanent housing solutions, and prevent homelessness.

The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP) which subsidize the interest rates for affordable housing. The San Francisco Home Loan Bank District provides local services within California. AHP grants are awarded annually through a competitive application process to Bank members working in partnership with housing developers and community organizations.

Basic eligibility requirements include having at least 20 percent of units in rental housing reserved for very low-income households and any owner-occupied housing reserved for lower-income households. This program helped facilitate local affordable housing projects, including The Arbors, Tower Apartments, and Vida Nueva.

HUD Section 811/202 Programs provide critical affordable housing to the elderly and persons who experience disabilities. The Section 811 program provides non-profits with funding to develop and operate supportive housing for disabled very- and extremely-low-income persons. The Section 202 program funds development and operation of affordable housing for very low-income elderly households.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPRHA) requires that all eligible HUD Section 236 and Section 211(d) projects which are "at-risk" of conversion to market-rate rental housing

¹¹ HUD, Housing Choice Vouchers by Tract, 2021



through the mortgage prepayment option be subject to LIHPRHA incentives. The incentives include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies.

Low Income Housing Tax Credits (LIHTC) provide state and local LIHTC- allocating agencies the equivalent of approximately \$8 billion in annual budget authority to issue tax credits based on population for the acquisition, rehabilitation, or new construction of rental housing targeted to lower-income households. Several affordable projects in Rohnert Park, including Edgewood Apartments and Arbors Apartments received funding through this program.

National Housing Trust Fund (NHTF) is a federal program administered in California by HCD whereby funds can be used to increase and preserve the supply of affordable housing, with an emphasis on permanent housing for extremely low-income households. Previously, NHTF funding was allocated through the Housing for a Healthy California Program. Beginning in Fiscal Year 2022, the NHTF will be aligned with federal regulations.

Off-Farm Labor Housing Direct Loans & Grants is a federal program administered by the US Department of Agriculture (USDA) Rural Development. This program provides affordable financing to develop housing for year-round and migrant or seasonal domestic farm laborers. Housing construction may be in urban or rural areas if there is a demonstrated need for farmworkers nearby. The rental housing is for very low- to moderate-income farmworkers and their families.

State Assistance Programs

Affordable Housing and Sustainable Communities Program (AHSC) is administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD). The AHSC Program funds land-use, housing, transportation, and land preservation projects to support infill and compact development that reduce greenhouse gas emissions. The AHSC provides grants and/or loans that benefit disadvantaged communities through increasing accessibility of affordable housing, employment centers, and key destinations via low-carbon transportation. Eligible applicants for the AHSC program include localities, public housing authorities, and redevelopment successor agencies, among others.

CalHome Program is administered by HCD and provides grants to local public agencies and nonprofit developers to assist individual first-time homebuyers through deferred-payment loans for down payment assistance and home rehabilitation, including manufactured homes not on permanent foundations, acquisition and rehabilitation, homebuyer counseling, self-help mortgage assistance, or technical assistance for self-help homeownership. The CalHome Program also provides financial assistance for development of multiple-unit ownership projects. Rohnert Park administers CalHome funding to support an Owner-Occupied Housing Rehabilitation Program.

California Emergency Solutions and Housing (CESH) Program is administered by HCD and provides grants to fund a variety of activities to assist persons experiencing or at risk of homelessness. Local governments, non-profit organizations, or designated unified funding agencies can apply for funding to use for housing relocation and stabilization services, operating subsidies for permanent housing, flexible housing subsidy funds, operating support for emergency housing interventions, and systems support for homelessness services and housing delivery systems.

California Housing Accelerator Program is a new HCD program intended to reduce the backlog of shovelready housing projects that have been stuck in financial limbo. Projects which have been funded under other HCD programs and have not been able to access low-income housing tax credits are eligible for the



program. Applications for funding assistance must go through a selective process, giving priority to Tier I "Multifamily Project Tracker" projects, and once selected is provided a forgivable loan. The program is funded by the Coronavirus State Fiscal Recovery Fund established by the federal American Rescue Plan of 2021.

California Housing Finance Agency (CalHFA) operates several programs to help reduce the cost of housing. These programs, funded through the sale of taxable and tax-exempt bonds, provide permanent financing of affordable housing developments, financing for homebuyers, hardship assistance, resources to increase homeownership for Black residents, and grants for the pre-development costs associated with the construction of Accessory Dwelling Units.

Community Placement Plan (CPP) and Community Resource Development Plan (CRDP) Funds. In collaboration with the regional center, the California Department of Developmental Services uses CPP and CRDP funds to develop safe, affordable, and sustainable homes as a residential option for individuals with intellectual and developmental disabilities.

Golden State Acquisition Fund (GSAF) provides funding seeded by HCD's Affordable Housing Innovation Fund to preserve and expand quality affordable and senior housing. Combined with matching funds, GSAF makes up to five-year loans to developers for the acquisition or preservation of affordable housing. Terms for funding include development parameters that require projects to designate units to lower income households. Nonprofit and for-profit developers, cities, counties, and other public agencies within California are all eligible for GSAF financing.

Homekey is administered by HCD and provides grants to local entities for acquisition, rehabilitation and new construction of interim and permanent housing for people experiencing homelessness. Homekey also provides funding for wrap-around supportive services. In December 2021, Rohnert Park was awarded \$14.6 million to build and operate a 60-unit interim housing site at the City-owned lot at 6050 Labath Ave.

Infill Infrastructure Grant Program (IIG) promotes infill development by providing financial assistance for infrastructure improvements necessary for specific residential or mixed-use infill development projects or areas. Criteria for funding include affordability, density, and access to transit. Eligible applicants for the IIG Program include nonprofit and for-profit developers of qualifying infill projects and localities with jurisdiction over qualifying infill areas, among others.

Joe Serna, Jr. Farmworker Housing Grant (FWHG) Program is administered by HCD and finances the new construction, rehabilitation, and acquisition of owner-occupied and rental units for agricultural workers, with a priority for lower income households. Eligible applicants include local government agencies, nonprofit corporations, and cooperative housing corporations, among others.

Local Housing Trust Fund (LHTF) Program is funded through HCD and provides matching funds to local and regional housing trust funds dedicated to the creation, rehabilitation, or preservation of affordable housing, transitional housing, and emergency shelters. Funds may also be used to provide down payment assistance for first-time homebuyers. Housing provided with this funding must provide at least 55 years of affordability for households earning less than sixty percent AMI.

Mobile Home Park Rehabilitation and Resident Ownership Program (MPRROP) is administered by HCD and is used to finance the preservation of affordable mobile home parks by conversion to ownership or control by resident organizations, nonprofit housing sponsors, or local public entities. Eligible applicants include mobile home park resident organizations, nonprofit entities, and local public agencies. Low-income residents of converted parks can apply for individual loans to the entity that has purchased the park.



Multifamily Housing Program (MHP) is administered by HCD and assists in the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. Eligible applicants must have successfully developed at least one affordable housing project.

Predevelopment Loan Program (PDLP) provides predevelopment capital to finance the predevelopment costs of projects to construct, rehabilitate, convert, or preserve assisted housing projects with priority given to developments which are rural, located in the public transit corridors, or which preserve and acquire existing government-assisted rental housing as risk of conversion to market rates. Eligible applicants include local government agencies, nonprofit corporations, and cooperative housing corporations, among others.

Section 811 Project Rental Assistance offers long-term project-based rental assistance funding from the U.S. Department of Housing and Urban Development (HUD) through a collaborative partnership among the California Housing Finance Agency (CalHFA), Department of Health Care Services (DHCS), Department of Housing and Community Development (HCD), Department of Developmental Services (DDS) and California Tax Credit Allocation Committee (TCAC). Vida Nueva in Rohnert Park received a permanent loan and operating subsidy from this program.

Supportive Housing Multifamily Housing Program (SHMHP) provides low-interest loans to developers of permanent affordable rental housing that contain supportive housing units. SHMHP funds may be used for new construction or rehabilitation of a multifamily rental housing development, or conversion of a nonresidential structure to a multifamily rental housing development.

Veterans Housing and Homelessness Prevention (VHHP) Program is implemented by HCD and funds the acquisition, construction, rehabilitation, and preservation of affordable multifamily housing for veterans and their families to allow veterans to access and maintain housing stability. Eligible applicants include affordable housing developers who are partnered with appropriate service providers.

Local Assistance Programs

The Sonoma County Community Development Commission (CDC) was established in 1978 as the County's public housing authority and is Sonoma County's lead agency for housing and homeless programs. The CDC is dedicated to creating homes for all in thriving and inclusive neighborhoods. Rohnert Park has a variety of funding sources for housing projects and homeless service programs, including the Neighborhood Upgrade and Workforce Housing Fund, the Affordable Housing In-Lieu Fee Fund, and the Affordable Linkage Fee Fund. The City funds local housing programs and homeless response, including the Homes for the Essential Workforce Program, as well as homeless outreach, interim housing, rapid rehousing, permanent supportive housing and shared housing programs.

Provisions for a Variety of Housing Types

The following section provides an analysis of zoning and availability of sites for a variety of housing types as required by Government Code Sections 65583(a)(4), (c)(1), and 65583.2(c). The City will bring its Zoning Code into full compliance with State requirements, including those for supportive housing, low barrier navigation centers, and employee housing, through Program HO-2.C: Zoning for a Variety of Housing Types.

Multi-Family Rental Housing

Multi-family rental dwellings such as duplexes and apartments are permitted in the Medium Density Residential (R-M), High Density Residential (R-H), and Mixed-Use (M-U) districts. Other multi-family uses such as fourplexes and multi-story apartments are allowed in the R-H district. Multi-family uses are also allowed in commercial districts (C-O, C-N, and C-R) and the Downtown Mixed Use district (DTM-U) under a Conditional



Use Permit (CUP) subject to Planning Commission approval. Commercial lands are generally located near the City's center, along major thoroughfares, and near amenities.

Housing for Agricultural Employees

Agricultural employees can be and are housed in all types of housing in Rohnert Park, including single-family homes, apartments, and condominiums. Housing specifically intended for farmworkers is permitted in Rural Residential (R-R), Rural Estate (R-E), and R-H districts, and is allowed in the Open Space for Agriculture and Resource Management (OS-ARM) district as an incidental use or under a Conditional Use Permit (CUP) subject to Planning Commission approval. The City's Zoning code does not currently permit agricultural employee housing in all zones where single-family dwellings are allowed consistent with California Health and Safety Code (HSC) Section 17021.5; this is addressed through Program HO-2.C. There are no lands in the City limits designated for agricultural uses.

Emergency Shelters and Low Barrier Navigation Centers

The Rohnert Park Zoning Code defines a homeless shelter as "housing provided as a temporary/emergency shelter for individuals and families to reside while they prepare to move into more stable housing."¹² Small shelters with six or less beds are allowed in any residential or commercial zone. Large shelters with seven or more beds are allowed in any high-density residential or commercial areas. Small and large shelters are allowed when located in conjunction with an existing church or other places of religious assembly.

The City applies written objective standards as allowed by State law, including maximum number of beds, provision of onsite management, proximity to other shelters, length of stay, lighting, and security. Facilities for seven or more persons shall have two off-street parking spaces plus one space for every two employees. The City's standards facilitate the development of emergency shelters and do not impair shelter operations.

Low barrier navigation centers are defined in Government Code Section 65660(a) as "a Housing First, lowbarrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." State law now requires that low barrier navigation centers be allowed by-right in areas zoned for multi-family and mixed-use developments. This includes most land near the City's center, along major thoroughfares and arterials, and near amenities. These zones contain sufficient land to accommodate the City's need for emergency shelter, consistent with requirements implemented by AB 139 and Government Code Section 65583(a)(4)(A). The need to change the City's Code to comply with state law is addressed through Program HO-2.C.

Transitional Housing

The Rohnert Park Zoning Code defines transitional housing as "temporary housing provided for a longer term (generally up to twenty-four months) with varying degrees of support services (e.g., life skills training, financial management, job hunting skills, as well as case management and counseling) to enable homeless persons to successfully transition to and maintain permanent housing".¹³ Transitional housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

Supportive Housing

The Rohnert Park Zoning Code defines supportive housing as "a residential use that provides housing with no limit on length of stay to adults with low incomes having one or more disabilities, including mental illness,

¹² Rohnert Park Municipal Code 17.04

¹³ Ibid.

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HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act." Supportive housing is linked to on-site or offsite services that assist the tenants with the retention of the housing, improving his or her health status, and maximizing their ability to live and, when possible, to work in the community.¹⁴ Supportive housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

AB 2162 amended State law to require that supportive housing be a use that is permitted by-right in zones where multi-family and mixed use development are permitted. This is addressed through Program HO-2.C.

SRO (Single Room Occupancy) Housing

The Rohnert Park Zoning Code defines a single-room occupancy (SRO) living unit facility as "a residential development containing secure rooms, of a smaller size than normally found in multiple dwellings, which are rented to a one- or two-person household" ¹⁵. SRO living units are provided for a weekly or monthly period of time, in exchange for an agreed payment or a fixed amount of money or other compensation. SRO units are permitted in M-U districts and allowed with an administrative permit in R-R, R-E, R-H, and C-R districts.

Manufactured Housing

The Rohnert Park Zoning Code defines manufactured housing consistent with the definition in California Health and Safety Code Section 18007. Manufactured housing is allowed in all residentially designated areas where single-family units are permitted subject only to a certificate of zoning compliance, consistent with the requirements of Government Code Section 65852.3.

Mobile Home Parks

Mobile Home Parks are allowed in the R-M and R-H districts under a CUP subject to Planning Commission approval. This includes land along the City's major thoroughfares and arterials.

Accessory Dwelling Units (ADUs)

ADUs and Junior ADUs are allowed under a certificate of zoning compliance in all residentially designated areas where single-family or multi-family dwellings exist, including the M-U district.

Residential Care Facilities

The Rohnert Park Zoning Code defines a residential care facility (congregate care/assisted living facility) as "a facility providing full-time care, either permanently or temporarily, for those persons unable to live independently, due to age, physical or developmental disability or medical disability"¹⁶. This includes small facilities providing care for six or fewer children or adults housed in a single-family residential unit and large facilities providing care for seven or more children or adults. Small residential care facilities (RCFs) are permitted in all residential areas and large RCFs are conditionally allowed in all residential areas. Small and large RCFs are conditionally permitted in all commercial areas and allowed under an administrative permit in the DDAZ overlay zone. Under Program HO-2.C, the City will establish clear, objective, and transparent requirements for large RCFs.

¹⁴ Ibid.

¹⁵ Ibid.

¹⁶ Ibid.



SB 9 Developments

Under State law, a single-family residentially zoned property is allowed one primary dwelling unit, one ADU, and one JADU, for a total of three housing units. Senate Bill (SB) 9 (Atkins), signed into law by Governor Newsom in 2021, now allows property owners within a single-family residential zone to build two 800 square foot units and/or to subdivide a lot into two parcels, for a total of four units. These provisions apply to 9,200 parcels in Rohnert Park. Market conditions would facilitate new development utilizing these allowances in about 400 of these parcels.¹⁷ Under Program HO-1.D(b), the City will develop objective design and development standards that will assist in the implementation of these provisions.

Conversion Risk of Assisted Housing Developments

At-risk assisted housing developments refer to any existing multi-family, rental housing complexes which receive funding under public programs and are at risk of being converted from low-income housing to market rate housing within ten years of the beginning of the housing element planning period. The conversions can occur due to termination and opting out of programs such as rental subsidies, mortgage repayment, expiration of restricted uses or direct loans. The City of Rohnert Park contains a total of 1,103 deed-restricted affordable units (Table 11-32). Of these, 88 units are at risk of conversion (Table 11-33).

The City will work to preserve affordable units and minimize tenant displacement through the actions in Program HO-3.E and support the acquisition of at-risk units through Program HO-3.C

Project Name	Total	Affordable Units	Deed Restricted				Funding	Affordability	Expiration	Ownership
	Units		ELI	VLI	LI	MI	Sources	Start	Date of Affordability Restrictions	
					Aff	ordab	le Rentals			
Arbors Apartments	56	56	0	22	34	0	LIHTC, HOME, City Loan	2005	2060	Non-Profit Burbank Housing (DBA, Arbors Rohnert Park, L.P.)
Bell Creek Apartments	90	7	0	7	0	0	N/A	2022	2077	Private Bella Creek LLC
Copeland Creek Apartments	171	170	0	17	153	0	LIHTC, City Loan	2008	2062	Non-Profit TRG-Copeland Creek, L.P.
Edgewood Apartments	168	68	0	0	68	0	LIHTC, Revenue Bonds	1996	2026	Private Pine Creek Properties
Magnolia Townhomes	20	7	0	0	0	7	City Loan	2004	2061	Private Toor Enterprises
Muirfield Apartments	24	24	0	0	10	14	City Loan, HUD	1998	2039	Non-Profit Muirfield Apartments, Inc.

Table 11-32 Inventory of Affordable Housing Developments

¹⁷ Terner Center, Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?, July 2021



Park Gardens II	20	3	0	1	2	0	N/A	2008	2038	Private Jeremiah F. O'Sullivan and Sheila M. O'Sullivan
Bell Rohnert Park	232	35	0	0	35	0	N/A	2005	2035	Private Bell Fund VII Redwood Creek, LP
Redwoods at University District	218	218	0	109	109	0	LIHTC	2018	2073	Private Community Resources, Inc.
The Gardens (Santa Alicia)	20	20	0	8	12	0	LIHTC, CDBG, City Loan	1994	2023	Non-Profit Burbank Housing (DBA Santa Alicia Gardens, L.P.)
Tower Apartments	50	49	0	49	0	0	LIHTC, City Loan, HCD Loan	1994	2068	Non-Profit Burbank Housing (DBA Tower 2 Apartments, L.P., and East Cotati Avenue Partners)
Vida Nueva	24	24	0	24	0	0	LIHTC, City Loan	2006	2062	Non-Profit Burbank Housing (DBA Vida Nueva Partners, L.P.)
Willowglen Apartments	36	36	6	12	17	1	LIHTC	2020	2080	Non-Profit Burbank Housing (DBA Willow Glen Partners, LP)
Total -	1129	717	6	249	440	22				
Affordable Rentals										
		1			Mot	oile Ho	ome Parks			
Las Casitas de Sonoma	126	63	0	25	38	0	City Loan	2001	2051	Non-Profit Millennium Housing of CA
Rancho Feliz	297	178	0	59	119	0	City Loan	2003	2058	Non-Profit Millennium Housing of CA
Valley Village	285	114	0	57	57	0	City Loan	2005	2060	Non-Profit Caritas Affordable Housing, Inc.
Rancho Verde	170	Spaces Rent Restricted Af N/A	fordab	le			N/A	N/A	N/A	
Rancho Grande	300	Spaces Rent (Restricted Af N/A			ot Dee	d	N/A	N/A	N/A	



Total - Mobile Homes*	1178	355	0	141	214	0				
				Aff	ordabl	e Owr	nership P	rojects		
Centreville	N/A	2	0	0	2	0	N/A	2007	2052	Non-Profit (Land owned by Housing Land Trust of Sonoma County)
Willowglen (Ownership, Phase I)	N/A	5	0	0	0	5	N/A	2019	2064	Non-Profit (Land owned by Housing Land Trust of Sonoma County)
Willowglen (Ownership, Phase 2)	N/A	16	0	0	8	8	N/A	2021	2066	Non-Profit (Land owned by Housing Land Trust of Sonoma County)
Willowglen (Ownership, Phase 3)	N/A	8	0	0	6	2	N/A	2022	2067	Non-Profit (Land owned by Housing Land Trust of Sonoma County)
Total - Affordable Ownership	N/A	31	0	0	16	15				
Total - All Categories	2307	1103	6	390	670	37				the Rent Anneals Board

*Total of affordable mobile home units and monitoring fees do not include rent-controlled units, as these are monitored by the Rent Appeals Board.

Table 11-33 At-Risk Affordable Housing Units

			C	Deed Re	stricted	ł			Expiration	
Project Name	Total Units			Affordabilit y Start	Date of Affordability Restrictions	Ownership				
Edgewood Apartments	168	68	0	0	68	0	LIHTC, Revenue Bonds	1996	2026	Private Pine Creek Properties
The Gardens (Santa Alicia)	20	20	0	8	12	0	LIHTC, CDBG, City Loan	1994	2023	Non-Profit Burbank Housing (DBA Santa Alicia Gardens, L.P.)
Total At- Risk Affordable Rentals	188	88	0	8	80	0				


Assessed Risk of Conversion

There are two housing developments with units at-risk of conversion, shown in the table above. Edgewood Apartments is owned by a private owner and is at high risk of conversion. The Gardens is owned by a large, stable, mission-driven nonprofit who has already expressed interest in extending affordability and is at low risk of conversion.

Comparison of Replacement and Preservation Costs

Using per-unit estimates provided by local for-profit and non-profit developers, a comparison of the cost replacement and preservation shows that the cost of acquiring and preserving the affordability of at-risk units is cheaper than the replacement of units.

Table 11-34 Comparison of Preservation and Replacement Costs

Fee/Cost Type	Cost per Unit
Preservation	
Acquisition	\$293,486.00
Financing/Other	\$44,022.90
Total Estimated Cost per Unit	\$337,508.90
Replacement	
Land Acquisition	\$34,504.75
Construction	\$469,333.33
Financing	\$75,575.71
Total Estimated Cost per Unit	\$579,413.80
Property Acquisition Costs based on per unit estimates provided by local no costs are assumed to be 15 percent of acquisition and rehabilitation cost; La Report for CA-18-601 in Rohnert Park, 2018; Construction Cost based on est units; Financing and other costs are assumed to be 15 percent of land and c This estimate is provided for the purpose of comparison and understanding value of this project. The actual market value at time of sale will depend on factors.	and Acquisition Cost based on CA CTAC Tax-Exempt Bond Project Staff timates by local developers and assumes development at 800 square foot onstruction costs the magnitude of costs involved and does not represent the precise market

Entities Qualified to Preserve At-Risk Units

Local non-profit organizations include Burbank Housing Development Corporation, BRIDGE Housing Corporation, Satellite Affordable Housing Associates, and MidPen Housing, all of whom have worked in or near Rohnert Park.

Opportunities for Energy Conservation in Residential Development

Rohnert Park adopted California Green Building Standards Code (CalGreen) which includes construction waste reduction and disposal and recycling requirements for residential projects. The CalGreen Mandatory Measures apply to all residential projects and represent the minimum sustainable goals for a project. Local jurisdictions may raise these sustainable goals by adopting a "voluntary" tier of additional requirements. Rohnert Park has adopted most Tier 1 standards, which adds additional requirements beyond the mandatory measures.

Locally, the Sonoma County Energy and Sustainability Division provides resources and information on residential energy conservation, including home retrofits, photovoltaic technology, rebates and incentives for conservation measures, and financing opportunities. Additionally, the Sonoma County Energy Independence Program (SCEIP) is operated by the County of Sonoma and provides financing to property owners to install or upgrade energy and water conserving improvements on their property.



11.5.4 Housing Constraints

A number of factors may constrain the development of housing, particularly housing affordable to lowerincome households. Constraints to the provision of adequate and affordable housing are created by market, governmental, infrastructure, and environmental factors, among others. These constraints may increase the cost of housing or may render residential construction economically infeasible for developers. Housing production constraints can also significantly impact households with low and moderate incomes and special needs.

An analysis of these factors can help in the development of programs that lessen both governmental and non-governmental constraints that affect supply and cost of housing.

Nongovernmental Constraints

In compliance with Government Code §65583(a)(6), the following is an analysis of potential nongovernmental constraints to housing production within Rohnert Park including availability of land, cost of land, cost of construction, financing, and community opposition. While the availability of land and the cost of development may pose constraints to development, stakeholders in the development community expressed that unpredictability of construction costs was the largest constraint to development, including variations in cost of materials and labor shortages.

Vacant Land

Since the City's incorporation in 1962, a majority of the land within the City's boundaries has been developed with residential and uses and commercial/industrial facilities to support the local economy. The City's boundaries were extended every decade until 1999 to include almost 4,400 acres. The availability of vacant land is limited by agricultural greenbelts and reserved open space in the periphery. Concerns about sprawl and infrastructure improvements limit additional annexations. Regionally, frequent wildfire events have limited the availability of suitable vacant lands and have further exacerbated the housing crisis in the region.

Most remaining vacant land in the City is within Specific Plan or Planned Development Areas on the periphery of the City. Most of Rohnert Park's new construction has taken place within new subdivisions.

Land Costs

While land costs are high, they do not pose a significant constraint to the development of housing in Rohnert Park. The average price of vacant land in Rohnert Park is \$690,095 per acre . Large undeveloped lots in Specific Plan areas have lower costs, at approximately \$170,000 per acre, a lower cost than many nearby jurisdictions. The average cost of smaller vacant lots is approximately \$1,036,825 per acre, similar to land costs in nearby jurisdictions. In stakeholder interviews, local developers did not identify the cost of land as a significant constraint.

Construction Costs

The cost of construction depends on the hard costs (cost of materials and labor) and soft costs (architectural, engineering, permit fees and services, development fees, construction financing, and insurance). Hard construction costs are the largest share of a project's total costs, accounting for over 60% for new residential development . It is also influenced by market demand and market-based changes in the cost of materials. The cost of construction depends on the type of unit being built and is largely determined by the quality or type of materials used to produce the unit. The cost of labor ranges from 14% to 40% based on several factors



including housing demand, inflation-induced wage increases, the number of contractors in an area and the unionization of workers .

According to local stakeholders in the development community, hard costs for residential construction typically start around \$400 per square foot. Construction costs vary based on the type of development. Construction costs for stacked flats start as low as \$250 per square foot. Disruptions in supply chains have exacerbated construction costs and further constrained housing development. Stakeholders also expressed that the unpredictability of construction costs was a constraint to the development of housing, especially for projects relying on tax credits or similar affordable housing funding sources. The cost of construction affects the affordability of new housing and is a significant constraint to housing in Rohnert Park.

Financing

The median price of a home in Rohnert Park was \$613,000 in 2022. Although Rohnert Park home prices are lower than the County average, they are still higher than the State average. Both the amount of the down payment and the resulting mortgage payment serve as a constraint to homeownership, especially for first-time and moderate-income homebuyers.

Interest rates are determined by national policies and economic conditions, and there is little that local governments can do to affect these rates. During times of high inflation, interest rates rise; and any increase in rates further reduces the home price prospective homebuyers can afford. Consequently, financing can pose a major obstacle for first-time or moderate-income homebuyers, even for those who might otherwise qualify for a standard loan. Government-insured conventional loan programs are available to reduce mortgage down payment requirements, but many are still unable to afford the monthly payments they would need to pay to buy a home.

Financing is the primary constraint to the development of affordable housing. Although there are many programs to support the construction of affordable housing, these programs are highly competitive and very complex. Proposals are subjected to scrutiny and analysis before consideration, and the process is very slow and can take months to a year for a response. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable. This process adds additional time and administrative burden to housing projects, constraining development. Federal tax credits, which can be sold to investors, provide cash for planning and construction. Low interest long-term loans and HUD loan guarantees also provide financing. Grants are sometimes available, often to support affordable housing directed to specific groups such as farm workers, veterans, seniors and persons experiencing homelessness. These challenges create financing constraints for developers of affordable housing.

Development Trends

Local development trends provide insight into the feasibility of projected development. Requests to develop housing at densities lower than those identified or long development timeframes after receiving project approval may indicate additional nongovernmental constraints to housing development. In Rohnert Park, applicants typically apply for the maximum density allowed in the respective zoning district, both for single family and multi-family projects. The most recently completed multi-family project (Bella Creek), requested a density bonus to exceed the maximum density of 24 dwelling units by 25 percent.

Another potential constraint to housing is the time it takes developers to apply for building permits once they have received the proper land use entitlements. In Rohnert Park, a motivated developer typically applies for a building permit immediately after obtaining entitlements. The City allows developers to apply for building permits at their own risk prior to approval of an entitlement, which some developers take advantage of.



Some developers wait for entitlement approval prior to preparing the architectural plan, which can cause a delay of a few months between entitlement approval and building permit application. Delays between entitlement approval and building permit issuance are rarely a result of City processing delays.

Section 11-3 contains additional analysis of development trends and the analysis used to calculate the realistic capacity of inventory sites.

Community Opposition

Although community opposition may pose a constraint to housing development depending on the type of housing proposed or its location within the City, stakeholders in the development community did not identify community opposition as a significant constraint to housing development in Rohnert Park. Most residents do not express opposition to new development; however, some have expressed concerns about the potential of housing developments to change the character of their neighborhoods, reduce availability of street parking and increase vehicular traffic, especially when the proposed project is higher density. Residents have also expressed concern about the adequacy and availability of infrastructure and transportation facilities to support the level of new growth in the City.

Community concern increases when projects include supportive, transitional, or interim housing types. Because of this, the City prioritizes community engagement throughout the development and planning of projects with these uses.

Community opposition within can also occur during the California Environmental Quality Act (CEQA) review process. Community opposition, whether through the CEQA process or elsewhere in the development process, can add additional review time and cost to the development of housing.

Potential Governmental Constraints

Government Code Section 65583(a) requires that housing elements analyze potential and actual governmental constraints on maintaining, improving, or developing housing for all income levels. Governmental constraints are policies, standards, requirements, or actions imposed by the various levels of government upon land and housing ownership and development. Although federal and state agencies play a role in the imposition of governmental constraints, these agencies are beyond the influence of local government and are therefore not addressed in this document.

General Plan and Zoning Code

Each City and County in California must prepare a comprehensive, long-term General Plan to guide its future. The Land Use Element of the General Plan establishes the basic land uses and density of development within each jurisdiction. The City's General Plan promotes infill development and transit-oriented development, addresses racial, social, and environmental justice, and plans for the future of the City.

The following table describes the zoning districts in Rohnert Park that allow for a variety of residential development types. Depending on the zoning district, the following permitted residential land uses include single family and multi-family dwellings, manufactured homes, duplexes, live/work units, farmworker housing, homeless shelters, residential care facilities, and senior housing (see Table 18 for a complete list).



Table 11-35 Zoning Districts and Descriptions

Zoning Districts and Description	Allowed Density/ Intensity
R-R: Rural Residential. This district is intended for very low-density residential development on large that convey a "rural" or agricultural character. These districts are located at the perimeter of	Up to 2.0 units per acre
the city. R-E: Estate Residential. This district is intended for very low-density residential development on	2.1 to 4.0 units
large estate size lots. This district also is located at the perimeter of the city to provide a transition from the more urban development to the open space/agricultural areas outside the city.	per acre
R-L: Residential-Low Density. This district is intended to promote the development of single-family detached dwellings in a suburban setting.	4.1 to 6.0 units per acre
R-M: Residential-Medium Density. This district is intended for attached and detached single-family housing and duplexes as part of a planned residential development.	6.1 to 12.0 units per acre
R-H: Residential-High Density. This district is intended to permit a wide range of housing types, ranging from single-family attached to multi-family, and are intended for specific areas where higher densities may be appropriate.	12.1 to 30.0 units per acre
DTR-H: Downtown Residential-High Density. This district is located within the Central Rohnert Park PDA planning area as identified in the general plan and is intended to allow for residential development proximate to the downtown area. This district is consistent with the "High Density" general plan designation.	12.1 to 30.0 units per acre
M-U: Mixed Use District. This district allows for the development of integrated centers that combine a supportive mix of land uses, either within the same building or in clusters of buildings	Max FAR 2.0
DTM-U: Downtown Mixed Use District. This district allows for the development of integrated centers that combine a supportive mix of land uses, either within the same building or in clusters of buildings.	Max FAR 2.0
P-D: Planned Development Zoning District. This district is intended to accommodate a wide range of residential, commercial, and industrial land uses, which are mutually-supportive and compatible with existing and proposed development on surrounding properties.	Varies
C-O: Professional/Administrative Office District. This district allows for the development of administrative, financial, business, professional, medical and public offices. Allows residential uses as a part of a mixed use project when located in the same building as a nonresidential use. Allows residential care facilities and senior housing.	Max FAR 1.0
C-N: Neighborhood Commercial District. This district is intended to accommodate businesses that provide goods and services to nearby residential neighborhoods, generally within an area of a one- mile radius or less. Allows residential uses as a part of a mixed use project when located in the same building as a nonresidential use. Allows residential care facilities and senior housing.	Max FAR 0.4
C-R: Regional Commercial District. This district allows operations that provide goods and services that serve the community and outlying areas within an eight to twenty mile radius. Allows residential uses as a part of a mixed use project when located in the same building as a nonresidential use. Allows residential care facilities and senior housing.	Max FAR 0.4
PI: Public/Institutional District. This district allows for schools, government offices, transit sites, religious facilities, and other land uses that have a unique public character, as well as Sonoma State University.	Varies
OS-EC: Open Space for Environmental Conservation. This district includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands.	1 unit per parcel
OS-ARM: Open Space for Agriculture and Resource Management. This district includes orchards and croplands, grasslands, cemeteries, and rural residential areas. It is intended to allow for greenbelts and urban buffers, consisting of open space, park land, and agricultural areas outside urban areas.	1 unit per 20 or 40 acres 1 unit per parcel



Development Standards

The City of Rohnert Park regulates the type, location, and scale of residential and mixed-use development primarily through its Municipal Code. Zoning regulations are designed to protect and promote the health, safety, and general welfare of residents, and to preserve the character and integrity of neighborhoods without acting to exclude protected classes.

The Rohnert Park Municipal Code sets forth specific development standards which designate the allowable density, lot area, setback requirements, floor area ratio, building height, and open space provisions for various types of development. These are outlined in Table 11-36, below. Allowed residential uses by zone are outlined in Table 11-37.

Specific plan areas and other planned development areas contain additional zoning districts and specific development standards. Some planned development areas utilize form-based code to guide development in "transect zones". The intent of these transect zones is to emphasize a soft buffer and gradual transition between adjacent uses and intensities.

The City's development standards utilize smaller minimum lot sizes compared to neighboring jurisdictions and allow increased densities to accommodate a variety of housing types. Lot widths and depths for single-family detached developments are typical for the region to allow for adequate air flow and sunlight. Development standards for multi-family units in many areas allow for greater densities than are allowed by many surrounding jurisdictions in the north bay. Building heights allow for maximum dwelling units on upper stories while maintaining neighborhood scale and visual compatibility. Higher and denser multi-family and mixed-use zones are adjacent to high-transit and commercial downtown areas that promote walkability. The development standards aim to promote high-quality residences that are pedestrian-oriented and located near services. Rohnert Park's development standards do not generally pose a constraint to residential development, and stakeholders did not identify developments standards as a constraint.



Table 11-36 Development Standards by Zoning District

Zoning District	Minimum Lot Size (Sq. Ft.)	Minimum Lot Width (Feet)	Minimum Lot Depth (Feet)	Maximum Residential Density		m Building t (Feet)	Minimum Front Yard Setback	Minimu Yard Se (Fee	etback	Minimum Rear Yard Setback	Minimum Open Space Per Unit	Maximum Floor Area Ratio (FAR)	Maximum Lot Coverage
				(Units/Acre)	Primary	Accessory	(Feet)	Interior		(Feet)	(Sq. Ft.)		(Percent)
R-R	40,000	100	150	1.0	35	12	50	10	20	50	N.A.	N.A.	30
R-E	17,000	100	150	2.0	35	12	25	10	20	25	N.A.	N.A.	40
R-L	5,000	50	100	6.0	35	12	20	5	10	20	N.A.	0.4	50
R-M	3,700	40	80	12.0	35	12	20	5	10	20	500	0.55	40
R-H	10,000	60	100	24.0	45	12	20	5	10	20	400	1.15	40
DTR-H	10,000	60	100	30.0	60	15	20	5	10	20	400	1.15	40
C-0	10,000	60	100	N.A.	45	N.A.	15	10	15	10	N.A.	1.0	50
C-N	10,000	50	100	N.A.	35	N.A.	15	10	15	10	N.A.	0.4	60
C-R	20,000	50	100	N.A.	65	N.A.	15	10	15	10	N.A.	0.4	60
I-L	20,000	100	100	N.A.	45	N.A.	15	10	15	10	N.A.	0.5	60
M-U	10,000	60	100	24	45	12	10	10	10	10	200	1.5	80
DTM-U	10,000	60	100	0 /35	60	12	10	10	10	10	200	1.5	80
PI	10,000	N.A.	N.A.	N.A.	45	N.A.	15	10	15	10	N.A.	0.5	50
OS-	N.A.	N.A.	N.A.	1.0	35	N.A.	N.A.	20	25	N.A	N.A.	N.A.	N.A.
OS-EC	N.A.	N.A.	N.A.	N.A.	35	N.A.	N.A.	20	25	N.A	N.A.	N.A.	N.A.
Source: Cit	y of Rohnert Par	rk Municipal Co	de 17.06, 2022						<u> </u>		I	<u> </u>	



Table 11-37 Allowed Residential Uses by Zoning District

Housing Type	R-R	R-E	R-L	R-M	R-H	C-O	C-N	C-R	M-U	DTM-U	OS-ARM
Accessory Dwelling Unit	Z	Z	Z	Z	Z						
Affordable Housing density bonus	A	A	A	A	A						
Family Care Home/ Community Care											
Small (≤6 persons)	Р	Р	Р	Р	Р						
Large (≥7 persons)	-	-	-	-	С						
Farmworker Housing	Р	Р			Р						P(I) <i>,</i> C
Homeless Shelter (M)											
Small (≤6 persons)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Large (≥7 persons)	-	-	-	-	Р	Р	Р	Р	-	-	
Live/Work (P)							С	с	Р	Р	
Manufactured Housing (Q)	Z	Z	Z	Z	Z						
Mobile Home Park or Subdivision				С	С						
Multi-Family Housing											
Duplexes/ Single-story											
Other	-	-	-	Р	Р	С	С	С	Р	С	
Residential uses as a part of a mixed-use project when				-	Ρ						
located in the same building as a nonresidential use											
Rooming or Boarding House	А	Α			Α			-	-	-	
Single-room occupancy living unit facility or residential	_	_						А	Р	N	
hotel (Z)	_							^	F	IN	
Recovery Facility											
Small (≤6 persons)	Р	Р	Р	Р	Ρ	A	Α	Α			
Large (≥7 persons)	-	-	-	-	С	С		С			
Residential Care Facility											
Congregate Care/Assisted Living	Р	Р									
Small (≤6 persons)	C	c	Р	Р	Р	С	С	С	Α	Ν	
Large (≥7 persons)	-	-	С	С	С	С	C	С	_		
Convalescent Hospital	-	-	-	-	-	C	C	C	A	N	
Senior Housing (Independent Living)			-	-	-	C	С	С	P	С	
Single Family Dwellings	Р	Р	Р	P	С						Р
Source: City of Rohnert Park Municipal Code 17.06 P = Permitted.											
C = Conditionally-permitted by planning commission.											
A = Administrative permit.											
Z = Certificate of zoning compliance. T = Temporary conditional permit.											
I = Uses allowed as incidental to a primary use.											



Specific Plans, Area Plans, and Planned Developments

Specific plans are place-based development plans and policy frameworks that implements the goals and policies of the City's General Plan. The City includes provisions for Specific Plan Zoning Districts in Chapter 17.06 of the Municipal Code. Notable specific plans in Rohnert Park are listed below:

- University District Specific Plan (UDSP): A 300-acre mixed development project including 1,645 residential units of single-family and multi-family housing types, 100,000 sq. ft. of commercial space, 19.8 acres of open space/ parks. The development agreement includes an allocation of affordable housing units for very low-, low-, and moderate-income households. The UDSP affordable housing plan is executed by five corporate owners under multiple development agreements. The UDSP was approved in 2006 and revised in 2014.
- Southeast Specific Plan (SESP): An 80-acre development allowing 475 residential units, 10,000 sq. ft. of commercial space, and a five-acre open space/ park. The residential portion of the SESP is also known as "Willowglen" where at least 15 percent must be set aside for affordable housing. The development allows for a variety of housing including but not limited to duets, apartments, townhomes, and small single-family housing. The SESP was approved in December 2010 and amended twice in 2014 and 2019.
- Northwest Specific Plan (NWSP): A 100-acre development allowing 398 residential units, 458,000 sq. ft. of regional commercial uses, 218,200 sq. ft. of industrial use, 58,400 sq. ft. of mixed-use, 100 hotel rooms, and parks and open space within a 100-acre planning area. The NWSP was adopted in November 2014.
- Northeast Specific Plan: A 112-acre development allowing 1,085 residential units, 16.5 acres of parks and bikeways, and approximately 38 acres of other open space on a roughly 275-acre property. The property is located within the city's sphere of influence in an urban growth boundary area. A draft EIR was released in January 2010, however, the Specific plan has not been adopted as of 2022.
- Central Rohnert Park Priority Development Area (PDA): A 330-acre redevelopment area for a new downtown district centered around transit-oriented development. The plan includes infill development of over 800 units surrounding an existing SMART train station, 450,000 sq. ft. of retail and services, 200,000 sq. ft. of office facilities, 60,000 sq. ft. of public buildings, 130,000 sq. ft. of light industrial, and 8.5 acres of public parks and bicycle and walking pathways. The Central Rohnert Park PDA Plan utilizes form based zoning codes to guide design elements consistent with the City's Downtown District Amenity Zone per Title 17.06 of the municipal code. The City Council adopted the Central Rohnert Park PDA on March 22, 2016. The PDA contains five subareas: Triangle Business, City Center, Station Center, Central Commercial, and Creekside Neighborhood.
- SOMO Village Planned Development: A 175-acre development for 1,750 residential units and 823,000 sq. ft. of commercial, industrial, office, and retail uses. The project utilizes adaptive reuse principles and form-based zoning codes to repurpose existing business facilities. The final development plan was approved in August 24, 2010 and revised with approvals in March 9, 2021. The project will be implemented under seven phases starting with an event center, retail/ commercial, mixed-use, and industrial use and the remaining phases are residential and mixed-use structures.

The City's Specific Plans allow for a variety of housing types including affordable housing, consistent with the City's land use goals. Specific Plans do not pose a constraint to development.

Subdivision Standards

On-site and off-site improvements are made in compliance with the city's design standards and specifications . As a prerequisite for approval of the parcel map, improvements may be required on parcels



outside the subdivision. Some portion of the improvement cost may be reimbursed that is equal to the difference between the cost to install such improvements to serve the developable lot only and the actual improvement cost in conformance to the provision of the Subdivision Map Act. The City's design and improvements ordinance require improvements on street frontage such as curbs, sidewalks, driveways, street trees, streetlights, landscaping, and lifeline infrastructures or connection to utility lines. During deferred improvement, The City can charge the entire cost and expense to the owner including interest from the date of notice of the cost and expense until paid, and facilitate the construction when improvement requirements until the city is ready to issue a permit or other grant of approval for the parcel or an agreement is reached between the subdivider and the city. Prior to development, the owner is required to obtain a certificate of compliance or conditional certificate when the designated remainder is subsequently sold.

The subdivider is required to provide improvement security in the amount of 100 percent of the total estimated construction costs to guarantee the construction and payment to the contractor/subcontractors, and 15 percent of improvements cost for any defective work or labor done. The improvement cost estimate shall provide for total construction costs, 10 percent of the construction cost for contingencies, an increase for projected inflation at the end of construction, and \$25,000 or 5 percent of the estimated construction cost for the enforcement costs.

Improvements for a major subdivision of five lots or greater must be completed within twelve months, while improvements of minor subdivisions of four or fewer parcels are not required unless a building permit or other grant of approval is applied. However, completion of improvements for minor subdivisions may be required within twelve months if it is necessary for public health or safety for the orderly development of the surrounding area.

Parking Requirements

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing land that may otherwise be available for amenities or residential units. The City's Municipal Code establishes residential parking standards, shown in Table 11-38.

Parking exemptions are available in a variety of conditions, including the following:

- Reductions of up to 25% if findings are made indicating that the uses share a common parking area and the demand for parking occurs over different time periods, thereby making the full requirement unnecessary;
- Reductions of up to 25% if a rideshare, transit incentive program, or other transportation system management program is provided;
- Reductions of up to 3 parking spaces or 10% to accommodate required disabled parking; or
- Shared parking that allows for parking on a nearby site.

Residential parking standards do not pose a significant constraint to the development, improvement, and maintenance of housing. Stakeholders have indicated Density Bonus waivers and concessions that allow reduced parking standards flexible parking standards are a helpful mechanism to facilitate affordable housing development, but that it would be more helpful to codify flexible parking standards. The City has addressed this potential constraint through Program HO-2.C(b) to provide clear standards and expectations for potential developers through adopting the parking requirements for multifamily affordable housing from Government Code Section 65915 into the Zoning Code.



Table 11-38Parking Requirements

Type of Residential Use	Required Parking	Additional comments
Single-family Residential (Attached)	2 spaces per unit	One of 2 spaces must be covered, plus 1 space per 4 units for guest parking. SESP requires both parking spaces to be covered except for duplexes.
Single-family Residential (Detached)	2 spaces per unit in a garage	See Section 17.10.070.C for off-street parking requirements when adding or creating additional bedrooms
Multi-family Residential	Studio or 1-bedroom: 1 space/unit 2-bedroom: 2 spaces/unit 3-bedroom: 2.5 spaces/unit	1 additional space per bedroom for units ≥ 4 bedrooms and 1 guest parking space for every 4 units
Multi-family Residential in Central Rohnert Park, Priority Development Area	Studio or 1 BR: 1 space/unit 2BR: 1.5 space/unit 3+ BR: 2 spaces/unit Guest Space: 0.2 spaces/unit	-
Mobile Home Park	1.5 spaces per unit one of which must be covered	
Senior Housing	1 covered space per unit	1 space per 4 units for guest parking
Residential Care Facility	1 per 500 square feet of gross floor area	-
Convalescent Home	1 per 3 patient beds	-
Homeless Shelter, 7 or more persons	2 off-street spaces plus one space for every two employees	
Off-Campus Student Housing	.75 spaces per bedroom unit or occupant, whichever is greater	-
Live/Work	2 spaces per unit	
Source: Rohnert Park Municipal Code 17.0	07.020, 17.16.030, 2022	

Accessory Dwelling Unit Requirements

Development standards for Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) are codified in Rohnert Park Municipal Code 17.07.020(X) and summarized on the City's ADU webpage. ADUs that meet the following development standards require a certificate of zoning compliance and are approved ministerially.

Maximum Square Footage:

- Eight hundred fifty square feet for an ADU with one bedroom or less.
- One thousand square feet for an ADU with two bedrooms or more.
- For an attached ADU over eight hundred square feet constructed on a lot with an existing primary dwelling unit, the total floor area of the attached accessory dwelling unit shall not exceed fifty percent of the floor area of that existing dwelling.

For an attached ADU or JADU:

- The ADU or JADU is within the existing or proposed single-family dwelling or accessory structure. The limits of the "existing structure" may include an expansion of not more than one hundred fifty square feet to accommodate ingress and egress.
- The ADU or JADU has exterior access that is separate from the exterior entrance for the proposed or existing single-family dwelling.



- The side and rear setbacks are sufficient for fire and safety.
- The JADU, if applied for, meets all the requirements for JADUs outlined in this section.

For a lot with a proposed or existing single-family dwelling, one detached ADU shall be permitted when all of the following apply:

- Four-foot side and rear yard setbacks are maintained.
- The total height does not exceed sixteen feet.
- The detached ADU may include a JADU provided all requirements for JADUs outlined in this section are met.

For a lot with an existing multi-family dwelling, not more than two detached ADUs shall be permitted when all of the following apply:

- Four foot side and rear yard setbacks are maintained.
- Total combined floor area of not more than eight hundred square feet.
- The total height limit does not exceed sixteen feet.

Conversion of portions of existing multi-family dwelling structures which are not currently used as livable space (e.g. storage rooms, boiler rooms, attics) shall be permitted to ADUs provided that each ADU complies with state building standards for dwellings. At least one new ADU created from such conversions shall be permitted per existing multi-family structure, up to a maximum of a twenty-five percent increase in the total number of units in the structure.

Development standards for ADUs do not pose a constraint to housing development.

Growth Controls

Rohnert Park has an Urban Growth Boundary (UGB) and Growth Management Program (GMP) in order to prevent urban sprawl, protect community separators, preserve agricultural land and open space, and ensure adequate infrastructure and public services are available for new development.

Rohnert Park voters established a UGB in 2000 and renewed it in 2019. The current UGB prohibits urban development beyond this line. Along with this UGB, the City's GMP plans for an average of one percent annual population growth and coordinates growth with the availability of public services and facilities. The GMP allows for the development of 225 market rate units per year, on average. The GMP allows a "carry over" of allowed permits from year to year. In addition, the following types of housing do not count towards this annual limit:

- Housing that is affordable to low and very-low income households and affordable to
- moderate-income households under the City's inclusionary housing requirements;
- Second dwelling units (accessory dwelling units);
- Conversions of mobile homes or apartments to condominium ownership;
- Rehabilitation, remodel, or replacement of existing housing;
- Model homes (until they receive an occupancy permit);
- Residential infill projects where there is adequate infrastructure and no general plan amendment was required; and



Single-family dwellings on legal lots of record within the July 2000 City Limits that are not within an approved subdivision.

The City conducts an annual review of the program that monitors the population growth rate, RHNA goals, strategic siting of development patterns, infrastructure availability, and land use programs outlined in the General Plan. As of 2022, the City had a residual development cap of 2,745 non-exempt units . Assuming that non-exempt residential development continues at an average rate of 200-300 dwelling units per year, it is unlikely that Rohnert Park would have to begin limiting residential construction within the next decade. Additionally, the types of housing that are not subject to Growth Management Ordinance's trigger cap ensure that the City is able to meet its housing needs for affordable development and its goals for infill development.

These growth controls do not act as a constraint to the development of housing.

Density Bonus Law

Density bonuses provide developers with an increased allowable densities and other incentives or concessions when a certain number of affordable units are included within the development. Existing law provides a calculation of the amount of density bonus for each type of qualified development. Provisions for the application of the State Density Bonus law (Government Code Section 65915) are codified in Rohnert Park Municipal Code 17.07.020(H), as follows:

The density bonus provisions provide that construction of any multi-family development with five or more units which contain any of the following criteria are allowed density bonuses, as further discussed below:

- At least ten percent of the total units are designated for low-income households.
- At least five percent of the total units are designated for very low-income households.
- A senior citizen housing development as defined in Sections 51.3 and 51.12 of the Civil Code, or
- At least ten percent of the total in a condominium project for moderate income households.

The implementation of this program reduces constraints to development. Under Program HO-3.B, the City will study the feasibility of providing a supplemental density bonus program that further incentivizes the provision of units to meet the City's identified housing needs.

Consistency with State Law

Passed in 2016, SB 35 requires the availability of a Streamlined Ministerial Approval Process for developments in localities that have not yet made sufficient progress towards their allocation of the regional housing need. Eligible developments must include a specified level of affordability, be on an infill site, comply with existing residential and mixed-use general plan or zoning provisions, and comply with other requirements such as locational and demolition restrictions. While Rohnert Park has not been subject to these requirements, the City will develop a written SB 35 application process that would be used if the City becomes subject to SB 35 provisions in Program HO-1.D(a).

The Housing Accountability Act (HAA) limits a local government's ability to deny, reduce the density of, or exercise discretion over housing development projects that are consistent with objective local development standards and that contribute to meeting the jurisdiction's housing need. Several recent pieces of legislation strengthen and clarify the HAA. To ensure the City is compliant with the HAA, it will adopt Objective Design and Development Standards in Program HO-1.D(b).



Government Code Section 65940.1(a)(1)(B) includes new requirements for publication and transparency of information related to development standards and fees. Under Program HO-2.A(a) the City will post all requirement information to their website to maintain consistency with these requirements.

Local Processing and Permit Procedures

The City has an applicant-friendly development process for housing development, which begins with an optional pre-application meeting. Most applicants apply for a pre-application meeting, which convenes city staff representatives from a variety of departments and disciplines (e.g. planning, engineering, fire protection, housing and environmental). This allows the project applicant to receive early input related to building plans and make critical adjustments prior to submittal of a formal application.

Once an entitlement application is filed, such as a Site Plan and Architectural Review (SPAR) for an apartment building or a Certificate of Zoning Compliance for an Accessory Dwelling Unit, the project is immediately circulated for review to all the relevant City Departments. Reviews occur on a three-week cycle and comments are returned to the applicant in a timely fashion. The applicant typically has several completeness items to provide and/or review comments to address prior to re-submitting for the second round of review.

For smaller projects (e.g. ADUs), planning entitlements are expeditiously approved at an administrative level and staff works closely with applicants who may be inexperienced in planning and building permit processes. Since planning staff collect review comments from other departments (engineering, fire, etc.), the time between application submittal and building permit issuance can be short if applicants are responsive to comments.

For larger projects, once reviews are complete and the project is ready for review by the Planning Commission and/or City Council the assigned planner will guide the applicant through the public review process. Projects typically require one Planning Commission meeting and only advance to the City Council if appealed.

The grading permit (if needed) and building permit process, also have three-week review cycles. The City's Engineering Division processes grading permits and the City's Building Division processes Building Permits. The Planning Division, Engineering Division and Building Division are all under the umbrella of the Development Services Department, which helps with coordination and processing efficiencies. The City does allow for the early submittal of grading and/or building permit applications (prior to the approval of the planning entitlement). This carries some risk since the Planning Commission may deny the project or request significant changes. However, it is an option that can shorten review times.

Larger residential projects within specific plan and or planned development areas, are usually processed with a development agreement (DA). The DA is typically approved along with the other project entitlements (Specific Plan, tentative map, etc.). DAs are advantageous to developer since they provide for some flexibility related to City requirements. DA provisions are often written to implement affordable housing plans. The provisions ensure that inclusionary housing requirements are met in accordance with the developer's construction timeline. SOMO Village, Willowglen and University District are three examples where a DA was used to require that a certain number of affordable units are provided along with each phase of development.

The Planning Division of the Development Services Department manages the planning permits and entitlements for residential projects. Permitting timelines vary depending on the project's scope of work, and are shown in Table 11-39



Type of Approval or Permit	Typical Processing Time	Approval Authority	Appeal Authority
Administrative Permit	21 days*	Director of Development Services	Planning Commission (PC)
Adjustment	No data ***	Director of Development Services	Planning Commission (PC)
Certificate of Zoning Compliance	37 days	Zoning Administrator	N/A
Conditional Use Permit	90 days*	РС	СС
Development Agreement	120 days**	PC Recommendation CC Approval	
Development Area Plan	120 days	PC Recommendation CC Approval	
Site Plan and Architectural Review	90 days*	PC	СС
Variance	no data***	PC or Director of Development Services	СС

Table 11-39 Timelines for Permit Procedures and Decision-Making Authority

Source: City of Rohnert Park Municipal Code, 2022

* Processing time varies based on applicant response. This represents city processing time assuming a complete application.

** Development agreements are process along with other entitlements (e.g. Specific Plan, Planned Developments)

***The City does not have any recent experiences with variances. The City has an adjustment process in certain zoning districts (e.g. SOMO Village

Planned Development and Downtown area, which allow some flexibility from development standards, without the need for a variance)

Table 11-40 Processing Procedure and Timeframe by Project Type

	Single-family	Multi-family	Subdivision
Application and Permit Type(s)	Development Area Plan Building Permit	Site Plan and Architectural Review Building Permits	Tentative Map Final Map
Estimated Total Processing Time	6 months	8 months	Varies greatly
Estimated Total Fees	\$34,000*	\$2.1 million* (\$28,378 per unit)	Varies (cost recovery model)

Subdivisions vary greatly depending on project size and details

*Building permit only, does not include entitlement permit processing.

Stakeholders have indicated that the permitting process in Rohnert Park is applicant-friendly and are open to discussing unique ideas to facilitate development. The City's processing and permitting procedures do not pose a constraint to development.

Design Review Procedures

Rohnert Park requires review of Site and Architectural Plans for developments proposed in its residential and commercial districts. Required application materials include a site plan, project summary, and building floor plan. More complex projects may need to submit additional materials such as illustrations, three-dimensional images, or photometric analysis. The Director of Development Services reviews the application to determine the level of review required. Single-family homes are exempt from design review. Small scale projects may have certain submittal requirements waived. All Site Plan and Architectural Review applications go to the



Planning Commission for review. The City has a streamlined Design Review Board (DRB) process in SOMO Village and the Downtown zoning districts.

The following factors are considered in the approval, conditional approval or denial of a Site Plan and Architectural Review and Design Review applications:

- The development's general appearance is compatible with existing development and enhances the surrounding neighborhood
- The development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the facade facing the street; and/or the line and pitch of the roof; and
- The development will be located and oriented in such a manner so as to provide pedestrian, bicycle, and vehicle connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.

Stakeholders did not identify design review requirements as a constraint to development. To ensure this does not pose a constraint, the City will development Objective Design and Development Standards for multi-family and mixed-use projects under Program HO-1.D(b).

Building Codes and Enforcement

Building codes are an essential part of planning and development and establish design standards for any building construction to include proper installation of plumbing, mechanical, electrical, and fire safety systems. These standards ensure the health, safety, and general welfare of the public and are necessary for the longevity of life and property without putting any undue constraints on housing development.

The City has adopted the 2019 California Standards Building Code incorporating the National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, the Uniform Residential Code, and the California Fire Code and made a few local amendments to the codes that are necessary for the protection of the health, safety, and welfare of its residents.

In January 2013, the California Building Standards Commission (CBSC) adopted the 2013 California Green Building Standards Code, otherwise known as "CALGreen," which became effective January 1, 2014. CALGreen is California's first green building code and a first-in-the-nation State-mandated green building code. It is formally known as the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. CALGreen establishes mandatory minimum green building standards and includes more stringent optional provisions known as Tier 1(additional requirements beyond mandatory measures and Tier 2(a further increase of the existing requirements). The City of Rohnert Park has adopted the CALGreen voluntary measures at Tier 1 for all new residential and nonresidential construction except for the Energy Efficiency Provisions.

All new residential projects are required to complete and submit a CALGreen as part of the building permit application. CALGreen requirements for new residential buildings development include:

- Installing water-conserving plumbing fixtures and low pollutant emitting materials
- Recycling and reusing a minimum of 65% of non-hazardous construction and demolition waste
- Availability of construction waste management plan during construction
- Moisture content of building materials not to exceed 19%
- Quality insulation installation site inspection



The City's building code requirements address basic health and safety considerations without significantly impacting construction cost. The local amendments and enforcement actions do not pose constraints to the development.

Code Compliance staff work to maintain a healthy, safe, and clean environment and preserve the quality of life that residents and businesses enjoy. Citizens can submit requests for service to Code Compliance Staff via the Reach Rohnert Park portal and associated GoRequest mobile app. Code Compliance staff can also be contacted through its email and phone number. The City has sufficient staff and contractor capacity and responds to reports of substandard housing and tenant complaints within a reasonable timeframe. The City's top priority is to address violations that present an imminent threat to health and safety or the environment. When residents call with tenant complaints, staff will refer to the appropriate agencies and services for assistance.

Development and Permitting Fees

Various permitting fees for housing development, as shown in Table 11-41, are charged by the agencies within the City of Rohnert Park to cover the cost of processing, evaluating, and ensuring compliance. Per Government Code Section 66020, the city is legally required to set permit and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees. These fees are established at the time of imposition or project approval. The City's fee schedule notes that some permit application fees are charged on a fixed fee basis, and some charged as a deposit as initial fees are subject to change during the permit process.

While there is significant variation between different types of permits in different jurisdictions, the fees required by the City of Rohnert Park are generally within the range of fees required by comparable jurisdictions and therefore are not likely to pose a unique or significant constraint to housing development. Fees increase annually by approximately 0.1 percent to 1.5 percent to account for inflation and are typical across other jurisdictions. Fees and fee increases do not pose a significant constraint to housing development.

Item/ Permit Type	Fee*
Pre-Application Conference –	\$ 307
Single-family dwelling, owner-occupied	\$ 217
Concept Plan review	\$ 1,222
Appeals	
City Council	\$ 348 (residents); \$ 1,393 (non-residents)
Planning Commission	\$ 482 (residents); \$ 1,922 (non-residents)
Home Occupation Permit	\$ 104
Environmental Review per CEQA	
Preliminary CEQA Analysis	\$ 5,460
Notice of Categorical Exemption	\$ 350
Initial Study/ Mitigated Negative Declaration	\$ 16,380
Environmental Impact Review	As determined by staff
Notice of Determination	\$ 508
Entitlements	
Development Agreement (including processing and	As determined by staff
amendments)	
Development Area Plan	\$ 11,099
Development Plan	As determined by staff

Table 11-41 Permitting Fees



Preliminary					
Final	¢ c 147				
General Plan Amendment	\$ 6,147				
Site Plan & Architectural Review: Building Remodel					
Commercial/ Industrial	\$ 1,826 (within existing footprint); determined b				
	staff (expanding footprint)				
Residential (>2 units)	\$ 1,638				
Site Plan & Architectural Review: New Structure	A 3 734				
Commercial/Industrial	\$ 2,731				
Residential (≥2 units – Change-in-use)	\$ 2,731				
Specific Plan	As determined by staff				
Preliminary					
Preparation Tentative Map					
Minor (≤ 4 lots)	\$ 4,937				
Major (\geq 5 lots)	As determined by staff				
Variance	\$ 3,088				
• • • • • • • • • • • • • • • • • • • •	φ 3,000				
Modifications/ Waivers					
Condition Modification/Waiver –					
Administrative	\$ 350				
Planning Commission	\$ 1,237				
Subdivision –	4				
Revision to Approved Minor	\$ 1,479				
Extension to Approved Minor	\$ 857				
Revision to Approved – Major	As determined by staff				
Extension to Approved – Major	As determined by staff				
Time Extension to Approved Minor	\$ 217				
-	\$ 217 \$ 857				
Major Other	3 857				
	A 1				
Annexation	As determined by staff				
Assignment –					
Address	\$ 108 (one address)				
	\$ 162 (2-5 addresses)				
	\$ 269 (6-20 addresses)				
Tomporary nowor note address	\$ 429 (21+ addresses)				
Temporary power pole address	\$ 81				
Certificate of Zoning Compliance	\$ 642				
Letter of Public Necessity/Convenience	\$ 538				
Planning review of building permits	As determined at building permit issuance				
Tree Permits –					
Clearance/ Exemption	\$ 248				
Approval for tree removal	\$ 632				
Violation Correction	\$ 642				
Zoning					
Rezoning	\$ 7,951				
Zoning Confirmation Letter	\$ 104				
Zoning Ordinance Text Change	\$ 6,174				
Use Permits					
Administrative Permit	\$ 803				



Conditional Use Permit – Residential (≥ 2 units) and Commercial/ Industrial/ Mixed Use)	\$ 2,731
Temporary Use Permit	
Minor	\$ 162
Major	\$ 1,237
Source: City of Rohnert Park Development Services, 2021	
*Fees represent an initial amount and do not include actual cost of publishing, notic	cing, and other costs of time and materials. A "Reimbursement
Obligation" form is executed in conjunction with any of the above-mentioned fees	in order to recover any outstanding costs (i.e. Fire Department,
Public Works, consultant costs, legal costs, and other public agency fees).	

The City adopted the Public Facilities Financing Plan (PFFP) in 2004, which outlines a comprehensive strategy for managing the costs of capital facilities, maintenance, and services that are impacted by new development. The PFFP establishes fees for new development to fund public infrastructure that is necessary to serve built out in accordance with the City's General Plan and mitigate new development impacts on public infrastructure and facilities. The fees are paid prior to the issuance of building permits that include work that increases a property's use of water, sewer, transportation, or public safety services. Fees are adjusted annually, and the fair share of costs varies based on the land use and the location of the new development. For example, fees charged per single-family dwelling unit are higher than those charged per multifamily dwelling unit, and fees charged to greenfield development are higher than those charged to infill development.

The table below summarizes the 2020 development impact fees charged by the City of Rohnert Park. The average fees for a typical single-family home are \$27,000 per unit and \$17,000 for a multifamily unit.

Location	Single-family	Multifamily	Senior Housing	Assisted Living
Northeast Specific Plan Area	\$33,786	\$21,018	N/A	N/A
University District Specific Plan Area	\$34,267	\$21,132	N/A	N/A
Southeast Specific Plan Area	\$31,018	\$20,073	N/A	N/A
Wilfred Dowdell Specific Plan	N/A	N/A	N/A	N/A
Northwest Specific Plan Area	N/A	\$15,604	N/A	N/A
Stadium Lands Planned Development	N/A	\$15,714	N/A	N/A
Canon Manor Specific Plan Area	\$24,400	\$15,932	\$N/A	\$N/A
Infill West of Highway 101	\$23,570	\$15,176	\$14,433	\$12,137
Infill East of Highway 101	\$21,778	\$14,056	\$13,313	\$11,577

Table 11-42Development Impact Fees

According to the City's nexus study, the costs are reasonable and similar to neighboring jurisdictions. Stakeholders have commented on the transparency of the City's fee schedules, including the ease in working with staff to predict the permitting process and their associated fees. Permitting fees do not pose a significant or unique constraint to housing development in Rohnert Park.

Under HO-2.A(b), the City will make findings for Government Code Section 66001(d)(1) every five years to ensure compliance with AB 602 requirements for new development impact fee studies and resulting fees.

Housing for People with Disabilities

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new multi-family developments to be fully accessible to the physically disabled. Enforcement of ADA requirements is not at the discretion of the City but is mandated under federal law. The provisions of the ADA



applicable to residential uses would apply only to multi-family developments and any residential components of a live-work project in a Commercial Zone.

These regulations provide minimum standards that must be followed to ensure the development of safe and accessible housing.

Under the ADA, cities must reasonably modify policies when necessary to avoid discrimination because of disability, unless they can show that the modifications "would fundamentally alter the nature of the service, program or activity."¹⁸ In general, the law states that local agencies retain their ability to regulate land uses and to apply neutral, non-discriminatory regulations, but are required to make accommodations to allow persons with disabilities an equal opportunity to use and enjoy housing in the community.

The City of Rohnert Park addresses people with disabilities in its reasonable accommodation ordinance¹⁹. This law provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. Any person with a disability, their representative developer, or provider of housing for people with disabilities can make a request. A reasonable accommodation request may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. The development service director or director's designee will review the request and make a written determination within 45 days and either grant, grant with modifications or deny a request for reasonable accommodation. The reviewing authority may impose any conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the City's requirement for approval.

- The written decision to grant or deny a request for reasonable accommodation will be consistent with the Acts and shall be based on the following findings, all of which are required for approval:
- The housing that is the subject of the request will be used by an individual with a disability under the Acts.
- The request for reasonable accommodation is necessary to make specific housing available to an individual with a disability under the Acts.
- The requested reasonable accommodation would not impose an undue financial or administrative burden on the city as "undue financial or administrative burden" is defined in the Acts.
- The requested reasonable accommodation would not result in a fundamental alteration in the nature of a city program or law, including but not limited to land use and zoning, as "fundamental alteration" is defined in the Acts.
- The requested reasonable accommodation will not, under the specific facts of the case, result in a direct threat to the health or safety of other individuals or substantial physical damage to the property of others.

There is no fee to apply for a reasonable accommodation.

The definition of family in the City's Zoning code is "an individual or two or more persons, not including servants, living as a single housekeeping unit." Program 2.C(b) includes an action to bring this definition into compliance with State standards.

¹⁸ Code of Federal Regulations 35.130(b)(7)

¹⁹ Rohnert Park Municipal Code 17.10.080



Residential care facilities for 6 or fewer people are permitted by-right in the R-R, R-E, R-L, R-M, and R-H districts. Residential care facilities for 7 or more people are permitted in the same zones, subject to a conditional use permit. Residential care facilities are allowed in the C-O, C-N, and C-R districts, subject to a conditional use permit.

Rohnert Park's Zoning Code and its implementation do not pose constraints to the provision of housing for residents with disabilities.

Locally-Adopted Ordinances

Rohnert Park's Inclusionary Housing Ordinance was last updated in 2019. Under this ordinance, for-sale residential development project over fifty units must include at least fifteen percent affordable dwelling units, with one half affordable to low-income households and the other half affordable to moderate-income households. A development may also propose an alternative equivalent action, approved at the City Council's discretion. Developers of for-sale residential projects proposing 50 units or less and developers of for-sale residential projects must pay a residential affordable housing in-lieu fee. Developers of all new rental residential development projects must pay a rental affordable housing fee. This ordinance does not pose a constraint to housing development and has been a key instrument in meeting the City's housing needs.

Under Program HO-4.E, the City shall review its Inclusionary Housing Ordinance requirements for rental residential developments with the provisions of Government Code 65850.01 as amended by AB 1505. If necessary, the City shall amend its Inclusionary Housing Ordinance to promote fair housing opportunity and meet housing needs. The City will consider a variety of provisions for its Inclusionary Housing Ordinance, including allowances for alternative equivalents and units that are affordable by design.

The City has a Tree Preservation and Protection Ordinance, codified in Chapter 17.15 of the Municipal Code. Any proposed tree removal which is part of a larger project is processed along with the primary entitlement request, which simplifies and streamlines the approval process. This ordinance does not pose a constraint to housing development.

Environmental Constraints

Government Code Section 65583.2(b)(4) requires the Housing Element to include an analysis of any existing environmental hazards that may constrain housing development within the jurisdiction. The areas surrounding the City of Rohnert Park are subject to various seismic, flooding and fire hazards. These hazards are generally less prevalent within the City. The City has adopted building codes and standards to mitigate risks associated with any identified hazards. The City's General Plan Public Safety Element and 2018 Local Hazard Mitigation Plan provide additional information and mitigation measures. Information on specific environmental constraints is included below.

Seismic and Geologic Hazards

Seismic and geologic hazards are caused by movement of the earth's surface and can include earthquakes, landslides, avalanches, volcanic eruptions, and erosion. Earthquakes are the most likely of these hazards for Rohnert Park since the city's location presents little risk of landslide or severe erosion and there are no mountains or volcanoes nearby.

The Healdsburg-Rodgers Creek fault zone is about five miles east of Rohnert Park, and the San Andreas Fault System is approximately 15 miles west of the city. Seismic activity on these faults can trigger other types of hazards, including:



- Surface rupture: The ground cracks due to an earthquake.
- Ground shaking: The passage of seismic waves causes the ground to shake, causing damage to structures.
- Liquefaction: Loose wet soil loses strength and acts like a liquid during an earthquake, damaging structures built on it.
- Landslides: The shaking of an earthquake causes loose material to slide down a slope.
- Subsidence: The ground surface drops rapidly due to an earthquake.

Rohnert Park implements California's Building Code to ensure structures are designed to sustain seismic events and historically has not sustained much damage during earthquakes, but ground-shaking, liquefaction, and ground settlement could occur. The Rohnert Park Local Hazard Mitigation Plan (LHMP) describes the seismic and liquefaction hazards near Rohnert Park in detail and includes mitigation measures to reduce the risks and damage caused in the event of an earthquake.

Seismic and Geologic Hazards will not impact the City's ability to accommodate its RHNA

Flooding

Flooding results from major rainstorms that cause overflows of streams and may be increased by inadequacies in local storm drain facilities. Flooding may occur in two ways:

- Stormwater may overflow the banks of drainage ways because the water flow exceeds the channel capacity; or
- Stormwater may back up and collect in a low area because it cannot flow into a receiving drainage channel.

The Sonoma County Water Agency (Sonoma Water) manages most of the flood control channels in Rohnert Park, while the City's Public Works Department is responsible for City-owned portions of the stormwater system such as gutters, inlets, catch basins, and pipes.

Floodplain zones in Rohnert Park are defined as 100-year or 500-year flood zones. These flood zones are set by the Federal Emergency Management Agency (FEMA) based on the percentage chance an area has of flooding in any given year. A 100-year flood zone has a 1 percent (or one in 100) chance of a flood occurring in a given year, while a 500-year flood zone has a 0.2 percent (or 1 in 500) chance of flood occurring in a given year. As shown in the LHMP, there are a few isolated areas in Rohnert Park that are within the 100-year flood zone.

The City enforces flood control standards within 100-year flood hazard areas in accordance with the requirements of the National Flood Hazard Insurance Program. In addition to 100-year flood hazard areas, localized, relatively minor flooding occasionally occurs in the city. Areas near channelized portions of Copeland Creek and Hinebaugh Creek are prone to flooding, as well as areas on the west side of the city near the Laguna De Santa Rosa floodplain. Increases in expected precipitation during extreme weather events due to climate change will also increase the potential for flooding in the future. The City's LHMP includes a series of measures to mitigate flooding.

The City has development standards to protect development in flood hazard areas and is currently working with the development community to develop retention basins upstream of the City to mitigate flood risk within the City. These measures may contribute to additional costs for developers but are necessary to mitigate risks and preserve life, safety, and property. These do not affect the City's ability to accommodate its RHNA.







Source: FEMA National Flood Hazard Layer, 2021

Fire Hazard

Wildfires are a regular occurrence in many parts of California, and while Rohnert Park is not technically located in a High or Very High Fire Hazard Severity Zone according to CalFire, the open space and agricultural areas to the east and west can pose a fire risk in the wildland-urban interface (WUI). Strong winds combined with higher temperatures, dry conditions, and variations in precipitation have resulted in recent, nearby fires spreading faster and further as embers travel longer distances.

Hot, dry summers increase the risk of fires starting and spreading quickly, and this risk will increase as the climate changes in future decades. Winter rains can accelerate growth of brushland and grassland that quickly dry out during the summer, creating fuel for fires. Rohnert Park's LHMP includes mitigation measures for reducing risk of wildfire, as does the Sonoma County Community Wildfire Protection Plan (CWPP). While the City has very little area designated as Wildland-Urban Interface, the adjacent hillsides areas surrounding



Rohnert Park and WUI zones are identified to have high wildfire risk with the right conditions such as weather and precipitation .Current mitigation activities include abatement of grassland areas adjacent to and within the City Limits. Fire hazards do not pose a constraint to development.

Sensitive Habitats:

Some areas within the City of Rohnert Park are identified as potential habitat for the California Tiger Salamander (CTS). The Santa Rosa Plain Conservation Strategy (SRPCS) was published in 2005 and provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. In 2011, the designation of critical habitat was revised. Areas that were removed in the revision include the urbanized centers of Santa Rosa, Bennett Valley, Rohnert Park, and Cotati, which are mostly developed and do not contain the characteristics needed to support CTS conservation . Figure 11-17 shows the potential habitat areas for the CTS in Rohnert Park.



Figure 11-17 California Tiger

Source: California Department of Fish and Wildlife, California Tiger Salamander Range, 2021



If a parcel or development area is determined to be near a CTS habitat area, the SRPCS allows off-site mitigation banking though the payment of mitigation fees. The presence of critical habitat areas and the associated mitigation, if required, may add to the cost of residential development but has not posed a significant constraint to development in Rohnert Park.

Infrastructure Constraints

This subsection provides information about the availability of infrastructure to serve new housing and addresses any infrastructure limitations within the City that may affect the development of housing during the planning period. As required, this section includes information on the availability of water, sewer, and dry utilities, and discusses the capacity of distribution facilities and relevant programs and plans to support adequate infrastructure for housing development.

Water

Rohnert Park's water supply comes from three sources: Sonoma County Water Agency, which diverts water from its Russian River system, local groundwater, and recycled water purchased from the Santa Rosa Water Agency (SRWA). The City uses these supplies conjunctively, relying on the Sonoma Water supply during normal and wet years and using groundwater more heavily during drier periods and emergencies. The SCWA depends on the Russian River and two reservoirs, Lake Sonoma and Lake Mendocino. Reservoir levels have dropped significantly between 2020 and 2022. The City also has eight water storage tanks with a total storage capacity of approximately five million gallons.

The City, in collaboration with Sonoma Water and the Groundwater Sustainability Agency, has developed and implemented projects that improve reliability of water supply. Projects currently under development or in progress include the Regional Resiliency Study, Forecast Informed Reservoir Operations, and Aquifer Storage and Recovery. These projects are intended to optimize water connections, recharge groundwater, and provide flexibility in operating the reservoir and better prepare for droughts and floods. Conservation programs, improvement on building and plumbing codes, and landscape design requirements have allowed the City to reduce water demand successfully. Rohnert Park is member of the Santa Rosa Plain Groundwater Sustainability Agency (GSA), a Joint Powers Authority which adopted its required Groundwater Sustainability Plan in late 2021. The City works with SCWA and Sonoma Marin Water Savings Partnership to provide water conservation rebates and educate residents on best water use practices. The City has also prepared an Urban Water Management Plan to better support its land use goals and review of development proposals within the city limits.

Following the declaration of drought emergency in Sonoma County in April 2021, the City of Rohnert Park adopted Stage 1 of its Water Shortage Contingency Plan, which requires residents to reduce water consumption by 20 percent. Even with the dry years ahead, the City of Rohnert Park projects that its water supplies are adequate to meet future demands. There is sufficient water for new housing construction while meeting water demand of current residents. New housing is required to have low-flow plumbing and drought tolerant landscaping.

The largest portion of the City's total water use is attributed to single family residential uses. The City is committed to increasing recycled water and meeting the demands of new landscape irrigation connections. The City mandates that all new developments are designed to accept recycled water. Since 2015, three new parks, several parkway strips, and commercial and multi-family landscapes have been connected to the recycled water system.



The City reviews its water supply sufficiency every five years in its Urban Water Management Plan. The City's adopted 2020 Urban Water Management demonstrates that the City has adequate water supply, under all hydrologic condition to meet the buildout demands of draft General Plan 2040. The City has adequate water capacity to meet its RHNA for the next eight years.

Energy

Power supply in Rohnert Park comes from electric and natural gas services. The City's long-term strategy for managing its GHG emission reduction goals includes converting to a clean, electric power supply and minimizing the use of the natural gas. All the sites included in the City's RHNA strategy have access to both electric and gas infrastructure in the adjacent public right-of-way. The SOMO Village project is unique in that it will be developing all electric residences, consistent with the City's GHG emission reduction goals.

Several communications providers are active in Rohnert Park, including ATT, Comcast, and Sonic. Sonic has high speed fiber-optic cable installed in west Rohnert Park and in the Central Rohnert Park PDA. All the sites included in the City's RHNA strategy have access to communication infrastructure in the adjacent public right of way. The City has adequate energy infrastructure and dry utilities to meet its RHNA.

<u>Sewer</u>

Rohnert Park's sanitary sewer system facilities include over 87 miles of gravity sewer lines, over 10 miles of sewer force mains, 16 inverted siphons, and three pump stations. The City's terminal pump station delivers wastewater to the Santa Rosa's Laguna Subregional Water Reclamation Plant for treatment, recycling, and disposal. The City's sewer system is regulated under the State Water Resources Control Board (SWRCB) General Waste Discharge Requirements (GWDR). Since 2004, the City has been investing in upgrades to its trunk sewer system, its terminal pump station, and its outfall sewer to the Subregional Water Reclamation Plant. The City's contract with Santa Rosa provides it with enough treatment and disposal capacity to also meet the buildout demands of draft General Plan 2040. Because the City has adequate sewer capacity for the 20 year buildout of its General Plan, it has the capacity to meet its RHNA for the next eight years.



11.5.5 Assessment of Fair Housing

Background

The requirement to affirmatively further fair housing (AFFH) is derived from the Fair Housing Act of 1968, which prohibited discrimination concerning the sale, rental, and financing of housing based on race, color, religion, national origin, or sex, and later amended to include familial status and disability.¹ The 2015 U.S. Department of Housing and Urban Development (HUD) Rule to Affirmatively Further Fair Housing and California Assembly Bill 686 (2018) mandate that each jurisdiction takes meaningful actions to address significant disparities in housing needs and access to opportunity. These measures are intended to address disproportionate housing needs of the City's most vulnerable residents, including renters and cost burdened households.

Though housing costs continue to rise and affordable housing is in too short supply, the City of Rohnert Park has made notable efforts in the past several years to promote development of affordable housing, and preserve existing and naturally occurring affordable housing. The Assessment of Fair Housing (AFH) details the efforts and progress that the City has made to promote fair and equitable housing opportunities and highlights remaining fair housing issues to be addressed.

Housing Element Requirements

Under State law, affirmatively furthering fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics." Housing Element law as amended by AB 686 requires that jurisdictions incorporate AFFH into their Housing Element updates, including community engagement and outreach, an assessment of fair housing, identification of housing sites, and goals, policies, and programs that meaningfully address local fair housing issues. The City of Rohnert Park is addressing these requirements through the following means:

- Meaningful Engagement: Meaningful engagement and outreach efforts were conducted throughout the Housing Element process. These efforts and the incorporation of feedback received is detailed in Appendix A.
- Assessment of Fair Housing: This section contains the assessment including the analysis and comparison of local data and regional data, trends, and patterns. This data is supplemented by local knowledge wherever available. The AFH identifies fair housing issues and contributing factors based on the analysis in the five different subsections:
 - 1. Enforcement and Outreach Capacity
 - 2. Segregation and Integration Patterns and Trends
 - 3. Disparities in Access to Opportunity
 - 4. Disproportionate Housing Needs, including Displacement
 - 5. Areas of Concentrated Poverty and Affluence Across Racial and Ethnic Groups
- Identification of Contributing Factors: Factors that contribute to fair housing issues have been identified for each area of the AFH and prioritizes these factors within Table 11-63.



- <u>Summary of Fair Housing Issues</u>: Fair housing issues are summarized in the AFH, along with the description of goals and actions in Table 11-63.
- Sites Inventory: Housing sites identified to meet regional housing needs have been evaluated relative to the components of the AFH. Section 11-3 contains the housing sites information, maps, and the sites analysis. The AFH contains additional analysis of the housing sites relative to the fair housing topics.

Fair Housing Enforcement and Outreach Capacity

Fair housing enforcement and outreach capacity relate to the ability of the City and local fair housing entities to disseminate information related to fair housing and provide outreach and education to ensure community members are well aware of fair housing laws and rights. In addition, enforcement and outreach capacity include the ability to address compliance with fair housing laws, such as investigating complaints and obtaining remedies. While the City does not directly enforce fair housing laws, it does partner with and refer residents to local fair housing and housing legal support organizations.

Compliance with Existing Fair Housing Laws and Regulations

Federal and State laws prohibit intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people make it illegal to discriminate based on a person's protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, the Fair Employment and Housing Act (FEHA)²⁰ and the Unruh Civil Rights Act also make it illegal to discriminate based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, predatory mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression.

Both the Federal and State governments have structures in place to process and investigate fair housing complaints. In California, the Department of Fair Employment and Housing (DFEH) maintains the authority to investigate complaints of discrimination related to employment, housing, public accommodations and hate violence. The agency processes complaints online, over the phone and by mail and provides protection and monetary relief to victims of unlawful housing practices. At a federal level, HUD also processes, investigates, and enforces any complaints in violation of the Federal Fair Housing Act.

Additional State protections include the following:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.
- California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.
- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13)¹ prohibits tenants from being evicted without "just cause," which means that multifamily tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to

²⁰ Government Code Section 12955 et seq



pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% plus inflation up to a 10% maximum cap.

 California Government Code Sections 11135, 65008, and 65580-65589.8 prohibit discrimination in programs funded by the State and in land use decisions.

The City has also passed a number of local ordinances to promote the development of affordable housing and further fair housing. These include:

- Inclusionary Housing Ordinance: In 2019, the City passed Ordinance 936, amending its inclusionary zoning code. Under this law, a developer must ensure 15 percent of its housing units are affordable when constructing for-sale development projects of over 50 units. All affordable for-sale units must be deed restricted for a period of 99 years and affordable rental units for a period of 55 years.²¹
- Affordable Housing Fees: The City requires payment of in-lieu fees from developers constructing forsale developments of 50 or fewer units and multi-family developments of all sizes.²² Additionally, the City collects affordable housing linkage fees for all nonresident developments²³. The fees are used in support of activities to implement the City's adopted Housing Element, primarily for the construction and preservation of affordable housing.
- Density Bonus: Developers will receive a density bonus for the construction of housing projects that include a certain percentage of affordable development.²⁴
- Cap Exemptions: The City's growth management plan imposes a yearly residential development cap but exempts housing designed for vulnerable populations including affordable housing, congregate care, second dwelling units, infill projects, and mobile homes from its cap.²⁵
- Residential Mobile Home Protections: The City has enacted several protections for mobile home residents including a mobile home zoning overlay district²⁶ to allow for easier permitting of this housing type, a rent stabilization law to preserve affordability²⁷, and administrative procedures to limit mobile home conversions²⁸.

Fair Housing Services, Outreach, and Enforcement at a Local Level

The City of Rohnert Park maintains compliance with all Federal and State fair housing laws and is committed to ensuring access to fair housing and services. The City provides information on fair housing and affordable housing on their website, including an inventory of affordable rental and ownership housing in the City, information on how to contact rental property owners, a link to the County-wide inventory of affordable housing, resources for residents experiencing homelessness, and a variety of other fair housing resources, including the following contacts:

- Legal Aid of Sonoma County
- Fair Housing Advocates of Northern California
- HUD (Department of Housing and Urban Development) San Francisco Regional Office
- DFEH (California Department of Fair Employment and Housing)
- Burbank Housing

²¹ Rohnert Park Municipal Code 17.07.020(N)

²² Ibid.

²³ Rohnert Park Municipal Code 3.36

²⁴ Rohnert Park Municipal Code 17.07.020(H)

²⁵ Rohnert Park Municipal Code 17.19

 ²⁶ Rohnert Park Municipal Code 17.06 Article IX
 ²⁷ Rohnert Park Municipal Code 9.70

 ²⁸ Rohnert Park Municipal Code 17.23

Nonnert Fark Municipal Coue 17.23



- 2-1-1 Sonoma County (local resource hotline)
- CA Rural Legal Assistance
- Sonoma County Housing Authority
- North Bay Organizing Project Tenant Hotline

The City primarily distributes this information through its website, but also has flyers available with information in City Hall. Residents who contact City Hall or who come in person to request assistance are directed to the appropriate staff members who will discuss the available resources.

The City of Rohnert Park benefits from local and regional organizations that provide fair housing information, outreach, and enforcement, including their capacity and resources available to them. These organizations include:

- Legal Aid of Sonoma County (LASC): Legal Aid of Sonoma County represents low and very lowincome residents throughout Sonoma County. Their housing practice provides legal assistance regarding public, subsidized (including Section 8 and other HUD subsidized projects) and private housing, fair housing and housing discrimination, housing conditions, rent control, eviction defense, lockouts and utility shut-offs, residential hotels, and training advocates and community organizations. It is important to note that LASC is restricted from representing undocumented clients.
- Department of Fair Employment and Housing (DFEH): The California DFEH is a state agency dedicated to enforcing California's civil rights laws. Its mission targets unlawful discrimination in employment, housing, and public accommodations, hate violence, and human trafficking. Victims of discrimination can submit complaints directly to the department. DFEH is also a HUD Fair Housing Assistance Program (FHAP) agency and receives funding from HUD to enforce fair housing laws.
- Fair Housing Advocates of Northern California (FHANC): Fair Housing Advocates of Northern California is a private 501(c)(3) nonprofit organization with a stated mission of ensuring equal housing opportunity and educating communities on the value of diversity in their neighborhoods. FHANC is also a grantee under HUD's Fair Housing Initiatives Program (FHIP), which means that it receives funding from HUD to assist victims of housing discrimination. FHANC provides fair housing counseling services, fair housing complaint investigation, and assistance in filing fair housing administrative complaints to residents of Sonoma, Solano, and Marin counties. FHANC also offers counseling and education programs on foreclosure prevention and pre-purchase homebuying.

At the County level, the County of Sonoma promotes the preservation and creation of affordable housing and works to affirmatively further fair housing through their own policies, programs, projects, and practices. The Sonoma County Community Development Commission (CDC) was established in 1970 and is dedicated to creating homes for all residents within thriving and inclusive neighborhoods by offering three core services: rental assistance, homeless services, and investment in community and affordable housing projects. The goal is to create housing that is affordable, available, and accessible to the County's low-income and workforce residents.

Every three years, the CDC produces a new Three-Year Strategic Plan to identify its role within the County of Sonoma and to guide its work effort in a rapidly changing environment. The most recent plan, released in August 2019, indicates that "housing instability as measured by rent burdens, over-crowding, and concentrations of poor households in high poverty neighborhoods remains a pressing issue impeding the full recovery of the county and disproportionately impacting communities of color." To address these issues, the CDC has created a strategic plan and fostered a strong team, building trust through proactive engagement and creating pathways to housing and community resources.



Sonoma County also funds non-profit organizations to provide fair housing services such as fair housing advocacy, public education on renter and property owner rights, and assistance in attaining and retaining housing for those who live with a disability.

Complaints, Findings, Lawsuits, Enforcement Actions, Settlements or Judgments Related to Fair Housing and Civil Rights

Federally, Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between January 1, 2013, and March 19, 2021, there were 14 FHEO Inquiries in the City of Rohnert Park which is fewer than 0.5 per inquiries per one thousand people. Of these inquiries, two were on the count of Disability, one on the count of Family Status, one on the count of Sex, and ten were on an undefined count. Six of these inquiries resulted in counts of "Failure to Respond," one in "No Valid Basis," five in "No Valid Issue," and two in "Other Disposition;" there are no outstanding cases.²⁹

Housing Enforcement and Outreach Capacity: Fair Housing Issues and Contributing Factors

The City of Rohnert Park is in full compliance with all applicable fair housing regulations at the State and Federal levels. As discussed above, while the City does not directly enforce fair housing laws, it does disseminate information about and refer residents to local fair housing and housing legal support organizations. Challenges related to fair housing enforcement are primarily due to limited administrative capacity and resources of local fair housing organizations. There is also a continued need for more frequently and widely dispersed fair housing resources so that the right to fair housing is enforced for all residents. In Rohnert Park, the main factors that contribute to fair housing issues related to enforcement and outreach are:

- High-barrier admissions to affordable housing, and occupancy policies and procedures
- Lack of meaningful language access to housing information for individuals with limited English proficiency

Patterns of Integration and Segregation

Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration in the equal distribution of demographic groups within a geographic location or community. This section of the Assessment of Fair Housing will assess the extent of racial and income segregation and integration both on the neighborhood level and between the City and neighboring jurisdictions.

Segregation is partly a result of historical exclusionary zoning practices, which is a practice that either intentionally or unintentionally excludes certain types of land uses and/or races and ethnicities from a given community. Exclusionary zoning was introduced in the early 1900s, often to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. Zoning codes that discriminate on the basis of race and ethnicity are now illegal, however, nearly all communities in the United States have land use patterns that reflect past practices. This can limit the supply of available housing units. In many cities, the implementation of these zoning practices, along with a host of other factors including historical disinvestment in low-income neighborhoods, has resulted in segregation. Currently, most of the land in Rohnert Park zoned for residential use is reserved for single homes, however, Rohnert Park also has the highest percentage of multi-family housing of any jurisdiction in Sonoma County.

²⁹ Original data Received from Sharon Chan at HUD Region 9, 2021. Inquires span from 01/01/2013 - 03/19/2021



Figure 11-18 Zoning Map



Source: City of Rohnert Park GIS Viewer, 2022

Race and Ethnicity

While the City of Rohnert Park's population is over 50 percent white, the percentage of white residents in Rohnert Park has decreased since 2000 and the percentage of residents of all other races and ethnicities has increased (see Figure 11-19 below). In absolute terms, the Hispanic or Latinx population has increased the most while the white population decreased the most.



Figure 11-19 Population by Race, Rohnert Park, 2000-2019



Source: U.S. Census Bureau, Census 2000, 2010; American Community Survey 2019 5-Year Estimates

Compared to the greater San Francisco Bay Area, there is a higher percentage of white residents in Rohnert Park; however, when compared to the rest of Sonoma County, there is a lower percentage of white residents. There is a significantly lower percentage of Asian/API residents in Rohnert Park when compared to the greater Bay Area, however, Rohnert Park has a higher percentage of Asian/API residents when compared to Sonoma County as a whole. Additionally, while Black or African American residents make up six percent of the Bay Area population, they make up a little over two percent of Rohnert Park's population, which is slightly higher than the Sonoma County average (Figure 11-20).



Figure 11-20 Population by Race Rohnert Park and the Region



Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Racial dot maps are useful for examining neighborhood racial segregation within a jurisdiction. Generally, when the distribution of dots does not suggest patterns of clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. The racial dot map of Rohnert Park (Figure 11-21) offers a visual representation of the spatial distribution of racial groups within the jurisdiction. While the City is does not have any areas of significant segregation, there appears to be a higher concentration of Latinx residents in the central and Western portions of the City.



Figure 11-21 Racial Dot Map Rohnert Park, 2020



Source: Source: U.S. Census Bureau, 2020 Census State Redistricting Data Summary File, 2020 Census of Population and Housing

At the regional level, segregation is measured between cities instead of between neighborhoods. Racial dot maps can also be useful for examining racial segregation between different jurisdictions in the region. Figure 11-22 below presents a racial dot map showing the spatial distribution of racial groups in Rohnert Park and nearby jurisdictions. Based on this visual, it appears that Rohnert Park is more racially integrated than neighboring areas. This map also shows a concentration of Asian individuals right outside of the City's boundaries, on the campus of Sonoma State University.



Figure 11-22 Racial Dot Map Rohnert Park and Surrounding Areas, 2020



Source: U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing

The racial isolation index compares each neighborhood's composition to the jurisdiction's demographics. This index ranges from 0 to 1. Higher values indicate that a particular group is more isolated from other groups. The index can be interpreted as the experience of the average member of that group.

Rohnert Park's isolation index of 0.559 for white residents means that the average white resident lives in a neighborhood that is 55.9% white. Non-white racial groups are less isolated and more likely to encounter other racial groups in their neighborhoods. The isolation index values for all racial groups in Rohnert Park for the years 2000, 2010, and 2020 can be found in the table below. Among all racial groups in the jurisdiction, the white population's isolation index has changed the most over time, becoming less segregated from other racial groups.

The Bay Area Average column provides the average isolation index value across Bay Area jurisdictions for different racial groups in 2020. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by racial groups in Rohnert Park. For example, the average isolation


index value for white residents across all Bay Area jurisdictions is 0.491, which is lower than that of Rohnert Park.

	Rohnert Park			
Race	2000	2010	2020	2020
Asian/Pacific Islander	0.062	0.057	0.071	0.245
Black/African American	0.020	0.019	0.023	0.053
Latinx	0.143	0.231	0.327	0.251
White	0.757	0.691	0.559	0.491

Table 11-43Racial Isolation Index Values for Segregation
Rohnert Park and the Region

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

While the racial isolation index measures the segregation of a single group, the dissimilarity index measures segregation between two different groups. Table 11-44 provides the dissimilarity index values indicating the level of segregation in Rohnert Park between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. It also provides the dissimilarity index between white residents and all residents of color in the jurisdiction across three time periods. In Rohnert Park, the highest segregation is between Latinx and white residents. Rohnert Park's Latinx/white dissimilarity index of 0.211 means that 21.1% of Latinx (or white) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

Bay Area Rohnert Park Average Race 2000 2010 2020 2020 Asian/Pacific Islander vs. White 0.128 0.117 0.103 0.185 Black/African American vs. White 0.179* 0.167* 0.145* 0.244 Latinx vs. White 0.159 0.188 0.211 0.207 People of Color vs. White 0.114 0.129 0.156 0.168

Table 11-44Racial Dissimilarity Index Values for SegregationRohnert Park and the Region



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

Finally, the Theil's H Index can be used to measure segregation between all groups within a jurisdiction. This index measures how diverse each neighborhood is compared to the diversity of the whole city. Neighborhoods are weighted by their size, so that larger neighborhoods play a more significant role in determining the total measure of segregation. The index ranges from 0 to 1. A Theil's H Index value of 0 would mean all neighborhoods within a city have the same demographics as the whole city. A value of 1 would mean each group lives exclusively in their own, separate neighborhood.

The "Bay Area Average" column in the table below provides the average Theil's H Index across Bay Area jurisdictions in 2020. Between 2010 and 2020, the Theil's H Index for racial segregation in Rohnert Park increased, suggesting that there may now be more neighborhood level racial segregation within the jurisdiction. However, in 2020, the Theil's H Index for racial segregation in Rohnert Park was lower than the average value for Bay Area jurisdictions, indicating that neighborhood level racial segregation in Rohnert Park is less than in the average Bay Area city.

Table 11-45	Theil's H Index Values for Racial Segregation
	Rohnert Park and the Region

	Rohnert Park			Bay Area Average
Index	2000	2010	2020	2020
Theil's H Multi-racial	0.016	0.020	0.023	0.042

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

The Bay Area is a racially diverse region of over seven million people and more than 100 incorporated municipalities, including the City of Rohnert Park. Racial segregation occurs in every county and metropolitan statistical area³⁰. This includes the City of Rohnert Park and the County of Sonoma, which has the highest percentage of white residents of any county in the Bay Area.

Across the region, white residents are the most segregated group and have less exposure to members of other racial groups than any other racial group has to each other. This is particularly true of jurisdictions within Sonoma County, though the census tracts that run through Rohnert Park experience low to medium levels of segregation and there are no tracts that include 85% or more white populations.

³⁰ Othering & Belonging Institute, Racial Segregation in the San Francisco Bay Area, 2018





Figure 11-23 Levels of Segregation

Source: Racial Segregation in the San Francisco Bay Area, Part 1, Othering & Belonging Institute



Key findings on racial segregation in Rohnert Park from "AFFH Segregation Report: Rohnert Park" prepared by the University of California (UC) Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

- As of 2020, white residents are the most segregated compared to the other racial groups in Rohnert Park as measured by the isolation index. White residents live in neighborhoods where they are less likely to encounter other racial groups.
- Among all racial groups in Rohnert Park, the white population's index value has changed the most over time, becoming less segregated from other racial groups between 2000 and 2020.
- The highest level of racial segregation in Rohnert Park is between Latinx and white residents according to the dissimilarity index; however, this data point is based on a small population size and therefore not necessarily reliable.

Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." People with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. According to 2019 American Community Survey data, 11.9 percent of Rohnert Park residents have a disability of some kind. The most prevalent disability in Rohnert Park is ambulatory difficulty, which affects 5.5 percent of the population (Table 11-46).

Table 11-46Population by Type of DisabilityRohnert Park. 2019

Disability	Percentage of Population
With an ambulatory difficulty	5.5%
With an independent living difficulty	4.4%
With a cognitive difficulty	4.2%
With a hearing difficulty	3.2%
With a vision difficulty	2.4%
With a self-care difficulty	2.0%

Source: U.S. Census Bureau, American Community Survey 2019 5-Year Estimates

Within this population, there are significant differences in disability status by race and ethnicity. Black individuals are far more likely to have disabilities than are Hispanic/Latinx individuals, with the incidence of disabilities among the populations of White and Asian residents in between. It is possible that the small number of Black residents explains some of the disparity (Table 11-47). The share of the population with a disability in Rohnert Park (11.9%) is similar to that of Sonoma County (12%) and slightly higher than that of the Bay Area (10%). There is no significant concentration of residents with a disability within the City (Figure 11-24).

Table 11-47Disability Status by Race and Ethnicity
Rohnert Park, 2019

Race or Ethnicity	Total Population	# with a Disability	% with a Disability
Total Non- Institutionalized Population	42,853	5,080	11.9%
White Alone, Not Hispanic or Latinx	26,142	3,762	14.4%

11. Housing Element



Black or African American Alone*	1,089	271	24.9%
Asian Alone*	2,893	319	11.0%
Hispanic or Latinx (of any race)	11,540	698	6.0%

Source: 2015-2019 American Community Survey 5-Year Estimates

Note: As a result of how ACS Table S1810 disaggregates race and ethnicity data for persons with disabilities, Black and Asian population estimates are reflective of all persons who identify as Black or Asian alone, including those who also identify as Hispanic or Latinx.



Figure 11-24 Population with a Disability Rohnert Park, 2019

Familial Status

American Community Survey data indicates that Rohnert Park has a comparable share of single-person households, a slightly lower share of total family households, and a slightly higher share of single-parent family households compared to both Sonoma County and the Bay Area (Figure 11-26).

11. Housing Element



Figure 11-25 Household Type Rohnert Park and the Region, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

There is no concentration of children in female-headed households within Rohnert Park (Figure 11-26), but the north and west sides of the City have higher proportions of children within married-couple households (Figure 11-27).





Figure 11-26 Percent of Children in Female-Headed Households Rohnert Park, 2019





Figure 11-27 Percent of Children in Married-Couple Households Rohnert Park, 2019

Income

Household income is the principal factor in determining a household's ability to balance housing costs with other basic life necessities. Households with lower incomes are limited in their ability to balance housing costs with other needs, and often face additional barriers when seeking adequate housing. While economic factors that affect a household's housing choice are not a fair housing issue per se, the relationships among household income, household type, race/ethnicity, and other factors often create misconceptions and biases that raise fair housing concerns.

Identifying geographies and individuals with a low- to moderate- income (LMI) is an important tool to overcoming patterns of segregation. HUD defines LMI areas as a census tract or block group where over 51 percent of the population is LMI (based on HUD income definition of up to 80 percent of the area median income).

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the largest income gap between the highest-and lowest-income households in the state.

In Rohnert Park, 45.7 percent of households earn more than the Area Median Income (AMI). This income group is smaller in Rohnert Park than in Sonoma County as a whole and the greater Bay Area. Rohnert Park's



share of low-income and median-income households is above the rest of Sonoma County, however its share of very-low income (31-50% AMI) households is comparable. Rohnert Park households in the extremely low-income category (0-30% AMI) is 2.7 percent higher than Sonoma County and 1.6 percent less than the Bay Area average. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into these lower AMI categories due to relatively stagnant wages in many industries.

The AMI in Rohnert Park in 2019 was \$71,585. This means that a very low-income family of four should pay no more than \$1,073.77 (30% of income) in monthly rent for it to be considered affordable by federal standards.



Figure 11-28 Households by Household Income Level Rohnert Park and the Region, 2017

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

The income demographics in Rohnert Park for the years 2010 and 2015 can be found in Table 11-48 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Rohnert Park had a lower share of very low-income residents than the Bay Area, a higher share of low-income and moderate-income residents, and lower share of above moderate-income residents.



	Rohnert	Park	Bay Area
Income Group	2010	2015	2015
Very Low-Income (<50% AMI)	25.26%	27.38%	28.7%
Low-Income (50%-80% AMI)	19.2%	19.29%	14.3%
Moderate-Income (80%-120% AMI)	21.14%	19.94%	17.6%
Above Moderate-Income (>120% AMI)	34.4%	33.39%	39.4%

Table 11-48 Households by Income Group **Rohnert Park and the Region, 2015**

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

The income dot map of Rohnert Park in Figure 11-29 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower; conversely, when clusters are apparent, the segregation measures may be higher as well. This map shows a slight concentration of very low- and low-income households in the central Rohnert Park area where there are more apartments and homes tend to be older.



Figure 11-29 Income Dot Map Rohnert Park, 2015



Source: 2011-2015 American Community Survey (ACS)

The isolation index values for all income groups in Rohnert Park for the years 2010 and 2015 can be found in Table 11-49 below. Above moderate-income residents are the most isolated income group in Rohnert Park. Rohnert Park's isolation index of 0.387 for these residents means that the average above moderate-income resident in Rohnert Park lives in a neighborhood that is 38.7% above moderate-income. Among all income groups, the above moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Like the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 11-49 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.



	Rohnert	Park	Bay Area Average	
Income Group	2010	2015	2015	
Very Low-Income (<50% AMI)	0.234	0.275	0.269	
Low-Income (50%-80% AMI)	0.189	0.148	0.145	
Moderate-Income (80%-120% AMI)	0.215	0.171	0.183	
Above Moderate-Income (>120% AMI)	0.382	0.430	0.507	
Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Sun Data.	nmary Data, ACS 5-Year 2006	5-2010 Low- and	Moderate-Income Summary	

Table 11-49Income Group Isolation Index Values for Segregation
Rohnert Park and the Region, 2015

Table 11-50 below provides the dissimilarity index values indicating the level of segregation in Rohnert Park between lower-income households (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). Segregation in Rohnert Park between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 11-50 shows dissimilarity index values for the level of segregation in Rohnert Park between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Like other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

In 2015, the income segregation in Rohnert Park between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions. This means that the lower-income residents are less segregated from other residents within Rohnert Park compared to other Jurisdictions in the region.

Table 11-50 Income Group Dissimilarity Index Values for Segregation Rohnert Park and the Region, 2015 Rohnert Park

	Rohnert Park		Bay Area Average	
Income Group	2010	2015	2015	
Below 80% AMI vs. Above 80% AMI	0.176	0.134	0.198	
Below 50% AMI vs. Above 120% AMI	0.257	0.210	0.253	
Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.				

Deed-restricted affordable housing helps to meet the needs of lower-income households but can serve to further contribute to segregation by income group. There are multiple rental housing projects in the City that include deed-restricted affordable units. These include:

- Copeland Creek Apartments, 170 affordable homes, Seniors, 2007
- Edgewood Apartments, 68 affordable homes, Family, 1996
- Magnolia Townhomes, 7 affordable homes, Family, 2004
- Muirfield Apartments, 24 affordable homes, People with Disabilities, 1998



- Park Gardens II, 3 affordable homes, Family, 2008
- Bell Rohnert Park, 35 affordable homes, Family, 2005
- Redwoods at University District, 218 affordable homes, Family, 2020
- The Gardens (Santa Alicia), 20 affordable homes, Family, 1996
- Tower Apartments, 49 affordable homes, Family, 1994
- Vida Nueva, 24 affordable homes, Family, 2006
- Willowglen Apartments, 36 affordable homes, Family, 2020

As shown in Figure 11-30, there is a slight concentration of these housing developments in proximity to jobs, transit, and other resources. The affordable homes captured in this figure is from the California Housing Partnership's Preservation Database, an inventory of federal- and state-subsidized affordable rental properties and may not include all locally created affordable housing properties.



Figure 11-30 Map of Existing Affordable Housing Projects Rohnert Park and Surrounding Area

Source: Rohnert Park (city): Benefits of Affordable Rental Housing, California Housing Partnership



Key findings on income in Rohnert Park from the "AFFH Segregation Report: Rohnert Park" conducted by the UC Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

- Above moderate-income residents are the most segregated compared to other income groups in Rohnert Park. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the low-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.
- Segregation between lower-income residents and residents who are not lower income has decreased between 2010 and 2015. In 2015, the income segregation in Rohnert Park between lower-income residents and other residents was lower than the average Bay Area jurisdiction.
- When compared to other jurisdictions in the Bay Area, Rohnert Park has a similar share of very lowincome residents, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

Poverty

Poverty thresholds, as defined by the Census Bureau, vary by household type but remain constant throughout the country and do not correspond to Area Median Income. Approximately 12.2% of Rohnert Park residents were determined to be living below the poverty level.³¹

Across the region, state, and country, people of color are more likely to experience poverty and financial instability due to the lasting impacts of historical housing and social policies that have excluded them from opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Rohnert Park, Black or African American residents experience the highest rates of poverty, followed by Other or Multiple Races (Table 11-51).

Table 11-51Poverty Status by RaceRohnert Park, 2019

Racial / Ethnic Group	value
Black or African American (Hispanic and Non-Hispanic)	24.1%
Other Race or Multiple Races (Hispanic and Non-Hispanic)	15.5%
Asian / API (Hispanic and Non-Hispanic)	14.8%
Hispanic or Latinx	12.5%
White, Non-Hispanic	11.4%
White (Hispanic and Non-Hispanic)	10.8%
American Indian or Alaska Native (Hispanic and Non-Hispanic)	0.0%
Source: American Community Survey, 2019 5-Year Estimates	

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI ("extremely low income"). In Sonoma County, 30 percent AMI is equivalent to the annual income of \$35,650³² for a family of four. There is no concentration of poverty within the City (Table 11-51), and segregation by poverty has decreased since 2014 (Figure 11-32).

³¹ American Community Survey 2019 5-Year Estimates

³² HCD, State Income Limits for 2022



Figure 11-31 Population by Poverty Status Rohnert Park 2019









Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)

The U.S. Department of Housing and Urban Development (HUD) has determined that whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, white communities." HUD defines census tracts with a majority non-White population (greater than 50 percent) that have either a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower, as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). There are no R/ECAPS in the City of Rohnert Park.

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence should also be analyzed to ensure housing is integrated, a key to fair housing choice. Scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States. Based on their research, RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is \$125,000 or greater. There are no RECAAs in Rohnert Park.

In February 2017, the California Fair Housing Task Force (Task Force) was tasked with creating a map that more effectively reflects that level of racial and ethnic diversity in many parts of California. The map that



filters areas that are both non-whites racially segregated and high poverty. Census tracts and rural block groups that have both a poverty rate of over 30 percent and that are designated as being racially segregated are categorized by this statewide standard as "High Segregation and Poverty." There are no Block Groups of High Segregation and Poverty in Rohnert Park.

Integration and Segregation: Fair Housing Issues and Contributing Factors

Rohnert Park has no significant fair housing issues related to segregation and integration and is more integrated than most areas nearby and in the region. There is a slight concentration of lower-income households in central Rohnert Park. The following factor contributes to this issue:

Location of existing affordable housing

Disparities in Access to Opportunity

Racial and economic segregation can lead to unequal access to opportunities within community such as access to high performing schools, good paying jobs, public transportation, parks and playgrounds, clean air and water, public safety, and other resources. This generational lack of access for many communities, particularly people of color and lower income residents, can result in poor life outcomes including lower educational attainment, higher morbidity rates, and higher mortality rates.

This section of the Assessment of Fair Housing will identify socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact certain communities in Rohnert Park.

Resource Areas

The TCAC Opportunity Areas 2022 Composite Score assess the level of resources related to education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors in neighborhoods across the City. The Composite Score, an index that weighs all these factors, indicates that every neighborhood in Rohnert Park falls into a census tract that is categorized as Low or Moderate Resource. Because census tract boundaries do not align neatly with city limit lines, these composite scores are influenced by activity happening in areas of the census tracts that fall outside of Rohnert Park city limits.





Figure 11-33 TCAC Opportunity Maps Composite Score Rohnert Park 2022

Over two-thirds of those living in Moderate Resource Areas are white, while only half of those living in Low Resource areas are white. There are roughly 17% more Hispanic or Latinx residents living in Low Resource Areas than in Moderate Resource Areas (Figure 11-34).

Source: TCAC/HCD Opportunity Area Maps, 2022





Figure 11-34 Population Living in Resource Areas by Race Rohnert Park 2019

Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

Education

2021 TCAC Opportunity Areas Education Scores shown in Figure 11-35 provide an index for measuring the level of educational outcomes within a census tract. The higher the score, the more positive the outcomes. Most census tracts that intersect through Rohnert Park score between 0.25 – 0.50 (light yellow) and two tracts ranks less than 0.25 (orange) indicating slightly less positive education outcomes across the City.



Figure 11-35 TCAC Opportunity Areas Education Score by Tract, 2021



Source: HCD AFFH Data Viewer

Kindergarten through high school (12th grade) education within the City of Rohnert Park is provided by the Cotati-Rohnert Park Unified School District which serves 5,766 students from Transitional Kindergarten to Grade 12 in its eleven schools.³³ The City is also close to two higher education institutions, Sonoma State University and Santa Rosa Junior College which offer various certificate and degree programs.

The California School Dashboard calculates the number of Socioeconomically Disadvantaged students in a district based on the number of students who are eligible for free or reduced priced meals or have parents/guardians who did not receive a high school diploma. In the Cotati-Rohnert Park Unified School District, 46.2 percent of students fall into this category (Table 11-52). The District has an enrollment of 5,766 students, 46 percent being socioeconomically disadvantaged and 17 percent being English learners. The largest racial/ethnic group is Hispanic with 43.5 percent.

Cotati-Rohnert Park Unified School District, 2019			
Student Group	Total	Percentage	
English Learners	986	17.20%	
Foster Youth	29	0.50%	
Homeless	22	0.40%	
Socioeconomically Disadvantaged	2,641	46.20%	

Table 11-52 Student Demographics Cotati-Rohnert Park Unified School District

³³ California School Dashboard, Cotati-Rohnert Park Unified, 2019



Students with Disabilities	730	12.80%		
Race/Ethnicity	Total	Percentage		
African American	108	1.90%		
American Indian	38	0.70%		
Asian	171	3.00%		
Filipino	63	1.10%		
Hispanic	2,489	43.50%		
Pacific Islander	27	0.50%		
Two or More Races	366	6.40%		
White	2,206	38.60%		
Total Enrollment 5,468				

The California Assessment of Student Performance and Progress from 2018-2019 for all grades shows that the school district scores for Level 4 (Exceeds) is higher than for the County and State for English Language. The Math scores are lower than both the County and State.

Table 11-53English Language Arts/Literacy DistributionCotati-Rohnert Park Unified School District, 2018-2019

Achievement Level	State of California	Sonoma	Cotati-Rohnert Park Unified
Mean Scale Score	N/A	N/A	N/A
Standard Exceeded: Level 4	22.48 %	20.03 %	16.02 %
Standard Met: Level 3 ⁽¹⁾	28.62 %	30.37 %	30.04 %
Standard Nearly Met: Level 2	22.28 %	23.77 %	24.96 %
Standard Not Met: Level 1	26.63 %	25.84 %	28.98 %

Source: California Assessment of Student Performance and Progress

Table 11-54Mathematics Achievement DistributionCotati-Rohnert Park Unified School District, 2018-2019

Achievement Level	Cotati-Rohnert Park Unified	Sonoma	State of California
Mean Scale Score	N/A	N/A	N/A
Standard Exceeded: Level 4 ⁰	10.23 %	16.35 %	19.69 %
Standard Met: Level 3 ⁽¹⁾	19.99 %	21.59 %	20.04 %
Standard Nearly Met: Level 2 1	29.32 %	27.52 %	25.41 %
Standard Not Met: Level 1 ⁽¹⁾	40.45 %	34.54 %	34.86 %

Source: California Assessment of Student Performance and Progress

Access to Healthy Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the latest version of CalEnviroScreen, a tool that uses environmental, health, and socio-economic indicators to map and compare community environmental scores. A community within the 75th percentile or above is one with higher levels of pollution and/or has other negative environmental traits and is considered a



"disadvantaged community." In previous years, one census tract in Rohnert Park has been designated as a disadvantaged community (the orange track shown in Figure 11-36). As of October 2021, Rohnert Park contains no census tracts within the 75th percentile and therefore does not contain any disadvantaged communities by COEHHA metrics.



Figure 11-36 CalEnviroScreen 4.0 Percentiles Census Tract, 2021

Source: CalEnviroScreen 4.0, 2021 - Tract

The California Healthy Places Index (HPI) combines 25 community characteristics, like access to healthcare, housing, education, and more, into a single indexed HPI score. The healthier a community, the higher the HPI score. The HPI applies a positive frame focusing on assets a community has have they can build on, rather than what is lacking. According to this index, Rohnert Park has healthier clean environmental conditions than 81.2% of other California Cities/Towns. Rohnert Park's Ozone quality scores particularly highly on this index in the 96.2 percentile.



Table 11-55Clean Environment ConditionsRohnert Park and California

Clean Environment

This City / Town has healthier clean environment conditions than **81.2%** of other California Cities / Towns.

Indicator	Value	Percentile Ranking
Diesel PM	0.136 kg/day	29.5
Drinking Water Contaminant	s 402	61.9
Ozone	0.032 ppm	96.2
PM 2.5	7.64 µg/m²	66.7 🗾 🗖 🔊

Source: The California Healthy Places Index (HPI)

Transportation

Public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are more likely to be public transit-dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit must provide a link between job opportunities, public services, and affordable housing to help ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

~

Sonoma-Marin Area Rail Transit (SMART) is the San Francisco Bay Area's newest transportation option for travel, offering passenger rail service in Sonoma and Marin counties. SMART's rail corridor includes 11 stations, from the Sonoma County Airport to Larkspur. The Rohnert Park Station is located at 900 Enterprise Drive, which is the intersection of Seed Farm Drive and Enterprise Drive. In the future, SMART service will be extended to Windsor, Healdsburg, and Cloverdale, and provide 70 miles of passenger rail service, connecting SMART passengers with jobs, education centers, retail hubs and housing along the Sonoma-Marin corridor, and a bicycle-pedestrian pathway.

Bus service in Rohnert Park is provided by Sonoma County Transit (SCT), Golden Gate Transit (GGT), and Paratransit. Sonoma County Transit is the primary transit provider for all Sonoma County jurisdictions; it provides regularly scheduled fixed-route service to major activity centers and transit hubs within the City limits. Four Sonoma County Transit routes serve the City of Rohnert Park. Route 48/48X travels daily between Santa Rosa and Petaluma and serves Rohnert Park and Cotati (on Old Redwood Highway). Route



48X is an express route deviation of Route 48 that bypasses the Rohnert Park and Cotati neighborhoods along Adrian Drive. On weekdays, local Route 26 travels between Sebastopol and Sonoma State University, serving the Cotati Park & Ride lot on the west side of US 101 along the way. Route 10 offers local service between Old Redwood Highway in Cotati and Rohnert Park's shopping areas, Sonoma State University and, on school days, to Rohnert Park primary and secondary schools. Route 44 provides daily service between Petaluma, Cotati, Rohnert Park, and Santa Rosa. All routes operate on approximately 45- to 90-minute headways. Sonoma County Transit staff indicated that all service routes in Rohnert Park operate well within maximum capacity levels.



Figure 11-37 Sonoma County Transit System Map

Source: Sonoma County Transit, 2022

Golden Gate Transit Routes 72, 80, and 101 serve Rohnert Park with stops located at either the nearby Cotati Hub or the St. Joseph's Park and Ride. Commute service to and from San Francisco is provided weekdays in the morning and evening hours at approximately one-hour intervals between 4:00 and 9:00 AM and 6:00 and 10:00 PM, with stops in various communities along the US 101 corridor including Santa Rosa to the north and various cities in Marin County to the south. Weekend service is provided hourly between approximately 4:00 AM and 10:00 PM. No capacity issues have been identified on existing service routes.

Paratransit, also known as dial-a-ride or door-to-door service, is available for those that are unable to independently use the transit system due to a physical or mental disability. Individuals must be registered



and certified as ADA eligible before using the service. Paratransit operators are required by the ADA to service areas within three-quarters of a mile of their respective, public fixed-route service. Volunteer Wheels serves as the ADA paratransit operator for Sonoma County Transit and the City of Rohnert Park. Service hours are Monday through Friday from 5:00 AM to 11:00 PM and Sunday and Sunday from 7:00 AM to 9:00 PM. Ride reservations can be scheduled daily. The cost for a ride depends on fare zones. For riders traveling only within a single fare zone, a ticket costs \$3.00. Additional "zone" tickets are required for each additional fare zone travelled, costing \$1.20 to \$1.80 per additional zone.

SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and can transport two wheelchair passengers at a time on each bus. In addition, the agency offers half-priced fares to youth between the ages of five and 18, senior passengers 65 years and over, Medicare card holders, children under the age of five, U.S. veterans, college students, and disabled passengers with identification.

The County of Sonoma partners with several public and nonprofit agencies to provide senior transportation support. This includes the Medical Transportation Management (MTM), Non-Emergent Medical Transportation (NEMT), Sonoma County Area Agenda on Aging, Center for Volunteer and Nonprofit Leadership, and others.³⁴ There are also volunteer driver programs currently supported by the Area Agency on Aging.

In June 2018, Sonoma County Transit began its first "Fare-Free." This program has resulted in a significant increase in ridership on the "Fare-Free" routes, with some riders citing the ease of boarding without needing to plan for paying for a ride or purchasing a pass as an attraction.

The California Health Places Index (HPI) uses Active Commuting and Automobile access as indicators of healthy transportation conditions in a jurisdiction. Rohnert Park has healthier transportation conditions than 42.4% of other California cities according to this index (Table 11-56). The rate of Active Commuting in the City is low but still within the 60.1 percentile.

Table 11-56Transportation ConditionsRohnert Park and California



Source: California Healthy Places Index

³⁴ PartnershipHP.Org



Sonoma County Transportation Authority (SCTA) outlines current and future options for public transit in their Comprehensive Transportation Plan, Moving Forward 2050. This public document is updated every five years to ensure the plan is relevant and meets community needs. In the most recent update, released in September 2021, SCTA outlines "Equity Priority Communities" and "2020 Caltrans Active Transportation Program Disadvantaged Communities." There is one small section of northern Rohnert Park that falls within an Equity Priority Community area as identified using MTC Plan Bay Area criteria; however, there are no identified 2020 Caltrans Active Transportation Program Disadvantaged Community area program Disadvantaged Communities."



Figure 11-38 Equity Priority Communities Sonoma County

The Plan suggests that rising transportation costs impact household incomes and affordability throughout Sonoma County. The Center for Neighborhood Technology (CNT) estimates that transportation and housing costs together accounted for over 50 percent of household incomes in our county. Reducing household transportation costs will increase countywide affordability and improve quality of life in Sonoma County.

Economic Development and Job Access

The TCAC Opportunity Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

11. Housing Element



- Poverty: Percent of population with income level above 200% of federal poverty line
- Adult Education: Percent of adults with a bachelor's degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Job Proximity: Number of jobs filled by workers with less than a BA that are all within a given radius of each census tract
- Median Home Value: Value of owner-occupied units

A score of less than 0.25 (orange) is considered a less positive economic outcome, while scoring greater than 0.75 (dark green) indicates greater access to economic opportunities. Most of Rohnert Park scores in the lowest quartile by these metrics.



Figure 11-39 TCAC Opportunity Areas Economic Scores

Source: TCAC Opportunity Areas, 2021

Good access to FDIC-regulated banks reduces the likelihood of discrimination in lending and credit services as well as predatory lending practices that further racial and socio-economic inequities. Rohnert Park has the third largest population of all jurisdictions in Sonoma County as well as one of the largest proportions of minority populations. The City has eight FDIC-regulated full-service brick and mortar bank branches, providing good access to banks (Table 11-57). In addition to these institutions, the City is serviced by the Rohnert Park branch of Redwood Credit Union, a local member-owned credit union established in 1950.



Municipality	Population ⁵	% Minority	FDIC-Regulated Full-	FDIC-Regulated Non-
municipanty	· opulation	Population	Service Brick and Mortar Branches	
Santa Rosa, CA	178,127	48.8%	38	11
Petaluma, CA	59,776	33.4%	10	1
Rohnert Park, CA	44,390	41%	8	0
Windsor, CA	26,344	46.7%	4	2
Healdsburg, CA	11,340	36.8%	11	0
Sonoma, CA	10,739	27.9%	11	0
Cloverdale, CA	8,996	42.2%	2	0
Cotati, CA	7,584	25.9%	1	0
Sebastopol, CA	7,521	21.7%	6	0
County Total	488,863	40.6%	99	13

Table 11-57FDIC-Regulated Bank BranchesSonoma County Municipalities, 2022

Source: All FDIC-related data derived from: Download Data, Federal Deposit Insurance Corporation,

https://www7.fdic.gov/idasp/advSearch_warp_download_all.asp?intTab=1 (last visited Feb. 2, 2022).

Future housing needs depend in part on the trajectory of the local workforce. Changes in the types and pay levels of jobs available in Rohnert Park and the surrounding region will impact the type and cost of housing that current and future residents can afford. Employment trends indicate a need for a range of housing types that support Rohnert Park residents who are employed in various industries. There is a particular need for more moderate- and lower-income housing units to support workers in the retail, manufacturing, and other lower-wage industries.

Projections 2040 is the most recent in the Association of Bay Area Governments' (ABAG) series of data on demographic, economic, and land use changes in coming decades, the current version covering the period between 2010 and 2040. The projections in Table 11-58 below illustrates how Rohnert Park will grow economically both in terms of the number of jobs and employed residents. Both the number of jobs and the number of employed residents are expected to grow by less than three percent in each five-year period.

Ronnert Park between 2010 and 2040				
Year	Jobs	% Change	Employed Residents	% Change
2010	12135		24010	
2015	13155	8.4%	29375	22.3%
2020	13040	-0.9%	29175	-0.7%
2025	13355	2.4%	29905	2.5%
2030	13535	1.3%	30485	1.9%
2035	13705	1.3%	30365	-0.4%
2040	13900	1.4%	30680	1.0%

Table 11-58Projected Change in Jobs and Employed Residents
Rohnert Park between 2010 and 2040

Source: ABAG/MTC, Plan Bay Area 2040 Projections, 2017

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Rohnert Park and are useful in understanding the ratio between residents who are employed within the City and those who are employed outside of the City as well as how much workers are commuting from outside of the City for employment opportunities.



As shown in Figure 11-40, Rohnert Park is a net exporter of workers, which means most employed residents commute outside of the City for work. Of the 24,645 workers who live and/or work in Rohnert Park, 1,464 (5.9%) are employed and live in Rohnert Park, 15,141 (61.4%) live in but are employed outside of Rohnert Park, and 8,040 (32.6%) live outside, but are employed in Rohnert Park.



Figure 11-40 Inflow and Outflow of Workers in Rohnert Park

The HUD Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. In Rohnert Park, census tracts covering the entire eastern side of the City rank at the bottom of the index meaning the residents in these tracts are in furthest proximity to jobs. Residents in the remaining census tract that intersects Rohnert Park are in closer proximity to jobs, however, only a small section in the northwestern part of the City falls into a census tract where residents are in closest proximity to jobs. Again, these rankings are influenced by job accessibility in all parts of the census tract, including those outside of City limits.

Local knowledge indicates that this index may not be the best metric to identify jobs proximity in the City of Rohnert Park, as Sonoma State University (labeled in Figure 11-41) is one of the top employers in Sonoma County.

^{*}Note: Arrows do not indicate directionality of worker flow Source: U.S Census Bureau, OntheMap, 2019







Source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014.

Figure 11-42 ranks jurisdictions in Sonoma County in order of jobs-to-housing ratios. The higher the ranking, the more jobs there are in comparison to housing units. Sonoma and Sebastopol have the highest ratios, with jobs-to-housing ratios above 1.4 (i.e., 1.4 jobs produced for every home built). Rohnert Park ranks in the bottom five of job producing jurisdictions, with 0.8 jobs for every home built. This may indicate a lack of access to quality jobs for all residents, however, it may also indicate that Rohnert Park is more successfully meeting its housing needs. All Sonoma County jurisdictions rank well below the average for the greater Bay Area; cities like San Francisco and San Jose produce more than three jobs for every permitted home³⁵.

³⁵ State of Housing in Sonoma County, 2022



Figure 11-42 Ratio of All Jobs to Homes Sonoma County Jurisdictions, 2022



Source: California Department of Housing and Community Development, Annual Progress Reports, Generation Housing, 2022

Disparities in Access to Opportunity: Fair Housing Issues and Contributing Factors

Rohnert Park residents have access to a high-quality healthy environment, and there are no notable disparities in access to transportation, jobs, or education by protected class. The highest disparity to access in Rohnert Park is access to housing. There are numerous factors that contribute to this, the greatest being high housing costs.

Lack of access to opportunity due to high housing costs

Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs refers to conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, and substandard housing conditions, and displacement. This section analyzes these four housing needs categories as they apply to the City of Rohnert Park.

Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with a 30 percent threshold for 'cost burden' and 50 percent threshold for 'severe cost burden.' A lower-income household spending the same percent of income on housing as a higher-income household is therefore



more likely experience a 'cost burden.' Some of the implications of high-cost burden can include housinginduced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation. The typical contract rent for an apartment in Rohnert Park was \$1,470 in 2019. Rental prices increased by 41.3 percent from 2009 to 2019. To rent a ³⁶typical apartment without cost burden, a household would need to make \$59,120 per year.

Home prices have skyrocketed in the last decade; however, most homeowners have mortgages with fixed rates or own outright and are therefore less likely to be impacted by market increases. Renters are subject to rent increases based on market rates and tend to experience more cost-burden. This is the case in Rohnert Park where nearly two-thirds of renters are either cost-burdened or severely cost-burdened, while only 27 percent of homeowners are cost burdened or severely cost-burdened (Figure 11-43).



Figure 11-43 Cost Burden by Tenure Rohnert Park, 2019

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Rates of cost burden also vary greatly across income categories. For example, 85% of Rohnert Park households earning less than 30% of AMI spend most of their income on housing. For Rohnert Park residents making more than 100% of AMI, just 0.19% are severely cost-burdened, and 85% of those making more than 100% of AMI spend less than 30% of their income on housing.

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³⁶ Housing Needs Data Report: Rohnert Park, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021-04-02



Figure 11-44 Cost Burden by Income Level Rohnert Park, 2017



Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Compared to Sonoma County and the State, Rohnert Park has higher rates of housing cost burden. In the State, 36.1% households experience cost burden, in Rohnert Park that number rises to 44.7% (Table 11-59).

Rohnert Park and the Region, 2019			
Geography	0%-30% of Income Used for Housing	30%-50% of Income Used for Housing	50%+ of Income Used for Housing
Rohnert Park	53.5%	23.8%	20.9%
Sonoma County	58.7%	21.5%	17.4%
Bay Area	61.7%	19.7%	16.4%

Table 11-59Cost Burden SeverityRohnert Park and the Region, 2

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

Overcrowding

Households having more than 1.01 to 1.5 persons per room are considered overcrowded and those having more than 1.51 persons per room are considered severely overcrowded. The person per room analysis excludes bathrooms, porches foyers, halls, and half-rooms. Residential overcrowding reflects demographic



and socioeconomic conditions as it has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless.

Older-adult immigrant and recent immigrant communities, families with low incomes and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" is co-residing with family members or friends for economic reasons. Doubling up is the most reported living situation for families and individuals before the onset of homelessness.³⁷

In Rohnert Park, rates of overcrowding are highest for Hispanic households followed by Asian households. Black households experience the lowest rates of overcrowding, followed by White households. This is likely explained by the overall low number of Black households in Rohnert Park. Hispanic and Asian households both experience higher rates of overcrowding than the city average. As with the data discussed for disability status above, age may play some role in explaining racial and ethnic disparities in overcrowding. Relatively younger adults are more likely to have minor children in their households, which, in turn, increases the likelihood of overcrowding. Conversely, older adults are more likely to reside in one- or two-person households.

Konnert Park, 2019			
Race or Ethnicity	Total Households	% in Units with 1.00 or Fewer Occupants Per Room	% in Units with 1.01 or More Occupants Per Room
Total Non-Institutionalized Population	16,377	94.25%	5.75%
White Alone, Not Hispanic or Latino	11,877	97.54%	2.46%
Black or African American Alone	293	100.00%	0.00%
Asian Alone	882	86.62%	13.38%
Hispanic or Latino (of any race)	2,908	82.05%	17.95%

Table 11-60Occupants Per Room for Households by Race and Ethnicity
Rohnert Park, 2019

Source: 2015-2019 American Community Survey 5-Year Estimates

Data concerning severe overcrowding by race and ethnicity is not available, but there is data on severe overcrowding by housing tenure, a factor that is often correlated with race and ethnicity. In Rohnert Park and the region, White and Asian households are relatively more likely to be homeowners while Black and Hispanic households are relatively more likely to be renters. As the data above shows, Renter-Occupied households are much more likely to be subjected to severe overcrowding than are Owner-Occupied households (Table 11-61).

Table 11-61Severe Overcrowding for Households by Tenure
Rohnert Park, 2019

Fewer Occupants Per Room	Occupants Per Room
99.75%	0.25%
95.72%	4.28%
	99.75%

2015-2019 American Community Survey 5-Year Estimates

³⁷ California Department of Health and Human Services



Comparatively, the rate overcrowded households in Rohnert Park is the same as in Sonoma County (3.7%) which is less than that of the Bay Area (4.2%). The rate of extremely overcrowded households in Rohnert Park (2.1%) is higher than Sonoma County (1.4%) but less than in California (2.7%).



Figure 11-45 Overcrowding Severity Rohnert Park and the Region, 2017

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. In Rohnert Park, less than 1% of owner households lack a kitchen amenity and no households experience both substandard housing issues.



Table 11-62Substandard Housing IssuesRohnert Park, 2019

Building Amenity	Owner	Renter
Kitchen	0.4%	0.0%
Plumbing	0.0%	0.0%

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

Displacement

Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital.³⁸ These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. They can also cause displacement and even homelessness.

For the purposes of this assessment, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, income inequality, stagnant wages, and insufficient market-rate housing production.³⁹ Decades of disinvestment in low-income communities can result in rent gaps, or disparities between current rental income and potentially achievable rental income if the property is converted to its most profitable use. Because of this, market forces and investor speculation can play a part in displacement.

The University of California, Berkeley (UCB) Urban Displacement Project Bay Area Model 2020 identifies most census tracts in Rohnert as Low-Income/Susceptible to Displacement. This is most likely due to increasing housing costs.

³⁸ Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.

³⁹ Been, V., Ingrid, E., & O'Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.


Legend × Fostell Coll Urban Displacement Project Bay Area Model 2020 -Chi **UDP Bay Area** Low-Income/Susceptible to Displacement 101 Ongoing Displacement At Risk of Gentrification Early/Ongoing Gentrification Rohment Pents Expy RohnerdPark Advanced Gentrification Seache State Stable Moderate/Mixed Income University Will delenerat At Risk of Becoming Exclusive **Becoming Exclusive** Stable/Advanced Exclusive and four Ro Colati High Student Population <Null>; Unavailable or Unreliable Data **City/Town Boundaries**

Figure 11-46 Urban Displacement Project Bay Area Model Rohnert Park, 2020

Displacement can also occur as a result of natural disasters. Figure 11-47 identifies areas that are at risk of flooding and disaster-driven displacement. The Special Flood Hazard Areas in Rohnert Park are concentrated along the most eastern part of the City where there are 1% (dark purple) Annual Chance Flood Hazard zones and a Regulatory Floodway. In Rohnert Park, these areas do not coincide with those that are susceptible to displacement or have high concentrations of protected classes or low-income residents.

Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.





Figure 11-47 FEMA Special Flood Hazard Areas Rohnert Park, 2020

Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

Homelessness

The Department of Housing and Urban Development (HUD) defines homelessness as any, "individual or family who lacks a fixed, regular, and adequate nighttime residence" or an individual whose, "primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation... including a car, park, abandoned building, bus or train station, airport, or camping ground." This also includes those at risk of being homeless, those fleeing domestic violence, those who have no other residence, and those who lack the resources to obtain permanent housing. HUD defines a "chronically homeless" individual as "a homeless individual with a disability [who has been homeless]... continuously for at least twelve (12) months or on at least four (4) separate occasions in the last three (3) years, where the combined occasions total a length of time of at least twelve (12) months."

Rohnert Park City Council has identified homelessness as a top priority, and the City is working closely with community organizations, government agencies and experts in the homeless services field to address homelessness in the City. From January 2021 to June 2022, 61 Rohnert Park residents experiencing homelessness have been placed in permanent housing and 58 have moved into interim housing or shelter. For the fiscal year starting July 1, 2022, to June 30, 2023, the City of Rohnert Park dedicated nearly \$3 million to fund homeless services in Rohnert Park. Every month, the City convenes the Homelessness Roundtable to engage community members and service providers in discussions about the homelessness crisis and possible solutions.



Permanent housing programs for homeless residents include the Catholic Charities Rapid Re-housing and Master Lease Permanent Supportive Housing program and SHARE Sonoma County Community Homes. Catholic Charities Homeless Outreach Services Team (HOST) and Unsheltered Friends Outreach (UFO) are funded to meet concrete needs of unsheltered individuals in Rohnert Park and connect them with interim and permanent housing programs. Labath Landing, a HCD Homekey-funded interim housing project which will be operated by HomeFirst, is currently under development now and will provide 60 units of noncongregate shelter for people experiencing homelessness.

The City financially supports these programs and others to ensure their success in meeting local needs. Additional supportive housing projects are anticipated to be available for occupancy within the planning period, including the Providence Supportive Housing project. These projects will vastly improve the City's ability to house unsheltered and homeless residents and meet local needs.

The City has developed a By-Name List program to track, identify and meet the needs of each individual experiencing homelessness in Rohnert Park. Through this program, service providers, City staff and law enforcement meet to discuss and prioritize those with higher needs for supportive services and permanent housing opportunities. This system connects with regional efforts to better track the needs of homeless individuals in Sonoma County across systems of care and to develop permanent housing solutions tailored to the needs of each individual.

- The City's website provides a list of housing resources available for individuals experiencing homelessness, including the following:
- 2-1-1, a local hotline providing information about a variety of services in Sonoma County, including housing, shelter, and food.
- Rohnert Park Homeless Outreach Services Team (HOST), operated by Catholic Charities, providing services to individuals experiencing homelessness in Rohnert Park. Services include referral to housing and shelter programs, medical services, and mental health and substance use services.
- Unsheltered Friends Outreach, (UFO) provides meals, clothing, toiletries, and other basic survival needs to individuals experiencing homelessness in Rohnert Park.
- Coordinated Entry Sonoma County maintains a central waiting list for local shelter and housing programs.
- SHARE Sonoma County is a local service provider matching home-seekers who are either homeless
 or at-risk of homelessness with home-providers that have an extra room in their house.

Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

Though it is an understudied phenomenon, displacement related to new development must be taken seriously. The rising cost of housing in Rohnert Park, Sonoma County, and across the Bay Area region is driving displacement of the most vulnerable populations. This process is disruptive and, in some cases, traumatic for displaced families. It also drives segregation at the regional scale. The following have been identified as factors that contribute to disproportionate housing needs in the City of Rohnert Park:

- Displacement of residents due to economic factors
- Lack of affordable community-based supportive services



Fair Housing Goals and Priorities Based on Identified Contributing Factors

Identified Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
Fair Housing Enforcement & Outreach Capacity	High-barrier admissions to affordable housing, and occupancy policies and procedures Lack of meaningful language access to housing information for individuals with limited English proficiency	High	 Program HO-4.B: Fair Housing Information Program HO-4.C: Culturally Appropriate Outreach and Marketing
Concentration of Lower- Income Households	Location of existing affordable housing	Low	 Programs to support Place-Based Strategies to address needs in Central Rohnert Park: Program HO-3.G: Pro-housing Designation Programs to facilitate the development of additional affordable housing: Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-3.F Affordable Housing or Underutilized City Sites Programs to increase Mixed-Income developments Program HO-4.E: Inclusionary Housing Ordinance
Disparities in Access to Opportunity	Lack of access to opportunity due to high housing costs	Medium	 Programs to facilitate the development of affordable housing: Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-3.F Affordable Housing or Underutilized City Sites Programs to facilitate access to homeownership:

Table 11-63 Fair Housing Issues, Contributing Factors, and Programs & Actions



			 Program HO-3.A: Mortgage Credit Certificate Program Program HO-3.D: Homes for the Essential Workforce
Disproportionate Housing Needs, Including Displacement	Displacement of residents due to economic factors Lack of affordable community-based supportive services	High	 Programs to address displacement: Program HO-1.E: Replacement Housing Program Essential Housing Bond Financing Program Program HO-3.E: At-Risk Units Program HO-4.A: Anti-Displacement Actions Programs to increase supportive housing/services: Program HO-2.C: Zoning for a Variety of Housing Types Program HO-3.F Affordable Housing or Underutilized City Sites Program HO-4.D: Actions to Address Homelessness

Fair Housing and Housing Sites

Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. While Rohnert Park only contains areas designated as Low Resource and Moderate Resource, over half of the lower-income unit capacity is located within Moderate Resource areas.





Figure 11-48 Housing Sites and Resource Areas



Segregation and Integration

Census Tract	Block Group	Housing Sites	Housing Units	Lower- Income Housing Units	Population with a disability, tract	% Households in renter-occupied housing units, Tract	% Hispanic Population, Block Group	% Non-White Population, Block Group
151305	1	2	745	90	12.90%	75.06%	27.38%	43.22%
151307	2	1	41	41	9.10%	27.48%	17.72%	31.23%
151309	3	6	700	0	9.10%	34.55%	19.15%	29.20%
151310	3	2	124	28	13.70%	49.90%	18.37%	36.10%
151311	1	1	921	175	9.40%	45.51%	16.58%	32.21%
153206	1	5	351	97	12.00%	70.82%	27.41%	40.16%

Table 11-64 Housing Sites and Segregation Indicators

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. The site with the largest capacity for lower-income units is located within a block group with low levels of segregation of protected classes.

Racially and Ethnically Concentrated Areas of Poverty

There are no racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence within Rohnert Park. The identified housing sites neither exacerbate nor improve conditions in the City.

Disproportionate Housing Needs Including Displacement

The most significant housing needs in Rohnert Park are high cost burden and risk of displacement. The identified housing sites are located in areas with varying income groups and will improve disproportionate housing needs through increasing the stock of affordable housing. The housing sites may exacerbate the risk of displacement, but programs are included in the Housing Element to address this, including place-based strategies.



Census Tract	Block Group	Housing Sites	Housing Units	Lower-Income Housing Units	% LMI Population, Block Group	Median Income, block group
151305	1	2	745	90	0.74	\$31,190.00
151307	2	1	41	41	0.39	\$89,063.00
151309	3	6	700	0	0.38	\$79,737.00
151310	3	2	124	28	0.43	\$44,375.00
151311	1	1	921	175	0.33	\$106,458.00
153206	1	5	351	97	0.57	\$60,771.00

Table 11-65 Housing Sites and Income

Disparities in Access to Opportunity

Access to opportunity is similar in all areas of Rohnert Park. The City has high scores on the TCAC/HCD Opportunity maps in the environmental category, and the lowest scores in the economic category. The identified housing sites will improve access to quality housing. Two sites with lower-income capacity are located near wide roadways with heavy traffic, potentially causing disparities in access to opportunity.

Census Tract	Block Group	Housing Sites	Housing Units	Lower- Income Housing Units	Resource Level Score	2022 TCAC/HCD Educational Score	2022 TCAC/HCD Environmental Score	2022 TCAC/HCD Economic Score	Job Proximity Index Score ⁴⁰
151305	1	2	745	90	Low Resource	0.25	0.88	0.1	36
151307	2	1	41	41	Moderate Resource	0.47	0.87	0.31	19
151309	3	6	700	0	Moderate Resource	0.47	0.86	0.27	*
151310	3	2	124	28	Moderate Resource	0.47	0.97	0.23	2
151311	1	1	921	175	Moderate Resource	0.43	0.99	0.28	3
153206	1	5	351	97	Low Resource	0.30	0.43	0.10	96

Improved Conditions

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. Over half of the units designated for lower-income households are located in Moderate Resource areas, the highest resource designation in Rohnert Park. Most housing developments in the City include mixed-income components,

 $^{^{\}rm 40}$ Based on local knowledge, there is high access to jobs throughout the City.



helping to stabilize communities and prevent displacement while increasing access to opportunity for lower-income households.

Exacerbated Conditions

Housing development on inventory sites may increase susceptibility to displacement within the City. This is addressed through Program HO-4.A: Anti-Displacement Actions. Two housing sites identified with capacity for lower-income capacity are located near major roads, one of which is an elevated freeway. While this may exacerbate disparities in access to a healthy environment, the development would replace a homeless encampment and provide quality transitional or supportive housing for those residents. The environmental concerns associated with these sites will be mitigated through a program.



Appendix A Community Engagement and Outreach

The City of Rohnert values community input and has had a focus on offering various opportunities for residents and community stakeholders to provide input on housing and community development needs during the preparation of this Housing Element.

Government Code 65583(c)(7) requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This appendix documents how public engagement was sought after and gathered during the update process, and how the input received from residents and stakeholders was incorporated into the preparation and content of the Housing Element.

Timeline of Community Engagement and Outreach

November 2021

The first communication for the 2023-2031 Housing Element was to create a page for the City of Rohnert Park on the Let's Talk Housing Napa-Sonoma Collaborative (<u>nsc-housing.org/city-of-rohnert-park</u>). This page provided an introduction to the Housing Element, included a project timeline, and highlighted the importance of community feedback. The page also included a designated City of Rohnert Park email (<u>housingelement@rpcity.org</u>) for residents to send questions about the Housing Element or request to receive updates. It was linked off the City's main website (rpcity.org). Recipients for Housing Element email updates and notifications included more than 1,200 contacts.

December 2021

The bilingual English and Spanish Rohnert Park Community Housing Priorities Survey was launched in December. Questions for the survey focused on asking community members about their current housing and the types of housing they would like to see for Rohnert Park. The survey received 1,344 total responses and was made available through mid-February.

Distinct English and Spanish URLs and QR codes were created for promoting the survey. All survey promotion was bilingual English and Spanish. Print and digital survey promotion included:

- A feature in the citywide newsletter.
- A Housing Element one-pager describing the process, timeline, and opportunities for community engagement.
- A series of three posts to the City's NextDoor and Twitter accounts with boosted posts to
 - Facebook (63,773 total times content was displayed; 26,928 people who saw the content; 1,109 total engagement with posts)
 - Instagram (45,179 total times content was displayed; 25,652 people who saw the content; 1,326 total engagement with posts)

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Figure 11-1 Social Media Promotion of Community Survey



Survey responses included a total 1,524 written comments to the following three questions:

- Describe your experience of finding or securing housing in Rohnert Park. (508 comments)
- Tell us more about the most important housing issues facing Rohnert Park. (489 comments)
- What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city. (527 comments)

Common themes to responses across all three questions included:



- High costs of housing, especially for low- to middle-income households
- High upfront costs to securing housing, such as the amounts needed for a down payment or security deposit and the income qualifications needed to secure a mortgage or apartment application
- Limited housing availability and selection for seniors and those living with disability or mobility needs
- Limited student housing availability
- Concerns over homelessness
- Concerns for water supply and the ability of city infrastructure, especially roadways, schools, and open spaces, to support development and an increasing population
- Concerns for overcrowding and traffic congestion as part of recent developments

January 2022

To further promote participation in the survey within Spanish-speaking communities of Rohnert Park, focused in-person outreach was conducted with door hanger distribution within four selected mobile home parks. The bilingual Spanish and English door hangers included information about the Rohnert Park Community Housing Priorities Survey with the distinct in-language Spanish and English URLs and QR codes for taking the survey.

A total 1,000 door hangers were distributed within four mobile home park locations:

- Rancho Verde (300)
- Rancho Feliz (300)
- Rancho Grande (300)
- Las Casitas de Sonoma (100)

Figure 11-2 Door Hanger Promotion of Community Survey





In its participation in the Napa Sonoma Collaborative (NSC), part of a Regional Housing Technical Assistance program, Rohnert Park gained valuable insight from the Equity Working Group (EWG). The EWG served as an advisory group organized by the NSC to provide a direct connection between underserved communities, trusted community partners, and jurisdictional representatives in Napa and Sonoma Counties. Over the course of six sessions in January and February 2022, the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa-Sonoma region and developed recommendations for how to address these issues.

February 2022

On February 2, the cities of Rohnert Park and Cotati jointly hosted a Stakeholder Online Workshop designed to engage and receive feedback from developers, community-based organizations, and health and housing service providers working within both cities. A total of 90 individuals representing 67 different organizations were invited. A total of 27 individuals representing 22 different organizations attended and participated in the workshop.

Setup for the workshop included breakout rooms to support small group discussion on the current housing conditions and housing challenges experienced by the community members attendees work with and serve. Each breakout room was staffed by a facilitator and notetaker to lead conversation and record feedback.

Additional February engagement included the February 24 Planning Commission presentation on Initial Sites Assessment and Policy Questions.

March 2022

On March 22, the City Council held a public workshop on the Initial Sites Assessment and Policy Options.

April 2022

In April, City of Rohnert Park staff began one-on-one conversations with community leaders and property owners within sites currently zoned for housing to share updates and answer questions about the 2023-2031 Housing Element. Organizations and businesses engaged included:

- Cotati-Rohnert Park Unified School District
- St. John's Unified Methodist Church
- Cross and Crown Lutheran Church and School

Additionally, a follow-up interview was conducted with a representative of Generation Housing, housing advocates within Sonoma County, on April 22 to further discuss comments shared as a participant at the February 2 Stakeholder Online Workshop.

May 2022

Engagement for May included website and email notifications for the regularly scheduled May 24 City Council and May 26 Planning Commission meetings where proposed housing policies and programs were presented. There was one public comment received during the Planning Commission meeting that was incorporated into the draft housing policies and programs. A copy of the draft housing policies and programs was forwarded to the 90 individuals invited to the February 2 Stakeholders Online Workshop for review and comment.



August 2022

During the 30-day public comment period for the Draft Housing Element, from August 5 to September 4, a copy of the draft was posted to the City of Rohnert Park webpage on the Let's Talk Housing Napa Sonoma Collaborative and available for download. The page included information about the public comment dates and how to provide comments by email to HousingElement@rpcity.org.

Communications to raise awareness about the public comment period and share the Draft Housing Element included:

- A short series of two bilingual Spanish and English social media post to each of the City's Facebook, Twitter, Instagram, and Nextdoor accounts.
 - Facebook received a total 7 likes, 4 comments, and 1 Share
 - Twitter received a total of 2 likes, 4 retweets in English and 1 retweet in Spanish
 - Instagram received a total of 18 likes
 - Nextdoor received a total 1,606 impressions
- A bilingual Spanish and English email sent to a total 1,239 recipients, including people who had requested information about the Draft Housing Element as part of earlier outreach and engagement

A total of 12 comments was received to the Draft Housing Element. Key themes included:

- Housing affordability, especially for low-income residents
- Housing accessibility, especially for seniors and residents with disabilities
- ADU development

Stakeholder Engagement

February 2 Stakeholder Online Workshop

Table 11-66 provides the organizations that participated in the February 2 Stakeholder Online Workshop. A total of 90 individuals representing 67 different organizations were invited, and 27 individuals representing 22 different organizations attended and participated in the workshop.

Table 11-66 February 2 Stakeholder Online Workshop Organizations Attendance List

Cohort	Organization Represented	
	Brookfield Homes	
	City Ventures	
Housing Developer	Elliott Associates	
	Redwood Equities	
	Willow Glen	
	MidPen Housing	
Nonprofit Housing Developer	Providence Supportive Housing	
	Housing Land Trust of Sonoma County	
	Napa Sonoma ADU Center	
Housing Advocacy	Generation Housing	



Owner / Manager of Below Market Rate Units	North Bay Industries Toor Enterprises, Inc.	
	Rancho Feliz	
Owner / Manager of Mobile Home Park Property	Rancho Grande	
	Las Casitas De Sonoma	
	Cotati-Rohnert Park Unified School District	
Education	Sonoma State University	
	Sonoma State University Center for Community Engagement	
Nonprofit and Community Dasad Organizations	Petaluma Health Center	
Nonprofit and Community-Based Organizations	SAFE Team, Petaluma People Services Center	

Incorporation of Stakeholder Input

Stakeholder input was considered and incorporated during the development of the public review Draft Housing Element. The table below outlines comments gathered from the online stakeholder workshop, oneon-one conversations between City of Rohnert Park staff and community leaders and businesses within sites currently zoned for housing, and stakeholder interview.

Table 11-67Summary and Incorporation of Comments
Stakeholder Workshop and Discussions

Comment/Theme	Incorporation into Housing Element
Housir	ng Development
Support for strategies to overcome community opposition by streamlining development and engaging neighbors and nearby property owners early in the development process	 Program HO-1.D(b): Streamline Development Process (Objective Design and Development Standards) Outreach to neighbors and property owners included in: Program HO-2.E(b): Workforce Housing Overlay Program HO-3.F(a): Affordable Housing on Underutilized City Sites
Support for:	Program HO-2.E: Workforce Housing Overlay
 Workforce Housing Overlay Density Bonus Parking flexibility without the need for Density Bonus, especially for BMR units "Pre-zoning" under-utilized areas in City center Use aging and underused buildings as housing opportunities 	Program HO-3.B: City Density Bonus Program Program HO-2.C(b): Zoning for a Variety of Housing Types (action to amend parking requirements)
Need for more information/promotion of funding opportunities, affordable housing resources, and potential housing sites for developers	Program HO-2.B: Outreach to Developers
Need for more transparency and clarity in fees and requirements	Program HO-2.A: Accessible and Transparent Information
Appreciate City's flexibility, collaboration, support of growth, access to legal team and feedback, and quick responses from staff.	Integrated in discussion
Changing prices of materials, labor shortages, and environmental constraints can all decrease the certainty of development	Integrated in discussion
Support for fast-tracking Pre-vetted plans or plan checkers can expedite review times	Program HO-1.D(b): Streamline Development Process (Objective Design and Development Standards)



Homeless roundtable	
City successes includeHomeless roundtable	Integrated into discussion
	Integrated into discussion
ADUs help homeowners financially	
Community concern about local students being irresponsible tenants in ADUs/JADUs	Development Integrated in discussion
Need more ADUs/JADUs	Program HO-2.D: Incentivize and Promote ADU and JADU
housing needs	Program HO-2.C: Zoning for a Variety of Housing Types
Most housing being developed is not addressing real	Policy HO-2.1: Housing Diversity
Access to mental health resources needed	Program HO-4.D: Actions to Address Homelessness
tenants, and homelessness stigma and contribute to housing issues	
Landlord discrimination, harmful behavior from other	Program HO-4.B: Fair Housing Information
demand Options to age in place	Program
Senior mobile home communities unable to meet	Considerations included in Program HO-3.B: City Density Bonus
amenities like grocery stores	Policy HO-2.3: Senior and Elderly Housing
Need for housing for senior residents, especially near	Policy HO-4.5: Affordable Housing for Special Needs Groups
	Program HO-2.C: Zoning for a Variety of Housing Types
residents	Program HO-2.B: Outreach to Developers
Need for housing for developmentally disabled	Policy HO-4.5: Affordable Housing for Special Needs Groups
	 Program HO-3.F Affordable Housing on Underutilized City Sites
	Program HO-3.B: City Density Bonus Program
	Program HO-2.E: Workforce Housing Overlay
	JADU Development
	Program HO-2.D: Incentivize and Promote ADU and
problem	Program HO-1.D: Streamline Development Process
Lack of available and affordable housing is a regional	Programs to facilitate the development of affordable housing:
morecome nonneleooneoo	 Program HO-4.D: Actions to Address Homelessness
subsidies Increasing homelessness	 Program HO-3.F Affordable Housing or Underutilized City Sites
criminal histories, eviction histories, and loss of	Program HO-2.C: Zoning for a Variety of Housing Types
Barriers for obtaining/retaining housing include	Programs to increase supportive housing/services:
	Successes of existing programs integrated into discussion.
	 Program HO-4.A: Anti-Displacement Actions
	Program HO-3.E: At-Risk Units
some homeowners in the area	Essential Housing Bond Financing Program
Existing local programs have been effective in keeping	Program HO-1.E: Replacement Housing Program
Ongoing displacement	Programs to address displacement:
	Program HO-4.E: Inclusionary Housing Ordinance
Need for integration of affordable housing	Integrated in discussion, see "Fair Housing Considerations" in Section 11.3
purchase (down payment, competition, availability)	Integrated in discussion, and "Fair Upweight Consideration,"
cost for a comparable house, but aren't able to	Marketing
Households paying more in rent than the mortgage	Program HO-4.C: Culturally Appropriate Outreach and
time homebuyers, including resources in Spanish	Program HO-3.D: Homes for the Essential Workforce
Need for informational resources for prospective first-	Program HO-3.A: Mortgage Credit Certificate Program
households	 Program HO-4.B: Fair Housing Information
Need homeownership opportunities for low-income	Integrated in discussion. Programs to address need:
На	busing Needs
	Incentivize and Promote ADU and JADU Development
	Preapproved ADU plans addressed in Program HO-2.D:



 Safe Parking Inclusionary Housing Housing Land Trust Visible support from City staff and decisionmakers Purchase of downtown 	
SOMO Village	
Support for more permanent housing, Homekey projects, transitional units and interim housing	Program HO-3.: Affordable Housing on Underutilized City Sites See sites in Section 11.3 and Appendix D
Landlord incentive programs to target people moving out of homelessness	Program HO-4.D: Actions to Address Homelessness includes other actions to address homelessness
Use new State laws that facilitate housing	Discussion of SB 9 added to Technical Background Report Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-1.D(b): Streamline Development Process
Need a variety of housing types, including tiny homes, condos, townhouses, Missing Middle Housing	Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-2.C(b): Zoning for a Variety of Housing Types

Community Engagement

Community input was considered and incorporated during the development of the public review Draft Housing Element. The table below outlines comments gathered from the online survey about housing needs and priorities.

Table 11-68Summary and Incorporation of CommentsWinter 2022 Rohnert Park Community Housing Priorities Survey

Describe your experience finding or securing housing in Rohnert Par 508 total comments received	'k
Summary of Comments	Incorporation into Housing Element
 Affordability Housing is expensive and supply is limited; difficulty of finding housing stock within price range or within desired location Difficult to find affordable housing that can be supported by minimum wage, higher hourly wage, or social security income Experiencing rents increasing Income qualifications to be approved for a rental are very high Some years were easier to buy than others; feeling that it was affordable to buy homes or rent 15 to 20 or 30 years ago 	 Programs to facilitate the development of affordable housing: Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-3.F Affordable Housing or Underutilized City Sites
 Feeling that expensive to secure housing and expensive to stay but worth it Prices increases following lost homes due to wildfires Moving in with or buying / renting from family, friends or partners because unable to secure own housing Sense that homes within price range require a lot of work and maintenance and are expensive; having to "settle" for what can afford 	 Integrated into discussion First Time Homebuyer Programs Program HO-3.A: Mortgage Credit Certificate Program Program HO-3.D: Homes for the Essential Workforce

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 Difficulty of saving for a down payment when salaries remain the same but housing prices keep increasing In ability to purchase current home if had to buy at today's market Difficulty of affording housing alongside additional living expenses (e.g. vehicle maintenance and ownership, high medical or disability) Being charged additional rent because of being a student; difficulty getting approved if parents' income isn't high enough for them to co-sign Difficulty finding housing on a single income, especially when also have children or other family members to support High security deposits to qualify for rentals Unable to move because wouldn't be able to afford different housing 	
 High Competition Needing to place multiple offers on home purchases before being accepted Being priced out or outbid by cash offers Lack of advertisement for student housing; being rejected for housing because of being a student Need to know someone who works in housing market to find a place, know someone vacating to move into their place, or have a family connection to a place Taking several months to years of searching Unable to buy in preferred neighborhood Found housing in new construction of K Section High rental competition; sometimes 100s of applicants for one apartment; being passed over in favor of applicants who can pay several months of rent upfront 	 Integrated into discussion First Time Homebuyer Programs Program HO-3.A: Mortgage Credit Certificate Program Program HO-3.D: Homes for the Essential Workforce
 Special Housing Needs and Considerations Difficulty in finding housing for people with disabilities or special needs housing due to stigmas Difficulty to find housing to support elderly or limited mobility needs Difficulty finding housing that will take pets 	Policy HO-4.5: Affordable Housing for Special Needs Groups Policy HO-2.3: Senior and Elderly Housing Considerations included in Program HO-3.B: City Density Bonus Program Policy HO-2.1: Housing Diversity Program HO-2.C: Zoning for a Variety of Housing Types
 Housing Programs and Services Housing support like vouchers from Sonoma County not being accepted by Rohnert Park landlords Support programs can have challenging staff to work with Long wait lists Complexity of programs' processes and difficulty finding housing that will participate in programs 	Program HO-4.B: Fair Housing Information Program HO-4.D: Actions to Address Homelessness
Tell us more about the most important housing issues facing Rohnert 489 total comments received	Park
Summary of Comments	Incorporation into Housing Element
Development	Integrated into discussion and considered when identifying sites

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•	Recent developments as creating a dependency on cars	
	that is increasing traffic; concerns for public health and pollution from more cars	
•	Recent developments as not providing enough parking	
-	(e.g. apartments limited to one park spot)	
•	Need public transportation	
•	Current roadways aren't ready for the amount of traffic	
	with new housing developments (e.g. east side of freeway	
	in K and W sections)	
•	Build mixed-used, walkable neighborhoods over continued	
	"bedroom communities"	
•	Losing open spaces to development	
•	Concern for city's water supply with new development and	
	increasing population	
•	Homelessness, traffic, and development are changing the	
	"small town" feel of Rohnert Park	
•	Concern for fire hazards in way new developments are	
	planned and designed	
•	Concern for overcrowding in schools as expand housing	
•	Concern for safety in streets; sense of increased crime	
•	Sense that city has already overdeveloped and grown past	
	what it can support	
Housing	g Availability and Types	Policy HO-4.5: Affordable Housing for Special
•	Difficulty of finding new or newly available housing; many	Needs Groups
	long-time residents or residents who inherited housing	Policy HO-2.3: Senior and Elderly Housing
•	Difficulty of living near work	Considerations included in Program HO-3.B: City
•	BIPOC have more obstacles obtaining a home; always	Density Bonus Program
	denied or questioned	Policy HO-2.1: Housing Diversity
•	Not enough affordable housing	Program HO-2.C: Zoning for a Variety of Housing
•	New housing being built is expensive	Types
•	Limited housing choices for seniors	Program HO-4.C: Culturally Appropriate Outreach
•	Too many rentals over homeownership in established neighborhoods	and Marketing
•	Affordable neighborhoods experience higher crime and	Affordability and special housing needs discussed
	less maintenance by city	above.
•	Rents increased by \$200-300 after minor cosmetic	
	improvements	
•	Feeling that new housing is too close together and lacking	
	in yard space	
•	Affordable housing is limited to apartments and not	
	available as houses	
•	Whole generation without opportunity or path to	
	homeownership compared to a few decades ago	
•	Too many apartments and not enough single family homes	
•	Smaller homes (1-2 bedrooms) for new families or young	
	professionals	
•	Tiny homes	
•	Denser housing but also with access to some	
	neighborhood or personal open space like porches, yards,	
	and parks	
•		



 Cost of Living in Rohnert Park Utilities are expensive Home prices are more than the average working family can afford It requires two or three household incomes to afford living in Rohnert Park Rohnert Park similar to Bay Area in residents being unable to afford living in communities where work; result is long commutes between housing and work Beyond housing, Rohnert Park is expensive What would you like people to know about housing in Rohnert Park biggest challenge you face in terms of housing, or anything else you	
of housing in the city. (527 total comments received)	
 Affordability High rents Requires multiple jobs or multiple household incomes to afford housing Lost time with family due to amount that need to work to cover expenses Difficulty of finding housing for younger people who cannot live with family Hard to afford to stay in Rohnert Park Concern for being priced out of apartment complex in future if increases continue Lack of low- and middle-income housing Housing is expensive and doesn't come with the amenities that would expect for the price Needing to leave Rohnert Park because can no longer afford 	Incorporation into Housing Element Integrated into discussion, see program listed above for increasing available affordable housing.
 Development Consider limits of infrastructure as planning projects Overcrowding in density of current housing; would like to see yard space Sense of increased sprawl and lost of park or open space Car dependency 	Integrated into discussion
 Community Homeless require support services; many jobs require an address as part of application Sense of divide between long-time residents and people moving in Concern for homelessness Remote workers pricing out locals There are nearby amenities and open park spaces Can no longer go to parks because of homeless population Easy to travel to San Francisco and other parts of Sonoma County from Rohnert Park Good city for families; but inconsistent safety 	Integrated into discussion Program HO-4.D: Actions to Address Homelessness



Feedback on Draft Housing Element

During the public comment period from August 5 to September 4, the City sought input from community members and stakeholders. This input was considered and integrated into the Housing Element.

Table 11-69Summary and Incorporation of CommentsDraft Housing Element Public Comment Period

Summary of Public Comment	Incorporation into Housing Element
Questions about the Housing Element Process	See "Review of 2014 Housing
 Rohnert Park's RHNA numbers from the previous Housing Element cycle 	Element" In Section 11.1
 Sites and RHNA Include more thorough detail for sites, adequate sites alternative program, and rezone program. Increase the no-net-loss buffer for lower-income sites to a buffer of at least 30% 	Sites analysis developed in consultation with HCD staff Rezone program addresses standards of Government Code Section 65583.2 Addressed No-Net-Loss for lower- income sites through Program HO- 1.B: Administrative List of Additional Sites
 Affordability Concerns about being able to continue to afford to rent and stay in their home Concerns about rent increasing, especially with current inflation Concern about limited housing availability for very low, extremely low, and acutely low income (0-15% AMI), especially for residents with disabilities who depend on Social Security Insurance and other public benefits Concern about the cost of housing in addition to other expenses for people living with disabilities and on fixed incomes Building more very and extremely low-income housing 	 Programs to facilitate the development of affordable housing: Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.F: Affordable Housing on Underutilized City Sites First Time Homebuyer Programs Program HO-3.A: Mortgage Credit Certificate Program Program HO-3.D: Homes for
 Fair Housing Recommendation to include additional tenant protection measures, such as a rental registry, rent control, just cause eviction protections, proactive rental inspection program, adoption of Tenants' Bill of Rights, and adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA) Concern about landlords who will accept Section 8 Housing Vouchers as a barrier to housing, need for landlord outreach Preservation of at-risk affordable housing units to prevent displacement Requirements for Large Residential Care Facilities pose a constraint 	the Essential Workforce Council received public comment in May about a program for rent stabilization and did not provide direction to pursue that program Programs to address at-risk units and displacement: • Program HO-1.E: Replacement Housing Program • Essential Housing Bond Financing Program • Program HO-3.E: At-Risk Units • Program HO-4.A: Anti- Displacement Actions



 Emergency Shelters Request for additional details about development standards for emergency shelters 	Program HO-2.B includes outreach to local providers of affordable housing Program HO-2.C: Zoning for a Variety of Housing Types amended to address large Residential Care Facilities Integrated into discussion
 Senior Housing Concerns about seniors and people with medical disabilities being able to continue to afford their current home and maintain current lifestyle Concerns about the price of available senior housing and establishing safe communities of rental apartments for active and independent seniors Support for Tiny Home Villages Housing accommodations that support senior living needs, such as no steps, automatic door openers, covered parking, ramps 	Policy HO-4.5: Affordable Housing for Special Needs Groups Policy HO-2.3: Senior and Elderly Housing Considerations included in Program HO-3.B: City Density Bonus Program Policy HO-2.1: Housing Diversity Program HO-2.C: Zoning for a Variety of Housing Types
 Water Management Concern about the water supply to be able to support additional housing 	Integrated into discussion
 Traffic Management Concerns about additional traffic and limited parking availability with additional housing Concern about further action needed to revise parking standards to 	Integrated into discussion
limit the financial constraint parking creates for housing development Community	Integrated into discussion
 Maintaining Rohnert Park as a "family friendly city" Maintaining a balance between rental properties and homeownership; concern for becoming a high-density, rental-majority city, with renters being less committed to neighborhood upkeep Concern that most rentals have become "party houses" with Sonoma State students Solar lighting for sufficient light and public safety during electric outages Designing neighborhoods that are walkable for all mobility levels 	Goal HO-5: Preservation and Improvement of Housing Stock and Residential Neighborhoods
 Development Suggestion for areas well suited for SB 9 development Consider other advantages of development under SB 9, such as City ministerial review instead of discretionary review as an advantage over ADU requirements, and ways to further incorporate SB 9 into the Housing Element Promote and incentivize ADU development 	Added discussion on SB 9 development opportunities ADU discussion includes 2022 development numbers Compliance with AB 602 addressed in
 Include information in the current Housing Element about Rohnert Park's progress in meeting target ADU numbers Support for the work of the Napa Sonoma ADU and encouragement for Rohnert Park to make further commitments toward ADU development Concern about designing homes to be fire resistant and easy evacuation of neighborhoods due to high fire danger of the area Developing housing that meet accessibility needs, including mobility and sight disabilities 	Program HO-2.A Considerations for Inclusionary Housing Ordinance changes included in Program HO-4.E Regional cooperation addressed in: • Program HO-4.D(e): Actions to Address Homelessness





Appendix B Community Survey Results

Multiple surveys were conducted as part of the Housing Element Update efforts. The results of those community surveys are included as part of this appendix.

Housing Needs and Opportunities Survey

Rohnert Park Community Housing Priorities Survey

Q1 How long have you lived in Rohnert Park?



Answered: 32 Skipped: 0

ANSWER CHOICES	RESPONSES	
Less than 5 years	25.00%	8
5 to 10 years	28.13%	9
11 to 20 years	25.00%	8
More than 20 years	15.63%	5
I live in another city (please specify)	6.25%	2
TOTAL		32



Answered: 32 Skipped: 0 Less than 5 years 5 to 10 years 11 to 20 years More than 20 years I do not currently work I work from home for a... I work in another city... 0% 10% 20% 30% 40% 50% 60% 70% 80% 90% 100%

Q2 Do you work in Rohnert Park? If so, how long have you worked here?

ANSWER CHOICES	RESPONSES	
Less than 5 years	15.63%	5
5 to 10 years	9.38%	3
11 to 20 years	12.50%	4
More than 20 years	0.00%	0
I do not currently work	25.00%	8
I work from home for a company in another city	9.38%	3
I work in another city (please specify)	28.13%	9
TOTAL		32



Q3 Why did you choose to live in Rohnert Park? If you don't live in Rohnert Park, skip this question. (Check all that apply)



ANSWER CHOICES	RESPONSES	
My friends and family live here	45.83%	11
The schools	20.83%	5
Safety	33.33%	8
I was able to find affordable housing here	25.00%	6
It's close to where I work	16.67%	4
The community	16.67%	4
I'm living here while attending a local college or university	0.00%	0
Total Respondents: 24		







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ANSWER CHOICES	RESPONSES	
Multi-unit apartment/condo	50.00%	16
Single family home	6.25%	2
Mobile home	25.00%	8
Townhouse or duplex	9.38%	3
Assisted living facility	3.13%	1
Student housing	0.00%	0
Accessory dwelling unit (aka granny or in-law unit)	0.00%	0
A live/work building	0.00%	0
I'm currently without a home, living outdoors or in a vehicle	0.00%	0
I'm currently without a home, living indoors	3.13%	1
Other (please specify)	3.13%	1
TOTAL		32







ANSWER CHOICES	RESPONSES	
Own	37.50%	12
Rent	56.25%	18
Rent a room	3.13%	1
I currently stay with family or friends rent-free	3.13%	1
I'm currently couch surfing or staying with family or friends temporarily	0.00%	0
Other (please specify)	0.00%	0
TOTAL		32





Q6 On a scale of 1 to 5, how difficult was it to find your current home?

ANSWER CHOICES	RESPONSES	
None of the above	3.13%	1
1 – Very Easy	15.63%	5
2 – Somewhat Easy	12.50%	4
3 – Harder Than Expected, But Not Bad	28.13%	9
4 – Somewhat Difficult	28.13%	9
5 – Very Difficult	12.50%	4
TOTAL		32



Q7 Optional: Describe your experience of finding or securing housing in Rohnert Park

Answered: 16 Skipped: 16

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Q8 What are the most important housing issues facing Rohnert Park today? Check all that apply.



ANSWER CHOICES	RESPONSES	
None of the above	6.25%	2
Housing availability	40.63%	13
Housing affordability	40.63%	13
Homelessness	28.13%	9
Government regulations	9.38%	З
Too much development in town	6.25%	2
Other (please specify)	9.38%	3
Total Respondents: 32		



Q9 Optional: Tell us more about the most important housing issues facing Rohnert Park.

Answered: 17 Skipped: 15



Q10 What types of new housing do you think would be most successful in Rohnert Park today? (Check all that apply)



ANSWER CHOICES	RESPONSES	
Multi-unit apartment/condo	62.50%	20
Single family home	31.25%	10
Mobile home	31.25%	10
Townhouse or duplex	21.88%	7
Assisted living facility	15.63%	5
Student housing	15.63%	5
Accessory dwelling unit (aka granny or in-law unit)	6.25%	2
A live/work building	21.88%	7
Other (please specify)	3.13%	1
Total Respondents: 32		



Q11 Optional: What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city.

Answered: 17 Skipped: 15





Q12 If you live in Rohnert Park, what neighborhood do you live in?

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ANSWER CHOICES	RESPONSES	
NW Rohnert Park	4.17%	1
West Rohnert Park	16.67%	4
Central Rohnert Park	8.33%	2
SSU Student Housing	0.00%	0
A Section	20.83%	5
B Section	8.33%	2
C Section	12.50%	3
D Section	0.00%	0
E Section	12.50%	3
F Section	0.00%	0
G Section	0.00%	0
H Section	0.00%	0
J Section	0.00%	0
K Section (University District)	0.00%	0
L Section	0.00%	0
M Section	4.17%	1
O Section	0.00%	0
R Section	0.00%	0
S Section	0.00%	0
W Section (Willowglen)	0.00%	0
Other (please specify)	12.50%	3
TOTAL		24





ANSWER CHOICES	RESPONSES	
Under 25	12.50%	3
25 to 35	33.33%	8
36 to 50	29.17%	7
51 to 64	20.83%	5
Over 64	4.17%	1
TOTAL		24

Q13 What is your age group?







ANSWER CHOICES	RESPONSES	
1	8.70%	2
2	69.57%	16
3	13.04%	3
4	8.70%	2
5	0.00%	0
6	0.00%	0
7 or more	0.00%	0
TOTAL		23



Q15 How many children live in your household?



ANSWER CHOICES	RESPONSES	
No children live in my household	28.00%	7
1	12.00%	3
2	48.00%	12
3	4.00%	1
4	4.00%	1
5	4.00%	1
6	0.00%	0
7 or more	0.00%	0
TOTAL		25





Q16 How would you best describe your race/ethnicity. Select all that apply

ANSWER CHOICES	RESPONSES	
American Indian or Alaska Native White or Caucasian	9.52%	2
Asian or Asian American	0.00%	0
Black or African American	0.00%	0
Native Hawaiian or other Pacific Islander	0.00%	0
White	19.05%	4
Another race	71.43%	15
Total Respondents: 21		



Q17 Are you of Hispanic/Latino/Spanish origin





ANSWER CHOICES	RESPONSES	
Yes	96.00%	24
No	4.00%	1
TOTAL		25



Q18 Thank you for sharing your feedback! Please let us know if you would like to receive email updates about Rohnert Park's Housing Element and be entered for a chance to win a \$50 Visa Gift card by checking the boxes below and sharing your email address before clicking the "Submit" button.



ANSWER CHOICES	RESPONS	SES
I'm feeling lucky! Please include me in the chance to win a \$50 Visa gift card.	84.00%	21
No thanks - I don't want to receive updates about the Housing Element or enter to win a \$50 Visa gift card.	8.00%	2
Sign me up! I'd like to receive updates about Rohnert Park's Housing Element as they're available.	48.00%	12
Please share your email or a phone number where you can receive a text message if you win:	72.00%	18
Total Respondents: 25		



Sonoma State University Housing Needs & Opportunities

Sonoma State Community Housing Needs & Opportunities Survey

Q1 What is your relationship to Sonoma State? (While multiple answers may apply, please select the choice that best represents your current relationship to SSU)



ANSWER CHOICES	RESPONSES	
Student	56.25%	9
Faculty/staff	12.50%	2
Alumni	25.00%	4
Parent or spouse of student, faculty, or staff	0.00%	0
Other	0.00%	0
None of the Above	6.25%	1
TOTAL		16



Q2 How do you pay for your housing expenses? (Select all that apply)



ANSWEF	RCHOICES	RESPONSES	
I use my financial aid or scholarship money		33.33%	З
l use earr	nings from work	88.89%	8
Family/pa	arents help me pay for my housing expenses	66.67%	6
Other (ple	ease specify)	0.00%	0
Total Res	spondents: 9		
#	OTHER (PLEASE SPECIFY)	DATE	
	There are no responses.		



Q3 What are your future plans following graduation from SSU? (Select best choice)



ANSWER	CHOICES	RESPONSES	
I plan to liv	e/work in Rohnert Park or Cotati	33.33%	3
I plan to liv	e/work in the Greater Bay Area	11.11%	1
I plan look	for Graduate Program in another location	0.00%	0
I plan stay	at my current residence	11.11%	1
I plan to m	ove away from my current residence (different city/state)	33.33%	3
Other (plea	se specify)	11.11%	1
TOTAL			9
#	OTHER (PLEASE SPECIFY)	DATE	
1	i don't know what i'm gonna do	4/14/2022 5:47 PM	





Q4 Do you live on-campus?

ANSWER CHOICES	RESPONSES	
Yes	33.33%	3
No	66.67%	6
TOTAL		9



Q5 Do you live in SSU-sponsored faculty housing such as the Marina Crossing Apartments or housing purchased through the Housing Land Trust of Sonoma County?



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	2
TOTAL		2





Q6 Where do you live?

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ANSWER CHOICES	RESPONSES	
Boyes Hot Springs	0.00%	0
Cloverdale	0.00%	0
Cotati	10.00%	1
Forestville	0.00%	0
Fulton	0.00%	0
Geyserville	0.00%	0
Glen Ellen	0.00%	0
Graton	0.00%	0
Healdsburg	0.00%	0
Larkfield-Wikiup	0.00%	0
Lower Russian River (Monte Rio, Guerneville, etc)	0.00%	0
Occidental/Camp Meeker	0.00%	0
Penngrove	0.00%	0
Petaluma	0.00%	0
Rohnert Park	50.00%	5
Santa Rosa	30.00%	3
Sebastopol	0.00%	0
Sonoma (City)	0.00%	0
Sonoma Coast (Bodega, Jenner, Sea Ranch, etc)	0.00%	0
Valley Ford	0.00%	0
Windsor	0.00%	0
Other (please specify)	10.00%	1
TOTAL		10
# OTHER (PLEASE SPECIFY)	DATE	

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1 Davis CA 4/17/2022 8:22 PM



Q7 What barriers have you faced when looking for housing in your area? (Select all that apply)



ANSWER CHOICES		RESPONS	ES	
Home pri	ces/ rents too high		100.00%	10
Conditions of neighborhoods			10.00%	1
Condition	is of homes		20.00%	2
High traff	ic/noise		40.00%	4
Availabili	ty of housing		60.00%	6
Cannot fi	nd homes that meet my household's needs (e.g. number of rooms, disability accommodations, etc.)		20.00%	2
Cannot fi	nd homes that suit my personal tastes (e.g. landscaping, exterior finishes, interior design etc.)		30.00%	3
I did not	face any barriers when looking for housing in my area		0.00%	0
Total Res	spondents: 10			
#	OTHER (PLEASE SPECIFY)	DATE		
1	Landlords refuse to allow for co-signers or allow college students at all	4/14/20	22 10:26 PM	1



Q8 Do you want to live closer to campus, but currently cannot?



ANSWER CHOICES	RESPONSES	
Yes	40.00%	4
No	60.00%	6
TOTAL		10

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Q9 What barriers have prevented you from living closer to campus? (Select all that apply)



ANSWER	CHOICES		RESPONSI	ES
Home price	s/rents too high		100.00%	4
Conditions	of neighborhoods		0.00%	0
Availability	of housing		100.00%	4
Conditions	of homes		0.00%	0
High traffic.	Inoise		25.00%	1
I cannot fin	d a home meets my household's needs (e.g. number of rooms, disability accommodations, etc.)		0.00%	0
l cannot cu	rrently find a home that suits my personal tastes (e.g. landscaping, interior design, exterior finishes)		0.00%	0
Total Resp	ondents: 4			
#	OTHER (PLEASE SPECIFY)	DATE		
	There are no responses.			





Q10 Describe your housing tenure

ANSWE	R CHOICES	RESPONSES	
I own my	y home	10.00%	1
I rent my	/ home	80.00%	8
I live on-	campus	0.00%	0
I am unh	noused	0.00%	0
Other (pl	lease specify)	10.00%	1
TOTAL			10
#	OTHER (PLEASE SPECIFY)	D	ATE
1	l rent an apartment	4/	11/2022 4:27 PM



Q11 Do you have an accessory dwelling unit on your property? (e.g. in-law unit, carriage house, or converted garage)



ANSWER CHOICES	RESPONSES	
Yes	0.00%	0
No	100.00%	1
TOTAL		1



Q12 How would you describe the primary use of the accessory dwelling unit?

Answered: 0 Skipped: 16

A No matching responses.

ANSWER	CHOICES	RESPONSES	
It is an office or workspace 0.00%		0.00%	0
It is a gue	est house	0.00%	0
I rent the	unit to a tenant	0.00%	0
Someone	lives there rent-free	0.00%	0
Other (ple	ease specify)	0.00%	0
TOTAL			0
#	OTHER (PLEASE SPECIFY)	DATE	
	There are no responses.		



Q13 Have you considered building an accessory dwelling unit on your property?



ANSWER C	HOICES	RESPONSES		
Yes		100.00%		1
No		0.00%		0
TOTAL				1
#	WHY OR WHY NOT?		DATE	
1	HOA did not allow		4/14/2022 4:44 PM	



Q14 You answered that you are currently unhoused, can you please describe your current living situation? Additionally, please use this link to access resources for unhoused individuals in Sonoma County.

Answered: 0 Skipped: 16

A No matching responses.

ANSWEF	RCHOICES	RESPONSES	
l live in n	ny vehicle	0.00%	0
I live outo	doors	0.00%	0
l live in a	in R.V.	0.00%	0
l stay wit	h family and friends	0.00%	0
I stay at a	a shelter	0.00%	0
Other (ple	ease specify)	0.00%	0
TOTAL			0
#	OTHER (PLEASE SPECIFY)	DATE	
	There are no responses.		





	Q15 What	type of	housing	do you	live	in?
--	----------	---------	---------	--------	------	-----

ANSWER	R CHOICES	RESPONSES	
Single-fa	mily home	40.00%	4
Townhou	se/duplex/triplex	20.00%	2
Apartmer	nt building	30.00%	3
Mobile/m	anufactured home	0.00%	0
Accesso	ry dwelling unit (e.g. backyard cottage, converted garage)	0.00%	0
Resident	ial care facility (e.g. assisted living facility)	0.00%	0
l rent a ro	com in someone else's home	0.00%	0
Other (ple	ease specify)	10.00%	1
TOTAL			10
#	OTHER (PLEASE SPECIFY)	DATE	
1	condominium	4/14/2022 4:45 PM	



Q16 How would you describe the physical condition of your home?



ANSWER CHOICES	RESPONSE	S
It needs major repairs (new plumbing, new roof, new windows, etc.)	0.00%	0
It needs minor maintenance (peeling paint, chipped stucco, appliances need to be replaced etc)	70.00%	7
My home is in good physical condition and does not require any repairs or maintenance	30.00%	3
TOTAL		10





Q17 How would you describe your household? (Select all that apply)

ANSWER CHOICES		RESPONSES	
I live with ro	ommates or housemates	50.00%	5
I live with m	y partner or spouse	40.00%	4
I live with m	y parents/grandparents	20.00%	2
I live with m	y children (under 18)	0.00%	0
I live with m	y adult children (over 18)	20.00%	2
I live in a m	ulti-generational home (3 or more generations living together)	10.00%	1
I live alone		0.00%	0
Other (please specify)		0.00%	0
Total Respo	ndents: 10		
#	OTHER (PLEASE SPECIFY)	DATE	

There are no responses.







ANSWER CHOICES	RESPONSES	
Less than 1 year	60.00%	6
1-5 years	10.00%	1
6-10 years	0.00%	0
11-20 years	30.00%	З
More than 20 years	0.00%	0
All my life	0.00%	0
TOTAL		10



Q19 Including yourself, how many people live in your home?



ANSWER CHOICES	RESPONSES	
1	0.00%	0
2	30.00%	З
3	50.00%	5
4	10.00%	1
5 or more	10.00%	1
TOTAL		10

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Q20 How much of your total monthly income do you spend on your housing expenses?



ANSWER CHOICES	RESPONSES	
0% - 30%	15.38%	2
30% - 50%	38.46%	5
50% or more	46.15%	6
TOTAL		13



Q21 Do you struggle to pay for your monthly housing costs?



ANSWER CHOICES	RESPONSES	
Yes	61.54%	8
No	38.46%	5
TOTAL		13



Q22 Do agree that the current range of housing options in Rohnert Park and/or Cotati meet the needs of students, faculty, staff, and alumni of Sonoma State?



ANSWER CHOICES	RESPONSES	
Strongly agree	0.00%	0
Agree	0.00%	0
Neither agree nor disagree	0.00%	0
Disagree	44.44%	4
Strongly disagree	55.56%	5
TOTAL		9



Q23 As Cotati and Rohnert Park plan for new housing units, what kind of housing types do you think will best meet the needs of current and future students, faculty, staff, and alumni of SSU? (Please rate each housing type as best choice, somewhat ideal choice, and least ideal choice)



		BEST	SOMEWHAT IDEAL CHOICE	LEAST IDEAL CHOICE	TOTAL
		CHOICE			
	g Middle" housing like townhomes, duplexes, and smaller amily cottages	88.89% 8	11.11% 1	0.00% 0	9
Tradition	nal Multi-family Apartments	55.56%	11.11%	33.33%	
		5	1	3	9
Mixed-L	Jse Buildings (housing over commercial/business spaces)	44.44%	33.33%	22.22%	
		4	3	2	9
Single-family detached homes (smaller, economy)		44.44%	33.33%	22.22%	
		4	3	2	9
Access	ory Dwelling Units (e.g. in-law units, carriage houses,	11.11%	66.67%	22.22%	
garages converted to living spaces)		1	6	2	9
Senior H	Housing (independent or residential care facilities)	0.00%	22.22%	77.78%	
		0	2	7	9
Single- family detached homes (large/luxury)		0.00%	22.22%	77.78%	
		0	2	7	9
#	OTHER (PLEASE SPECIFY)			DATE	
1 We need more alternatives for many differenct needs.				4/11/2022 4:45	PM



2 on-campus housing

4/8/2022 3:11 PM



Q24 Please rate the following housing priorities by level of importance.

Skipped: 7



Answered: 9



VERY	SOMEWHAT	LEAST	NOT	TOTAL
IMPORTANT	IMPORTANT	IMPORTANT	SURE	
100.00%	0.00%	0.00%	0.00%	9
9	0	0	0	
100.00%	0.00%	0.00%	0.00%	9
9	0	0	0	
88.89%	11.11%	0.00%	0.00%	9
8	1	0	0	
88.89%	0.00%	11.11%	0.00%	9
8	0	1	0	
88.89%	11.11%	0.00%	0.00%	9
8	1	0	0	
77.78%	22.22%	0.00% 0	0.00% 0	9
77.78%	11.11%	11.11%	0.00%	9
7	1	1	0	
66.67%	33.33%	0.00%	0.00%	9
6	3	0	0	
44.44%	44.44% 4	11.11% 1	0.00% 0	9
44.44%	33.33%	22.22% 2	0.00% 0	9
0.00%	44.44%	55.56%	0.00%	9
	IMPORTANT 100.00% 9 100.00% 9 88.89% 8 88.89% 8 88.89% 8 77.78% 7 77.78% 7 66.67% 6 44.44% 4 44.44% 4 0.00%	IMPORTANT IMPORTANT 100.00% 0.00% 9 0 100.00% 0.00% 9 0 100.00% 0.00% 9 0 88.89% 11.11% 88.89% 0.00% 88.89% 0.00% 77.78% 22.22% 77.78% 11.11% 66.67% 33.33% 66.67% 33.33% 44.44% 44.44% 44.44% 33.33% 0.00% 44.44%	IMPORTANT IMPORTANT IMPORTANT 100.00% 0.00% 0.00% 9 0 0 100.00% 0.00% 0.00% 9 0 0 100.00% 0.00% 0.00% 9 0 0 100.00% 0.00% 0.00% 9 0 0 88.89% 11.11% 0.00% 88.89% 0.00% 11.11% 88.89% 11.11% 0.00% 77.78% 22.22% 0.00% 77.78% 11.11% 11.11% 66.67% 33.33% 0.00% 6 3 0 44.44% 44.44% 1 44.44% 33.33% 22.22% 0.00% 44.44% 3 0.00% 3 2	IMPORTANT IMPORTANT IMPORTANT SURE 100.00% 0.00% 0.00% 0.00% 0 9 0 0 0 0 100.00% 0.00% 0.00% 0.00% 0 9 0 0 0 0 0 100.00% 0.00% 0.00% 0.00% 0 0 88.89% 11.11% 0.00% 0 0 0 88.89% 0.00% 11.11% 0.00% 0 0 78 11.11% 0.00% 0 0 0 88.89% 11.11% 0.00% 0 0 0 77.78% 22.22% 0.00% 0 0 0 77.78% 11.11% 11.11% 0.00% 0 0 66.67% 33.33% 0.00% 0 0 0 44.44% 33.33% 22.22% 0.00% 0 0 44.44% 3 2



Q25 What are your greatest concerns related to disasters/hazards? (Choose your top three concerns)



Hazards

	DROUGHT	FLOODING	EXTREME HEAT EVENTS	EARTHQUAKES	WILDFIRES	TOTAL
#1 Concern	0.00% 0	0.00% 0	0.00% 0	0.00% 0	100.00% 9	9
#2 Concern	33.33% 3	11.11% 1	33.33% 3	22.22% 2	0.00% 0	9
#3 Concern	44.44% 4	11.11% 1	11.11% 1	33.33% 3	0.00% 0	9


Q26 Please indicate if any of the following issues apply to you or your household.







		YES	NO	TOTAL
Exposure	e to air or water pollution	33.33% 3	66.67% 6	9
Lack of r	resources to prepare for disaster or hazard events	44.44% 4	55.56% 5	9
Barriers	to accessing quality education	22.22%	77.78% 7	9
Barriers 1	to participating in local decision-making processes	44.44%	55.56% 5	9
Barriers 1	to accessing public safety information	22.22%	77.78% 7	9
Lack of a	access to well-paying jobs	66.67% 6	33.33% 3	9
Lack of a	access to healthcare	11.11% 1	88.89% 8	9
Lack of a	access to public transit	66.67% 6	33.33% 3	9
Lack of a	access to affordable, quality housing	77.78% 7	22.22% 2	9
Limited a	access to healthy, affordable food	55.56% 5	44.44% 4	9
Limited p	parks or access to open space	44.44%	55.56% 5	9
Lack of a	access to resources in my language	0.00% 0	100.00% 9	9
#	OTHER (PLEASE SPECIFY)		DATE	
1	Noise pollution from 101		4/14/2022	4:51 PM



Q27 Are you of Hispanic, Latino, or Spanish origin?



ANSWER CHOICES	RESPONSES	
Yes	44.44%	4
No	55.56%	5
TOTAL		9

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Q28 What race do you identify with? (Select all that apply)



ANSWE	R CHOICES	RESPONS	SES	
White or	Caucasian	88.89%		8
Black or	African American	0.00%		0
Hispanic	or Latino	33.33%		3
Asian or	Asian American	11.11%		1
Americar	n Indian or Alaska Native	0.00%		0
Native H	awaiian or other Pacific Islander	0.00%		0
Another I	race (please specify)	0.00%		0
Total Res	spondents: 9			
#	ANOTHER RACE (PLEASE SPECIFY)		DATE	
	There are no responses.			





Q29 Please choose	your gender identity.
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ANSWER	CHOICES	RESPONSES		
Female		62.50%		5
Male		25.00%		2
Non-binary		12.50%		1
Another ge	nder (please specify)	0.00%		0
TOTAL				8
#	ANOTHER GENDER (PLEASE SPECIFY)		DATE	
	There are no responses.			





Q30 What is your age?

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	55.56%	5
25-34	11.11%	1
35-44	0.00%	0
45-54	11.11%	1
55-64	22.22%	2
65-74	0.00%	0
75+	0.00%	0
TOTAL		9



Q31 What is the highest level of education you have completed?



ANSWER CHOICES	RESPONSES	
Less than a high school diploma	0.00%	0
High school degree or equivalent (e.g. GED)	0.00%	0
Some college (no degree)	0.00%	0
Some college (degree in progress)	55.56%	5
Professional certification program	0.00%	0
Associate degree	0.00%	0
Bachelor's degree	33.33%	3
Completed graduate school, Ph.D, Doctorate etc.	11.11%	1
TOTAL		9



Q32 Which of the following categories best describes your employment status? (Select all that apply)



ANSWER CHOICES	RESPONSES	
Employed	100.00%	9
Unemployed	0.00%	0
Retired	0.00%	0
Full- or part-time student	44.44%	4
Disabled, not able to work	0.00%	0
Total Respondents: 9		

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Q33 What is your approximate annual household income?

ANSWER CHOICES	RESPONSES	
\$0-\$24,999	50.00%	4
\$25,000-\$49,999	25.00%	2
\$50,000-\$74,999	12.50%	1
\$75,000-\$99,999	0.00%	0
\$100,000-\$124,999	12.50%	1
\$125,000-\$149,999	0.00%	0
\$150,000-\$174,999	0.00%	0
\$175,000-\$199,999	0.00%	0
\$200,000 and up	0.00%	0
TOTAL		8



Q34 During your time at SSU, have you experienced or witnessed housing discrimination?



ANSWER CHOICES	RESPONSES	
Yes	22.22%	2
No	44.44%	4
I'm not sure	33.33%	3
TOTAL		9



Q35 You answered Yes, I have experienced or witnessed housing discrimination. Please explain the factors that were involved. (Select all that apply)



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ANSWE	ER CHOICES	RESPONSES	
Race/E	Ithnicity	50.00%	1
Color (o	putward appearance)	0.00%	0
Age		100.00%	2
Familial	I Status	0.00%	0
Langua	ige Spoken	0.00%	0
Source	of Income	100.00%	2
Nationa	al Origin	0.00%	0
Use of I	Housing Choice Voucher or other assistance	0.00%	0
Marital	Status	50.00%	1
Disabilit	ity	50.00%	1
Gender	Identity	50.00%	1
Sexual	Orientation	50.00%	1
Other (p	please specify)	0.00%	0
Total Re	espondents: 2		
4		DATE	
#	OTHER (PLEASE SPECIFY)	DATE	
	There are no responses.		





Q36 Did you report the incident?

ANSWER C	HOICES	RESPONSES			
Yes		0.00%		0	
No		100.00%		2	
TOTAL				2	
#	IF YOU ANSWERED NO, WHY NOT?	DATE			
1	Because I would not know who to report to or if they would even care		4/14/2022 10:30 PM		
2	Was eventually addressed, nothing I could do about it			4/14/2022 5:02 PM	



Appendix C Housing Needs Data Report

HOUSING NEEDS DATA REPORT: ROHNERT PARK

ABAG/MTC Staff and Baird + Driskell Community Planning 2021-04-02





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1



INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Rohnert Park.



2 SUMMARY OF KEY FACTS

- **Population** Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Rohnert Park increased by 2.0% from 2000 to 2020, which is below the growth rate of the Bay Area.
- Age In 2019, Rohnert Park's youth population under the age of 18 was 8,449 and senior population 65 and older was 5,949. These age groups represent 19.7% and 13.9%, respectively, of Rohnert Park's population.
- **Race/Ethnicity** In 2020, 61.0% of Rohnert Park's population was White while 2.2% was African American, 6.7% was Asian, and 26.9% was Latinx. People of color in Rohnert Park comprise a proportion below the overall proportion in the Bay Area as a whole.¹
- **Employment** Rohnert Park residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Rohnert Park decreased by 4.9 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 1,250 (10.4%). Additionally, the jobs-household ratio in Rohnert Park has decreased from 0.89 in 2002 to 0.82 jobs per household in 2018.
- Number of Homes The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Rohnert Park increased, 4.3% from 2010 to 2020, which is *above* the growth rate for Sonoma County and *below* the growth rate of the region's housing stock during this time period.
- Home Prices A diversity of homes at all income levels creates opportunities for all Rohnert Park residents to live and thrive in the community.
 - **Ownership** The largest proportion of homes had a value in the range of \$250k-\$500k in 2019. Home prices increased by 92.6% from 2010 to 2020.
 - **Rental Prices** The typical contract rent for an apartment in Rohnert Park was \$1,590 in 2019. Rental prices increased by 41.9% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make \$63,640 per year.²
- Housing Type It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 47.3% of homes in Rohnert Park were single family detached, 8.6% were single family attached, 7.7% were small multifamily (2-4 units), and 27.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-

¹ The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source. ² Note that contract rents may differ significantly from, and often being lower than, current listing prices.

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family units increased more than multi-family units. Generally, in Rohnert Park, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region.

- **Cost Burden** The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Rohnert Park, 21.1% of households spend 30%-50% of their income on housing, while 24.3% of households are severely cost burden and use the majority of their income for housing.
- **Displacement/Gentrification** According to research from The University of California, Berkeley, 55.5% of households in Rohnert Park live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 23.1% of households in Rohnert Park live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.
- Neighborhood 0.0% of residents in Rohnert Park live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 39.8% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.³
- Special Housing Needs Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Rohnert Park, 11.9% of residents have a disability of any kind and may require accessible housing. Additionally, 8.6% of Rohnert Park households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 13.2% of households are female-headed families, which are often at greater risk of housing insecurity.

³ For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: <u>https://www.treasurer.ca.gov/ctcac/opportunity.asp</u>. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.



Note on Data

Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.

Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In

these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.

Note on Figures

Any figure that does not specify geography in the figure name represents data for Rohnert Park.



3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

3.1 Regional Housing Needs Determination

The Plan Bay Area 2050⁴ Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.⁵ This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.⁶ These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA - the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs-allocation

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Rohnert Park, the proposed RHNA to be planned for this cycle is 1,580 units, a slated increase from the last cycle. Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for

Very Low-income: 0-50% of Area Median Income

⁴ Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

⁵ HCD divides the RHND into the following four income categories:

Low-income: 50-80% of Area Median Income

Moderate-income: 80-120% of Area Median Income

Above Moderate-income: 120% or more of Area Median Income

⁶ For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: <u>https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf</u>



their Housing Elements will be released at the end of 2021. The potential allocation that Rohnert Park would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

Income Group	Rohnert Park Units	Sonoma County Units	Bay Area Units	Rohnert Park Percent	County	Bay Area Percent
Very Low Income (<50% of AMI)	399	3999	114442	25.3%	27.5%	25.9%
Low Income (50%- 80% of AMI)	230	2302	65892	14.6%	15.8%	14.9%
Moderate Income (80%-120% of AMI)	265	2302	72712	16.8%	15.8%	16.5%
Above Moderate Income (>120% of AMI)	686	5959	188130	43.4%	40.9%	42.6%
Total	1580	14562	441176	100.0%	100.0%	100.0%

Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021. THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW



4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Rohnert Park's population has increased by 2.0%; this rate is below that of the region as a whole, at 14.8%. In Rohnert Park, roughly 18.3% of its population moved during the past year, a number 4.9 percentage points greater than the regional rate of 13.4%.

Table 2: Population Growth Trends

Geography	1990	1995	2000	2005	2010	2015	2020
Rohnert Park	36326	37811	42236	42262	40794	41681	43069
Sonoma County	388222	416776	458614	475703	483878	500640	492980
Bay Area	6020147	6381961	6784348	7073912	7150739	7595694	7790537

Universe: Total population

Source: California Department of Finance, E-5 series

For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.

In 2020, the population of Rohnert Park was estimated to be 43,069 (see Table 2). From 1990 to 2000, the population increased by 16.3%, while it decreased by 3.4% during the first decade of the 2000s. In the most recent decade, the population increased by 5.6%. The population of Rohnert Park makes up 8.7% of Sonoma County.⁷

⁷ To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.





Figure 1: Population Growth Trends

Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year. For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.

4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Rohnert Park, the median age in 2000 was 30.9; by 2019, this figure had increased, landing at around 36 years. More specifically, the population of those under 14 has increased since 2010, while the 65- and-over population has increased (see Figure $\underline{2}$).

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Figure 2: Population by Age, 2000-2019

Universe: Total population

Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color⁸ make up 10.6% of seniors and 38.3% of youth under 18 (see Figure <u>3</u>).



⁸ Here, we count all non-white racial groups

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Figure 3: Senior and Youth Population by Race

Universe: Total population

Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G) For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.

4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today⁹. Since 2000, the percentage of residents in Rohnert Park identifying as White has decreased - and by the same token the percentage of residents of all *other* races and ethnicities has *increased* - by 16.0 percentage points, with the 2019 population standing at 26,159 (see Figure $\underline{4}$). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

⁹ See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

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Figure 4: Population by Race, 2000-2019

Universe: Total population

Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019), Table B03002

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.

4.4 Employment Trends

4.4.1 Balance of Jobs and Workers

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Rohnert Park decreased by 3.9% (see Figure 5).





Figure 5: Jobs in a Jurisdiction

Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment

Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.

Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.

There are 22,830 employed residents, and 14,089 jobs¹⁰ in Rohnert Park - the ratio of jobs to resident workers is 0.62; Rohnert Park is *a net exporter of workers*.

Figure <u>6</u> shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively lowincome workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Rohnert Park has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than \$25,000). At the other end of the

¹⁰ Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

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wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than \$75,000) (see Figure <u>6</u>).¹¹



Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

Universe: Workers 16 years and over with earnings

Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.

Figure $\underline{7}$ shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure $\underline{7}$).

¹¹ The source table is top-coded at \$75,000, precluding more fine grained analysis at the higher end of the wage spectrum.





Figure 7: Jobs-Worker Ratios, By Wage Group

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details. Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Rohnert Park has decreased from 0.89 in 2002, to 0.82 jobs per household in 2018 (see Figure <u>8</u>).





Figure 8: Jobs-Household Ratio

Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals. Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.

4.4.2 Sector Composition

In terms of sectoral composition, the largest industry in which Rohnert Park residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure <u>9</u>). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

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Figure 9: Resident Employment by Industry

Universe: Civilian employed population age 16 years and over Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.

4.4.3 Unemployment

In Rohnert Park, there was a 4.9 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.





Figure 10: Unemployment Rate

Universe: Civilian noninstitutional population ages 16 and older

Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.

Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.

4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state¹².

In Rohnert Park, 45.7% of households make more than 100% of the Area Median Income (AMI)¹³, compared to 13.0% making less than 30% of AMI, which is considered extremely low-income (see Figure <u>11</u>).

¹² Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California*.
¹³ Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120



Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of \$29,450 for a family of four. Many households with multiple wage earners - including food service workers, full-time students, teachers, farmworkers and healthcare professionals - can fall into lower AMI categories due to relatively stagnant wages in many industries.

Note on Estimating the Projected Number of Extremely Low-Income Households

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very lowincome households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Rohnert Park receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

Option A: Assume that 59.8% of Rohnert Park's very low-income RHNA is for extremely low-income households.

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

Option B: Assume that 58.2% of Rohnert Park's very low-income RHNA is for extremely low-income households.

According to the data shown below (Figure <u>11</u>), 3,565 of Rohnert Park's households are 0-50% AMI while 2,075 are extremely low-income. Therefore, extremely low-income households represent 58.2% of households who are 0-50% AMI, as 2,075 divided by 3,565 is 58.2%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

Option C: Assume that 50% of Rohnert Park's very low-income RHNA is for extremely low-income households.

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.




Figure 11: Households by Household Income Level

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely lowincome households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS

tabulation, 2013-2017 release For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Rohnert Park, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure <u>12</u>).





Figure 12: Household Income Level by Tenure

Universe: Occupied housing units

Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.¹⁴ These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Rohnert Park, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure <u>13</u>).

¹⁴ Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

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Figure 13: Poverty Status by Race

Universe: Population for whom poverty status is determined

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.

4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity - ability for individuals to stay in their homes - in a city and region. Generally, renters may be displaced more quickly if prices increase. In Rohnert Park there are a total of 16,377 housing units, and fewer residents rent than own their homes: 45.2% versus 54.8% (see Figure <u>14</u>). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.





Figure 14: Housing Tenure

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.¹⁵ In Rohnert Park, 26.6% of Black households owned their homes, while homeownership rates were 45.2% for Asian households, 40.8% for Latinx households, and 57.7% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

Universe: Occupied housing units

¹⁵ See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.





Figure 15: Housing Tenure by Race of Householder

Universe: Occupied housing units

Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

In Rohnert Park, 60.1% of householders between the ages of 25 and 44 are renters, while 32.8% of householders over 65 are (see Figure $\underline{16}$).



Figure 16: Housing Tenure by Age

Universe: Occupied housing units Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Rohnert Park, 79.8% of households in detached single-family homes are homeowners, while 11.7% of households in multi-family housing are homeowners (see Figure <u>17</u>).



2040



Figure 17: Housing Tenure by Housing Type

Universe: Occupied housing units Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.

4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Rohnert Park, 55.5% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 23.1% of households in Rohnert Park live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.¹⁶

maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement

¹⁶ More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: <u>https://www.urbandisplacement.org/</u>. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: <u>https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png</u>. Additionally, one can view





Figure 18: Households by Displacement Risk and Tenure

Universe: Households

Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure. For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.



5 HOUSING STOCK CHARACTERISTICS

5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" - including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Rohnert Park in 2020 was made up of 47.3% single family detached homes, 8.6% single family attached homes, 7.7% multifamily homes with 2 to 4 units, 27.4% multifamily homes with 5 or more units, and 9.0% mobile homes (see Figure <u>19</u>). In Rohnert Park, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.



Figure 19: Housing Type Trends

Universe: Housing units Source: California Department of Finance, E-5 series For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Rohnert Park, the largest proportion of the housing stock was built 1960 to 1979, with 7,805 units constructed during this period (see Figure <u>20</u>). Since 2010, 2.2% of the current housing stock was built, which is 374 units.





Figure 20: Housing Units by Year Structure Built

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.

Vacant units make up 3.8% of the overall housing stock in Rohnert Park. The rental vacancy stands at 4.4%, while the ownership vacancy rate is 0.4%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure <u>21</u>).¹⁷

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like

AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations,

abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.¹⁸ In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting

¹⁷ The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a a significant number of vacancy categories, including the numerically significant *other vacant*.

¹⁸ For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: <u>https://www.census.gov/housing/hvs/definitions.pdf</u>.





in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.¹⁹

Figure 21: Vacant Units by Type

Universe: Vacant housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.

Between 2015 and 2019, 1,491 housing units were issued permits in Rohnert Park. 83.6% of permits issued in Rohnert Park were for above moderate-income housing, 1.3% were for moderate-income housing, and 15.1% were for low- or very low-income housing (see Table 3).

Table 3: Housing Permitting

Income Group	value
Above Moderate Income Permits	1247
Very Low Income Permits	116
Low Income Permits	109
Moderate Income Permits	19

Universe: Housing permits issued between 2015 and 2019

Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the

¹⁹ See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.



county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.

Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)

This table is included in the Data Packet Workbook as Table HSG-11.

5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 519 assisted units in Rohnert Park in the Preservation Database. Of these units, 20.4% are at *High Risk* or *Very High Risk* of conversion.²⁰

Note on At-Risk Assisted Housing Developments

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at <u>dmazzella@chpc.net</u>.

Table 4: Assisted Units at Risk of Conversion

Income	Rohnert Park	Sonoma County	Bay Area
Low	345	7195	110177
Moderate	68	68	3375
High	106	267	1854
Very High	0	149	1053
Total Assisted Units in Database	519	7679	116459

Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.

²⁰ California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.

Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

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Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at- risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are atrisk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.

5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Rohnert Park. For example, 0.0% of renters in Rohnert Park reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

Note on Substandard Housing

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the





Figure 22: Substandard Housing Issues

Universe: Occupied housing units

Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.

5.4 Home and Rent Values

Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Rohnert Park was estimated at \$604,170 by December of 2020, per data from Zillow. The largest proportion of homes were valued between \$250k-\$500k (see Figure <u>23</u>). By comparison, the typical home value is \$691,580 in Sonoma County and \$1,077,230 the Bay Area, with the largest share of units valued \$500k-\$750k.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 95.4% in Rohnert Park from \$309,180 to \$604,170. This change is above the change in Sonoma County, and below the change for the region (see Figure 24).



Figure 23: Home Values of Owner-Occupied Units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.



Figure 24: Zillow Home Value Index (ZHVI)

Universe: Owner-occupied housing units

Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The

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Universe: Owner-occupied units



ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts. Source: Zillow, Zillow Home Value Index (ZHVI) For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Rohnert Park, the largest proportion of rental units rented in the *Rent* \$1500-\$2000 category, totaling 36.5%, followed by 31.7% of units renting in the *Rent* \$1000-\$1500 category (see Figure <u>25</u>). Looking beyond the city, the largest share of units is in the \$1000-\$1500 category (county) compared to the \$1500-\$2000 category for the region as a whole.



Figure 25: Contract Rents for Renter-Occupied Units

Universe: Renter-occupied housing units paying cash rent Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.

Since 2009, the median rent has increased by 41.9% in Rohnert Park, from \$1,200 to \$1,590 per month (see Figure <u>26</u>). In Sonoma County, the median rent has increased 22.7%, from \$1,200 to \$1,470. The median rent in the region has increased significantly during this time from \$1,200 to \$1,850, a 54% increase.²¹

²¹ While the data on home values shown in Figure <u>24</u> comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the





Figure 26: Median Contract Rent

Universe: Renter-occupied housing units paying cash rent

Notes: For unincorporated areas, median is calculated using distribution in B25056.

Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.

For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.

5.5 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.





Figure 27: Cost Burden by Tenure

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Rohnert Park, 28.9% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure <u>27</u>). Additionally, 32.5% of renters spend 50% or more of their income on housing, while 11.4% of owners are severely cost-burdened.

In Rohnert Park, 24.3% of households spend 50% or more of their income on housing, while 21.1% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure <u>28</u>). For example, 85.5% of Rohnert Park households making less than 30% of AMI spend the majority of their income on housing. For Rohnert Park residents making more than 100% of AMI, just 0.2% are severely costburdened, and 85.8% of those making more than 100% of AMI spend less than 30% of their income on housing.





Figure 28: Cost Burden by Income Level

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

Black or African American, Non-Hispanic residents are the most cost burdened with 41.2% spending 30% to 50% of their income on housing, and Asian / API, Non-Hispanic residents are the most severely cost burdened with 35.2% spending more than 50% of their income on housing (see Figure 29).





Figure 29: Cost Burden by Race

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

In Rohnert Park, 24.5% of large family households experience a cost burden of 30%-50%, while 15.4% of households spend more than half of their income on housing. Some 20.9% of all other households have a cost burden of 30%-50%, with 24.9% of households spending more than 50% of their income on housing (see Figure <u>30</u>).





Figure 30: Cost Burden by Household Size

Universe: Occupied housing units

Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 72.0% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 87.9% are not cost-burdened and spend less than 30% of their income on housing (see Figure <u>31</u>).





Figure 31: Cost-Burdened Senior Households by Income Level

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Rohnert Park, 4.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2% of households that own (see Figure <u>32</u>). In Rohnert Park, 6.9% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.0% for those own.





Figure 32: Overcrowding by Tenure and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.

Overcrowding often disproportionately impacts low-income households. 2.7% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.8% of households above 100% experience this level of overcrowding (see Figure <u>33</u>).





Figure 33: Overcrowding by Income Level and Severity

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.

Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Rohnert Park, the racial group with the largest overcrowding rate is *Hispanic or Latinx* (see Figure <u>34</u>)





Figure 34: Overcrowding by Race

Universe: Occupied housing units

Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non- Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.



6 SPECIAL HOUSING NEEDS

6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Rohnert Park, for large households with 5 or more persons, most units (50.3%) are renter occupied (see Figure <u>35</u>). In 2017, 21.1% of large households were very low-income, earning less than 50% of the area median income (AMI).



Figure 35: Household Size by Tenure

Universe: Occupied housing units Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 8,693 units in Rohnert Park. Among these large units with 3 or more bedrooms, 21.8% are owner-occupied and 78.2% are renter occupied (see Figure <u>36</u>).





Figure 36: Housing Units by Number of Bedrooms

Universe: Housing units

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.

6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly femaleheaded households, who may be supporting children or a family with only one income. In Rohnert Park, the largest proportion of households is *Married-couple Family Households* at 40.6% of total, while *Female-Headed Households* make up 13.2% of all households.





Figure 37: Household Type

Universe: Households

Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Rohnert Park, 8.1% of female-headed households with children fall below the Federal Poverty Line, while 6.8% of female-headed households *without* children live in poverty (see Figure <u>38</u>).





Figure 38: Female-Headed Households by Poverty Status

Universe: Female Households

Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.

6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make 51%-80% of AMI, while the largest proportion of senior households who are homeowners falls in the income group Greater than 100% of AMI (see Figure <u>39</u>).





Figure 39: Senior Households by Income and Tenure

Universe: Senior households

Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release

For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.

6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure <u>40</u> shows the rates at which different disabilities are present among residents of Rohnert Park. Overall, 11.9% of people in Rohnert Park have a disability of any kind.²²

²² These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.

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Figure 40: Disability by Type

Universe: Civilian noninstitutionalized population 18 years and over

Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty: has difficulty is a difficulty dessing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.

For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.²³

In Rohnert Park, of the population with a developmental disability, children under the age of 18 make up 40.1%, while adults account for 59.9%.

²³ For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.



Table 5: Population with Developmental Disabilities by Age

Age Group	value
Age 18+	240
Age Under 18	161

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020) This table is included in the Data Packet Workbook as Table DISAB-04.

The most common living arrangement for individuals with disabilities in Rohnert Park is the home of parent /family /guardian.

Table 6: Population with Developmental Disabilities by Residence

Residence Type	value
Home of Parent /Family /Guardian	273
Independent /Supported Living	101
Community Care Facility	23
Foster /Family Home	5
Other	0
Intermediate Care Facility	0

Universe: Population with developmental disabilities

Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.

Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020) This table is included in the Data Packet Workbook as Table DISAB-05.



6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure <u>41</u>).



Figure 41: Homelessness by Household Type and Shelter Status, Sonoma County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.

People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 42).

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Figure 42: Racial Group Share of General and Homeless Populations, Sonoma County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals. Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.

In Sonoma, Latinx residents represent 28.2% of the population experiencing homelessness, while Latinx residents comprise 26.5% of the general population (see Figure 43).





Figure 43: Latinx Share of General and Homeless Populations, Sonoma County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.

Many of those experiencing homelessness are dealing with severe issues - including mental illness, substance abuse and domestic violence - that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015 reporting this condition (see Figure <u>12</u>). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.



Note on Homelessness Data

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.²⁴



Figure 44: Characteristics for the Population Experiencing Homelessness, Sonoma County

Universe: Population experiencing homelessness

Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.

Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)

For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.

In Rohnert Park, the student population experiencing homelessness totaled 19 during the 2019-20 school year and decreased by 45.7% since the 2016-17 school year. By comparison, Sonoma County has seen a

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12.9% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%.

During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Rohnert Park experiencing homelessness in 2019 represents 3.2% of the Sonoma County total and 0.1% of the Bay Area total.

²⁴ For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: <u>https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml</u>



AcademicYear	Rohnert Park	Sonoma County	Bay Area
2016-17	35	690	14990
2017-18	67	1445	15142
2018-19	15	345	15427
2019-20	19	601	13718

Table 7: Students in Local Public Schools Experiencing Homelessness

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography. Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020) This table is included in the Data Packet Workbook as Table HOMELS-05.

6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

In Rohnert Park, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

Table 8: Migrant Worker Student Population

AcademicYear	Rohnert Park	Sonoma County	Bay Area
2016-17	12	825	4630
2017-18	14	789	4607
2018-19	0	738	4075
2019-20	0	854	3976

Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools

Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.

Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020) This table is included in the Data Packet Workbook as Table FARM-01.

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure <u>45</u>).





Figure 45: Farm Operations and Farm Labor by County, Sonoma County

Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)

Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm. Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.

6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Rohnert Park, 5.2% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.



11. Housing Element



Figure 46: Population with Limited English Proficiency

Universe: Population 5 years and over

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005 For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.



11. Housing Element

Appendix D Housing Sites Information

This appendix provides additional information and justification for the sites and assumptions discussed in Section 11-3 and demonstrates the City's capacity to meet its RHNA.

Table 11-70 Site Inventory Table A

					Min	Max			Current	Publicly-		Used in	Unit	t Capacit	y by Inc	ome	Optional Information
Address	APN	Site	GPD	Zone	Density	Density ⁴¹	Acres	Existing Use	Infra- structure	Owned	Status	Prior HE	LI	мі	AMI	Total	
																	Unit capacity approved in
										NO -							Central
6001 Commerce Blvd,			Mixed-						YES -	Privately-	Pending						Rohnert Park
94928	143-021-036		Use	PD	0	0	8.39	Self Storage	Current	Owned	Project	No	10	10	121	141	PDA
								Low-intensity									Unit capacity
								commercial development with		NO -							approved in Central
			Mixed-					underutilized	YES -	Privately-	Pending						Rohnert Park
1 Padre Pkwy, 94928	143-051-025		Use	PD	0	0	2.13	parking	Current	Owned	Project	No	3	3	30	36	PDA
								Low-intensity			,						Unit capacity
								commercial									approved in
								development with		NO -							Central
3 Padre Pkwy, 94928	143-051-026		Mixed- Use	PD	0	0	2.84	underutilized parking	YES - Current	Privately- Owned	Pending Project	No	4	4	40	48	Rohnert Park PDA
3 Paule Pkwy, 94928	143-051-026		Use	PD	0	0	2.84	рагкіпд	Current	Owned	Project	NO	4	4	40	48	Unit capacity
																	approved in
										NO -							Central
415 City Center Dr,			Mixed-					Grass and parking	YES -	Privately-	Pending						Rohnert Park
94928	143-051-066		Use	PD	0	0	0.33	lot	Current	Owned	Project	No	0	0	5	5	PDA
																	Unit capacity
										NO -							approved in Central
6 City Center Dr,			Mixed-						YES -	Privately-	Pending						Rohnert Park
94928	143-051-071		Use	PD	0	0	0.84	Vacant	Current	Owned	Project	No	1	1	12	14	PDA
																	Unit capacity
																	approved in
										NO -							Central
0 City Center Dr,	142 051 076		Mixed-	PD	0	0	2 20	Parking lot-	YES -	Privately-	Pending	No	3	3	22	20	Rohnert Park
94928	143-051-076		Use	۲D	0	0	2.29	underutilized	Current	Owned	Project	No	3	3	33	39	PDA

⁴¹ Max Density listed as 0 means no established maximum density. Realistic maximum density in these areas is based on allowed FAR, setbacks, and other development standards



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6400 State Farm Dr, 94928	143-051-072		Mixed- Use	PD	0	0	30	Vacant	YES - Current	YES - City- Owned	Pending Project	No	69	0	391	460	Within existing PDA. Site recently acquired by City.
Portion of 6020 Labath Ave, 94928	143-040-140		PI	PD	0	50	0.75	Vacant	YES - Current	YES - City- Owned	Available	No	37	0	0	37	Site does not conform to parcel lines
5154 Snyder Ln, 94928	045-253-019	A	PI	SP	4.1	6	3.91	Vacant	YES - Current	YES - Special District- Owned	Available	No	0	0	20	20	Within University District Specific Plan
5154 Snyder Ln, 94928	045-253-019	A	PI	SP	6.1	12	12.17	Vacant	YES - Current	YES - Special District- Owned	Available	No	10	10	103	123	Within University District Specific Plan
0 Rohnert Park Expy, 94928	143-391-001		PI	PI	0	24	0.92	Vacant	YES - Current	YES - City- Owned	Available	No	20	0	0	20	Site does not conform to parcel lines
5010 Roberts Lake Rd, 94928	160-010-032		REC	PI	0	24	1.73	Parking lot- underutilized	YES - Current	YES - City- Owned	Available	No	41	0	0	41	Site does not conform to parcel lines

Table 11-71 Site Inventory Table B

Address	APN	l	Unit Capacity			Type of Shortfall	Acres	Current		Proposed		Min	Max	Units	Vacant/	Description of Existing	Current Infra-	Optional	
, tuti ess	7.1.1	VLI	LI	МІ	AMI	Type of onorthan		GPD	Zone	GPD	Zone	Density	Density	01110	Nonvacant	Uses	structure	Information	
5040 Snyder Ln, 94928	045-253-007	0	5	5	62	Unaccommodated Need	3.06	RL	SP	HDR	R-H	12.1	24	72	Vacant	Vacant lot	Yes		
5475 Snyder Ln, 94928	158-320-001	0	1	0	0	Unaccommodated Need	0.08	со	со	HDR	R-H	12.1	24	1	Non-Vacant	Office/Church	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-002	0	1	0	0	Unaccommodated Need	0.08	со	со	HDR	R-H	12.1	24	1	Non-Vacant	Office/Church	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-003	0	1	0	0	Unaccommodated Need	0.08	со	со	HDR	R-H	12.1	24	1	Non-Vacant	Office/Church	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-004	0	1	0	0	Unaccommodated Need	0.08	со	со	HDR	R-H	12.1	24	1	Non-Vacant	Office/Church	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-005	0	1	0	0	Unaccommodated Need	0.08	со	со	HDR	R-H	12.1	24	1	Non-Vacant	Garden	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-006	0	1	0	0	Unaccommodated Need	0.08	со	со	HDR	R-H	12.1	24	1	Non-Vacant	Office/Church	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-009	6	4	0	0	Unaccommodated Need	0.33	со	со	HDR	R-H	12.1	24	10	Non-Vacant	Office/Church	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-010	4	2	0	0	Unaccommodated Need	0.21	со	со	HDR	R-H	12.1	24	6	Vacant	Vacant	Yes	Consolidated Site B	
5475 Snyder Ln, 94928	158-320-011	4	2	0	0	Unaccommodated Need	0.21	со	со	HDR	R-H	12.1	24	6	Non-Vacant	Office/Church/Garden	Yes	Consolidated Site B	
5150 Snyder Ln, 94928	143-330-077	0	0	96	0	Unaccommodated Need	4.06	PI	PI	HDR	R-H	12.1	24	96	Non-Vacant	Church/vacant lot	Yes		



APN	Acres	Deed Restricted Units	Total Units	Market Rate Units
046-043-001	4.77		105	105
046-051-029	6.67		136	136
046-051-030	3.41		80	80
143-040-129	11.09		244	244
143-040-137	6.00		135	135
143-040-145	5.40		78	78
143-051-060	5.64		230	230
143-051-081	2.34		60	60
143-061-033	4.94		100	100
143-061-057	0.00		259	259
143-061-069	2.93		48	48
143-061-070	2.78		53	53
143-071-048	1.53		72	72
143-150-039	2.59		66	66
143-280-060	2.95		90	90
143-300-031	8.64		176	176
143-311-050	2.45		100	100
143-311-063	15.83		350	350
143-320-016	5.85		62	62
143-340-070	3.43		44	44
143-340-079	6.16		120	120
143-350-025	2.88		56	56
143-350-026	2.14	3	46	43
143-370-004	0.87		44	44
143-380-013	2.23		139	139
143-380-017	2.63		60	60
143-380-040	2.28		92	92
143-391-083	12.30		232	232
143-470-035	2.27		44	44
158-190-021	4.19		116	116
158-310-059	2.14		61	61
159-460-025	7.36		207	207
Totals	Average= 4.58 acres	3	3705	3702

Table 11-72 Multifamily Property Inventory for Adequate Sites Program Alternative



Burbank Housing Development Corporation Letter of Support



June 10, 2022

Jenna Garcia Housing Administrator City of Rohnert Park

Re: Essential Housing Bond Financing Program

Dear Ms. Garcia,

Starting in 2019, a few California real estate investment groups began leveraging Essential Function Bonds via Joint Powers Authorities ("JPAs") to address the housing needs of the low- and moderateincome workforce. As of August 31, 2021, these groups have closed 12 transactions valued at +/-\$1.5 billion (in debt) in various cities across the state.

Low-income ("LI") and moderate-income ("MI") housing are difficult types of housing to produce due to insufficient development subsidies available to fund projects at these income levels. With the cost of housing drastically outpacing wage increases, many LI and MI households are finding themselves unable to afford to live in the communities they call home. The Essential Housing Bond Financing Program is an innovative approach to the creation and preservation of affordable housing, particularly because it doesn't involve the use of typical public subsidies, scarce programs like Low-Income Housing Tax Credit (LIHTC) or equity investments. In addition to accessing non-competitive bond financing, the program eliminates real estate property taxes to achieve its goals of lowering rents.

After careful review of the public offering documents for the previously closed transactions, conversations with industry experts, attending JPA/Essential Function Bond webinars and thorough research/modeling, we believe there's opportunity to enhance the current model and utilize it in a more cost-effective and community-oriented manner to create long-term affordable housing. Burbank Housing Development Corporation intends to pursue a modified approach to the JPA/Essential Function Bond model to finance the acquisition of market-rate multifamily properties for conversion to deed restricted properties or to secure the permanent financing for New Construction projects, restricted to very low-income ("VLI"), low-income ("LI") and moderate-income ("MI") households.

Model:

In this structure, a City joins a California Joint Powers Authority which then acquires a market rate apartment complex through the issuance of tax-exempt municipal bonds. The properties are 100% financed and purchased competitively on the open market. Because the JPA is the 100% owner of the real estate, the bonds do not require "private activity allocation" (competitive) and, because the JPA is a governmental enterprise, the project is removed from the real estate tax obligations. In return, the asset is encumbered by a deed restriction limiting the tenant's income and rent charged.



Over time, the owner will bring the market-rate units down to MI/LI/VLI levels through natural attrition and will not displace existing tenants including those that are over income. Economically, this works because of the automatic 100% tax abatement the property will realize under municipal ownership as the forgone tax revenue subsidizes the affordable units. Said otherwise, the property can afford/sustain lower rents because of the savings associated with not paying property taxes. Because the financing does not involve assembling layers of local, state, or federal funding, surplus project revenues are credited to the mortgage principal and are sent thereafter to the City.

Enhancements to Current Model:

The model currently in use has several disadvantages including: 1) most groups promoting this model are for-profits companies that charge extraordinarily high fees for projects, 2) there is no requirement for affordability covenants with the local jurisdictions, which limits oversight on projects, 3) rents for these projects are often set higher than the state requirements used for other affordable housing projects.

Burbank Housing's "enhanced" model was designed to improve and strengthen protections to the residents & community, the municipality, the physical & financial health of the property, and the investors. The most critical improvements to the existing model include:

- Eliminating or drastically reducing the large "Project Administrator" Fee
- Reducing the ongoing admin/asset management fees to a reasonable market rate
- In some cases, pursuing a private placement of the bonds to eliminate need for investment bankers & associated bond marketing costs
- Approaching acquisition pricing responsibly, sticking to underwritten valuation
- Conservatively underwriting a 30 or 35-year proforma ensuring fully amortized debt at or by maturity
- <u>Recordation</u> of a regulatory agreement with local jurisdiction that stipulates maximum rent calculation using the traditional method (30% of given area median income)
- Structuring a first-loss guaranty instead of a "free" \$5 million subordinate B-piece, thus eliminating the compounding subordinate debt

Responsibilities of the City:

- City Council would need to approve a resolution to join a Joint Powers Authority;
- City would identify a to-be-acquired property and negotiate a Purchase Option Agreement with the JPA;
- Through the JPA, the City would authorize the issuance of tax-exempt bonds for the acquisition of the property in order to create and preserve low- and moderate-income housing.



JPA Membership & Bond Issuance:

The "participating City" (City in which the property is located) would need to join an appropriate JPA in order to leverage this model and issue 30- or 35-year Essential Function Bonds for the acquisition of the identified property. The JPA itself is the real estate owner, with the City being an indirect party to the real estate ownership and associated financing. This means that unless the participating City exercises its negotiated purchase option, it has no direct responsibility for the JPA property. Instead, the JPA entity bears the legal and financial responsibility associated with the transaction.

Purchase Option:

In conjunction with the closing of the JPA acquisition, the JPA will have the participating City enter into Purchase Option Agreement. The option will state that the City will retain the right to purchase the property at any time after the 15th year of JPA ownership. Should the City not desire to exercise the option, the City may assign the option to a non-profit affordable housing operator. The option/acquisition price would involve an assumption of the property debt, and all other existing property encumbrances. Further, the City or non-profit purchaser will acquire the property as-is.

Excess Net Operating Income (NOI) & Surplus Cash:

Each year after the senior bond debt service and the top-loss guarantee fee is paid, excess NOI will be applied to the A bond principal balance in the form of a special redemption. This effectively amortizes the interest-only bonds and gradually reduces the outstanding debt to \$0 at or by the end of the bond term. With local professional property management, it's feasible the property cash flow is strong enough to retire the bonds prior to the end of the term, at which point surplus revenue will be generated for the City.

City Financial Implications:

The major financial implication to the City would be losing the associated property tax revenue. However, the City wouldn't be generating property tax revenue anyway for a non-profit owned deedrestricted housing complex. What the City gains in exchange for the property tax loss is very low-, low- and moderate-income housing units and potential revenue upon a future sale/debt amortization of the asset. Another financial implication to the City would be the costs associated with executing the purchase option after year 15, which could be mitigated by assigning the option to a non-profit affordable housing operator.



Conclusion & Next Steps:

Burbank Housing believes that by approaching this model with a non-profit motive, we can more effectively and efficiently create affordable (VLI-LI-MI) housing with local jurisdiction aligned incentives. Burbank understands that the City of Rohnert Park is currently a member of the California Statewide Communities Development Authority JPA, which is already set up to issue bonds for these types of projects, and is willing to work with Burbank Housing on acquiring projects in Rohnert Park. The Rohnert Park City Council has already indicated that they support including a program in its Housing Element Update to implement the Essential Housing Bond Financing Program.

Burbank Housing has tentatively identified 2-3 projects with a total of approximately 500 units for sale today that would meet the criteria for this model and expects that it could acquire and convert at least 300 existing market-rate units into deed-restricted units affordable to VLI, LI and MI households using the bond financing model. To demonstrate economic feasibility of this model, attached to this letter is an analysis of a hypothetic acquisition of an existing 202-unit market-rate multifamily complex in Rohnert Park.

We look forward to pursuing this innovative tool to obtain and preserve affordable housing in our community. Please feel free to reach out to me with any questions.

Sincerely,

Burbank Housing Development Corporation

By: ____ Charles Crowe

Charles Crowe Director of Finance, Burbank Housing Development Corporation



<u>Exhibit A</u>

Hypothetical Acquisition of Market-Rate Complex

To demonstrate the economic feasibility of the proposed program, we've modeled the hypothetical acquisition of a real property currently for sale in Rohnert Park, CA. As such, we've obtained actual financial and operating data to consider in the context of the financial model.

Background: The subject property is an unrestricted (market) 202-unit multifamily complex located in Rohnert Park, CA. The property consists of two phases built in the late 70's and early 80's, respectively, and consists mostly of 1-bedroom apartments (170) with a few 2-bedroom units (32).

The property is being marketed as a "value-add" opportunity with significant upside. The current ownership has invested nearly \$4 million in capital improvements over the past four years, and a future owner has the ability to implement additional interior and common area enhancements to drive rental income. Approximately 22% of the units have received modern interior upgrades, allowing for significant rental upside through continued renovations. The existing renovated units would also benefit from incremental upgrades to drive rental income, including the potential installation of in-unit laundry. Furthermore, a future owner will be able to capture the property's substantial loss-to-lease estimated at 14% prior to completing the renovation and 22% after current ownership's renovation. The 78% of units which haven't undergone rehab are naturally affordable at the "LI" or 80% of AMI level, although with no regulatory agreement it's likely that most, if not all, of those units are occupied by over-income households.

Opportunity: Through the use of the JPA Essential Function Bond model, Rohnert Park has the opportunity to acquire, upgrade and income/rent restrict the apartment complex for the long-term benefit of very-low, low- and moderate-income renters.

<u>Analysis</u>

Acquisition: Leveraging the existing property performance data, and applying a low 4.60% capitalization rate, the modeled purchase price is projected to be \$59,284,000 (\$293,486 per unit).

Rent Roll/Restrictions: Though the complex currently does not restrict units by household income, a substantial portion of the units are charging below market rents consistent with the "low-income" levels (154 LI and 48 middle/market units). This is specifically due to the age of the property (built in the 1970s and 80s) with the majority of units currently un-renovated. The implication is that though the rents are naturally-occurring "affordable", the tenant base is not necessarily low-income. If acquired and converted into deed-restricted affordable housing, the post-conversion rent roll would reflect income- and rent-restricted units consisting of 77 VLI, 77 LI, and 48 middle/market units.

Income & Expense: For the purposes of the proforma, existing revenue and expenses (other than rental revenue) were utilized as a baseline. Rental revenue was reduced by \$432,386 (or 10%) to



account for <u>all</u> of the budgeted rental reductions/restrictions. The operating expense-to-effective gross revenue ratio is 32.5%.

Debt: Inclusive of the various reserve funds, improvement funds, costs of issuance, etc., the total debt is modeled at \$67,702,791. In this particular model, we're pursuing a public offering at a 4% coupon priced at par.

Debt-Service Coverage: Because there will be no over-income related evictions or relocations, restricting units to low-income tenants only occurs upon natural turnover of occupied units. Under the hypothetical, extreme and exceptionally unlikely scenario that on "Day 1" every single eligible unit (77) turned over and became restricted per the regulatory agreement, the interest-only debt-service coverage ratio would be 1.04x. In a more realistic (but still aggressive) scenario where 10% of the units (20) turnover immediately, the resulting interest-only debt-service coverage ratio would be a much more comfortable 1.16x.

Ongoing Performance: Underwriting conservatively to 3% revenue increases, 3.5% expense increases annually, and to all excess cash-flow paying down the bond principal, the debt-service coverage ratio increases in strength substantially each year. Over the bond term, it's expected that all debt is retired by year 30 at which point all excess cash flow is swept to the City. By year 35, the City should have collected nearly \$40M in excess cash flow.



Accessory Dwelling Unit Projections and RHNA: ABAG Report



Using ADUs to Satisfy RHNA

Technical Memo

Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

6/14/2022



Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

Percent	Income Category
30%	Very low income
30%	Low income
30%	Moderate income
10%	Above moderate

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

Sample Housing Element Write Up

The following is what a jurisdiction might include in their sites inventory section of the housing element.

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Year	Building Permits
2017	2
2018	1
2019	10
2020	15
2021	10
2022	16 (estimate based
	on first 6 months)

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

6/14/2022

HCD Review Draft Housing Element | Appendix D | September 19 2022



Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

Income Category	Percentages	Totals
Very low	30%	30
Low	30%	31
Moderate	30%	31
Above moderate	10%	10

Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

	V Low	Low	Mod	Above Mod	Total
RHNA	200	200	100	200	700
Pipeline / Approved Units	0	0	0	0	0
ADUs	30	31	31	10	102
Remaining RHNA	170	169	69	190	598

ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)

Association of Bay Area Governments | Bay Area Metro Center | 375 Beale Street, Suite 700 | San Francisco, CA 94105 | abag.ca.gov 6/14/2022 3

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT **DIVISION OF HOUSING POLICY DEVELOPMENT** 2020 W. El Camino Avenue, Suite 500 Sacramento, CA 95833

(916) 263-2911 / FAX (916) 263-7453 www.hcd.ca.gov

Adequate Sites Program Alternative Checklist Government Code Section 65583.1(c)

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of "committed assistance" to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code Section 65583.1(c) can be used to address the adequate sites program requirement. Please be aware, all information must be provided in the housing element to demonstrate compliance.

	HE Page #							
65583.1(c)(4) Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist.	☐ Yes ☐ No							
65583.1(c)(1)(A) Has the local government identified the specific source of "committed assistance" funds? If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$: Date:	☐ Yes ☐ No							
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?	☐ Yes ☐ No							
Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.								
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. Number of units:Funding source:								
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	☐ Yes ☐ No							
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option?	☐ Yes ☐ No							
Note: If you cannot answer "yes" to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).								



SUBSTANTIAL REHABILITATION (65583.1(c)(2)(A))									
Include reference to specific program action in housing element.	F	Program #	Page #						
65583.1(c)(2)(A) Will the rehabilitation result in a net increase in the number of housing units available and affordable to very low- and lower-income households? If so, how many units? # of VLI units: # of LI units:									
65583.1(c)(2)(A)(i) (I) Are units at imminent risk of loss to affordable housing stock? For example, are the units at-risk of being demolished or removed from the housing stock without the necessary rehabilitation?		Yes No							
65583.1(c)(2)(A)(i) (II) Is the local government providing relocation assistance consistent with Government code 7260 or Health and Safety Code Section 17975, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?		Yes No							
65583.1(c)(2)(A)(i) (III) Will tenants have the right to reoccupy units?		Yes No							
 65583.1(c)(2)(A)(i) (IV) Have the units been determined to be unfit for human habitation due the at least four (4) of the following violations (as listed in Health & Safety Code Section 17995.3 (a) through (g))? □ Termination, extended interruption or serious defects of gas, water or electric utility systems provided such interruptions or termination is not caused by the tenant's failure to pay such gas, water or electric bills. □ Serious defects or lack of adequate space and water heating. □ Serious rodent, vermin or insect infestation. □ Severe deterioration, rendering significant portions of the structure unsafe or unsanitary. □ Inadequate numbers of garbage receptacles or service. □ Unsanitary conditions affecting a significant portion of the structure as a result of faulty plumbing or sewage disposal. □ Inoperable hallway lighting. 		Yes No							
65583.1(c)(2)(A)(ii) Will affordability and occupancy restrictions be maintained for at least 55 years?		Yes No							
	65583.1(c)(2)(A)(iii) Note: Prior to occupancy of the rehabilitated units, the local government must issue a certificate that finds the units comply with all local and State building and health and safety requirements.								

CONVERSION OF MULTIFAMILY RENTAL AND OWNERSHIP UNITS OF <u>3</u> OR MORE OR FORECLOSED PROPERTIES FROM NON-AFFORDABLE TO AFFORDABLE (65583.1(c)(2)(B))				
Include reference to specific program action in housing element.	Program #	Page # 40-41		
65583.1(c)(2)(B) Specify the number of multifamily rental (3 or more units) to be converted.				
Specify the number multifamily ownership units to be converted.				
Specify the number of foreclosed properties acquired.				
Date Acquired?	·			
Will these units be for rent?	🗌 Yes 🔲 No			
65583.1(c)(2)(B)(i) Will the acquired units be made affordable to low- or very low-income households?	☐ Yes ☐ No			
65583.1(c)(2)(B)(ii) For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?	☐ Yes ☐ No			
For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition?	☐ Yes ☐ No			
65583.1(c)(2)(B)(iii) If the acquisition results in the displacement of very low- or low- income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced?	☐ Yes ☐ No			
65583.1(c)(2)(B)(iv) Will units be decent, safe, and sanitary upon occupancy?	☐ Yes ☐ No			
65583.1(c)(2)(B)(v) Will affordability and occupancy restrictions be maintained at least 55 years?	☐ Yes☐ No			
65583.1(c)(2)(B)(vi) For conversion of multifamily ownership units: Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy) Specify the number of affordable multifamily rental units constructed	Yes No for lower-income units:			
in the planning period.				

PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))						
Include reference to specific program action in housing element.		Program #	Page #			
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 55 years?		Yes No				
65583.1(c)(2)(C)(ii) Are the units located within an "assisted housing development" as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.		Yes No				
65583.1(c)(2)(C)(iii) Did the local government hold a public hearing and make a finding that the units are eligible and are reasonably expected to convert to market rate during the next 8 years, due to termination of subsidies, prepayment, or expiration of use?		Yes No				
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?		Yes No				
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?		Yes No				

HOTEL, MOTEL, OR HOSTEL CONVERSION (65583.1(c)(2)(D))*						
	Program #	Page #				
Include reference to specific program action in housing element.						
65583.1(c)(2)(D)(i)						
Are the units a part of a long-term recovery response to COVID-19?	☐ Yes □ No					
65583.1(c)(2)(D)(ii)						
Will the units be made available for people experiencing						
homelessness as defined in Section 578.3 of Title 24 of the Code of						
Federal Regulations?	🗌 No					
65583.1(c)(2)(D)(iii)						
Will the units be made available for rent at a cost affordable to low-	🗌 Yes					
or very low-income households?	🗌 No					
65583.1(c)(2)(D)(iv)						
Will the units be decent, safe, and sanitary upon occupancy?	🗌 Yes					
	🗌 No					
65583.1(c)(2)(D)(v)						
Will the affordability covenants and restrictions be maintained for at						
least 55 years?	🗌 No					
*NOTE: 65583.1(c)(2)(D) will remain in effect for only the 6 th Cycle Housing Element pursuant to Section 6588						

MOBILEHOME ACQUISITION WITH COMMITTED ASSISTANCE FROM THE CITY OR COUNTY (65583.1(c)(2)(E))

		Program #		Page #	
Include re	ference to specific program action in housing element.	_			
65583.1(Yes		
	nobilehome park be acquired with financing that includes a the department pursuant to Section 50783 or 50784.5 of		No		
	h and Safety Code?		NO		
	c)(2)(E)(ii)				
	ist 50% of the current residents in the mobilehome park				
	ome households and the entity acquiring the park agrees		Yes		
	nto a regulatory agreement for a minimum of 55 years that		No		
	he following:				
(I)	All vacant spaces shall be rented at a space rent that				
	does not exceed 50% of maximum rent limits established				
	by the California Tax Credit Allocation Committee at 60%				
	of the area median income.				
(11)	The space to rent for existing residents, both during the				
	12 months preceding the acquisition and during the term				
	of the regulatory agreement, shall not increase more				
	than 5% in any 12-month period.				

NOTE:

- By the end of the fourth year of the planning period, local governments <u>must</u> report on the status of its program implementation for substantial rehabilitation, conversion, and/or preservation (of affordability) as described above (Government Code 65583.1(c)(7)).
- The report must specify and identify those units for which committed assistance has been provided or which have been made available to low- and very low-income households <u>and</u> document how each unit complies with the substantial rehabilitation, conversion, and/or preservation provisions.
- If the local government has not entered into an enforceable agreement of committed assistance for all units specified in the identified program(s), it must amend its element to identify additional appropriately zoned and suitable sites, sufficient to accommodate the number of units for which committed assistance was not provided. This follow-up action must be taken by the end of the fourth year of the planning period.
- If a local government fails to amend its element to identify adequate sites to address any shortfall, or fails to complete the rehabilitation, acquisition, purchase of affordability covenants, or the preservation of any housing unit within three years after committed assistance was provided to that unit, the local government cannot use the alternate adequate sites program provisions of Government Code Section 65583.1(c)(1) in it next housing element update, beyond the number of units actually provided or preserved due to committed assistance.

DEFINITIONS:

<u>Committed Assistance</u>: When a local government (City or County) has entered into a legally enforceable agreement within a specific timeframe spanning from the beginning of the RHNA projection period through the end of the third year of the housing element planning period, obligating funds or other in-kind services for affordable units available for occupancy within two years of the agreement.

<u>Assisted Housing Development</u>: A multifamily rental housing development that receives governmental assistance under any of the following programs:

- (A) New construction, substantial rehabilitation, moderate rehabilitation, property disposition, and loan management set-aside programs, or any other program providing project-based assistance, under Section 8 of the United States Housing Act of 1937, as amended (42 U.S.C. Sec. 1437f).
- (B) The following federal programs:
- (i) The Below-Market-Interest-Rate Program under Section 221(d)(3) of the National Housing Act (12 U.S.C. Sec. 1715l(d)(3) and (5)).
- (ii) Section 236 of the National Housing Act (12 U.S.C. Sec.1715z-1).
- (iii) Section 202 of the Housing Act of 1959 (12 U.S.C. Sec. 1701q).
- (C) Programs for rent supplement assistance under Section 101 of the Housing and Urban Development Act of 1965, as amended (12 U.S.C. Sec. 1701s).
- (D) Programs under Sections 514, 515, 516, 533, and 538 of the Housing Act of 1949, as amended (42 U.S.C. Sec. 1485).
- (E) Section 42 of the Internal Revenue Code.
- (F) Section 142(d) of the Internal Revenue Code (tax-exempt private activity mortgage revenue bonds).
- (G) Section 147 of the Internal Revenue Code (Section 501(c)(3) bonds).
- (H) Title I of the Housing and Community Development Act of 1974, as amended (Community Development Block Grant Program).
- (I) Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended (HOME Investment Partnership Program).
- (J) Titles IV and V of the McKinney-Vento Homeless Assistance Act of 1987, as amended, including the Department of Housing and Urban Development's Supportive Housing Program, Shelter Plus Care program, and surplus federal property disposition program.
- (K) Grants and loans made by the Department of Housing and Community Development, including the Rental Housing Construction Program, CHRP-R, and other rental housing finance programs.
- (L) Chapter 1138 of the Statutes of 1987.
- (M) The following assistance provided by counties or cities in exchange for restrictions on the maximum rents that may be charged for units within a multifamily rental housing development and on the maximum tenant income as a condition of eligibility for occupancy of the unit subject to the rent restriction, as reflected by a recorded agreement with a county or city:
 - (i) Loans or grants provided using tax increment financing pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).
 - (ii) Local housing trust funds, as referred to in paragraph (3) of subdivision (a) of Section 50843 of the Health and Safety Code.
 - (iii) The sale or lease of public property at or below market rates.
 - (iv) The granting of density bonuses, or concessions or incentives, including fee waivers, parking variances, or amendments to general plans, zoning, or redevelopment project area plans, pursuant to Chapter 4.3 (commencing with Section 65915).

Assistance pursuant to this subparagraph shall not include the use of tenant-based Housing Choice Vouchers (Section 8(o)) of the United States Housing Act of 1937, 42 U.S.C. Sec. 1437f(o), excluding subparagraph (13) relating to project-based assistance). Restrictions shall not include any rent control or rent stabilization ordinance imposed by a county, city, or city and county.