

City of Sonoma

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October 26, 2022

California Department of Housing and Community Development

C/O Land Use and Planning Unit
2020 West El Camino Ave, Suite 500
Sacramento, CA 95833
Submitted via email: HousingElements@hcd.ca.gov

Subject: City of Sonoma 6th Cycle Housing Element Update – HCD Review Draft Submittal

Dear Recipient,

On behalf of the City of Sonoma, we are pleased to submit the Draft 6th Cycle Housing Element to the Department of Housing and Community Development (HCD) for review. The City is committed to ensuring that decent, safe, and attainable housing is available to current and future residents. We appreciate the important role that our Housing Element plays in charting the path forward to achieve these objectives.

The City of Sonoma has retained the services of De Novo Planning Group to assist us with preparing an update to our Housing Element. The Housing Element update has been prepared consistent with the requirements of state Housing Element law pertaining to housing elements. HCD's Building Blocks and Housing Element Update Guidance resources were also used in the preparation of this Housing Element update. Prior to submittal to HCD, Sonoma made the Public Review Draft Housing Element available for a 30+ day public review period, which began August 9, 2022 and concluded on September 16, 2022. Appendix E of the HCD Review Draft includes a summary of public comments and responses to the comments.

The City and De Novo Planning Group look forward to working collaboratively with HCD during the review process to address any potential issues as they arise. We are available by phone, video call, or email and will make ourselves available as needed during the review period. The City of Sonoma appreciates your assistance with the review and certification process. We look forward to hearing from you. If you have any questions, please do not hesitate to contact myself or Beth Thompson.

Sincerely,

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APPENDIX A

Inventory of Residential Sites

| Map Label | AFFH | APN | Address | Zoning | General Plan | Minimum Density | Maximum Density | Acres | Public Ownership | Previous Cycle | Site Type | Potential Units | Units by Affordability Level | | | | | Project Details | Existing Site Conditions | | | | | | | | Planning Area |
|-----------|----------------|-------------|----------------------|--------|---------------------|-----------------|-----------------|-------|------------------|----------------|-------------|--------------------|------------------------------|-----|----------|----------------|--------------------|--|--------------------------|-------------------|--------------------------|--------------|-------------------|-------------|---------------------------------|---------------------------|---------------|
| | | | | | | | | | | | | Realistic Capacity | Very Low | Low | Moderate | Above Moderate | Existing Use | | Existing Units | Built Square Feet | SF (Built) to Land Ratio | Land Value | Improvement Value | Other Value | Improvement to Land Value Ratio | | |
| 1 | Very Low/Low | 127-141-006 | 19357 HWY 12 | MX | Mixed Use | 0 | 20.0 | 6.084 | | | Underutiliz | 53 | 32 | 21 | 0 | 0 | | Underutilized: Two residences. Assumed 75% of residential capacity on 60% of site to account for stream setback. | 2 | 880 | 0.00 | \$ 181,013 | \$ 20,099 | \$ - | 0.11 | West Napa/Sonoma Corridor | |
| 2 | Above Moderate | 127-141-005 | 19380 HWY 12 | MX | Mixed Use | 0 | 20.0 | 0.089 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 2,905 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 3 | Mixed Income | 127-760-001 | 19366 SONOMA HWY | MX | Mixed Use | 0 | 20.0 | 0.138 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 139,244 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 3 | Mixed Income | 127-760-002 | 19370 SONOMA HWY | MX | Mixed Use | 0 | 20.0 | 0.157 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 162,452 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 4 | Mixed Income | 018-442-005 | 19410 SONOMA HWY | C | Commercial | 0 | 20.0 | 0.679 | | | Underutiliz | 8 | 0 | 0 | 4 | 4 | | Underutilized: Two single family dwellings | 2 | 1239 | 0.04 | \$ 1,010,360 | \$ 328,367 | \$ - | 0.33 | West Napa/Sonoma Corridor | |
| 5 | Mixed Income | 018-442-016 | 860 W NAPA ST | C | Commercial | 0 | 20.0 | 0.197 | | | Vacant | 3 | 0 | 0 | 1 | 2 | | Vacant lot | 0 | 0 | 0.00 | \$ 82,182 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 6 | Above Moderate | 127-474-015 | BECERRA WAY | R-L | Low Density Res. | 2 | 5.0 | 0.173 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 105,117 | \$ - | \$ - | 0.00 | Northwest Area | |
| 7 | Above Moderate | 127-204-007 | 742 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 0.248 | | | Underutiliz | 1 | 0 | 0 | 0 | 1 | | Underutilized: miscellaneous improvements | 0 | 864 | 0.08 | \$ 177,776 | \$ 17,062 | \$ - | 0.10 | Northwest Area | |
| 7 | Above Moderate | 127-204-008 | 738 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 0.248 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 151,497 | \$ - | \$ - | 0.00 | Northwest Area | |
| 8 | Above Moderate | 127-204-010 | 730 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 0.249 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 151,497 | \$ - | \$ - | 0.00 | Northwest Area | |
| 9 | Above Moderate | 127-204-020 | 19325 5TH STREET W | R-L | Low Density Res. | 2 | 5.0 | 0.245 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 14,024 | \$ - | \$ - | 0.00 | Northwest Area | |
| 10 | Mixed Income | 127-221-016 | 600 W NAPA ST | C | Commercial | 0 | 20.0 | 0.211 | | | Vacant | 3 | 0 | 0 | 1 | 2 | | Vacant lot | 0 | 0 | 0.00 | \$ 118,161 | \$ 54,583 | \$ - | 0.46 | West Napa/Sonoma Corridor | |
| 11 | Mixed Income | 127-221-033 | 590 West Napa Street | R-O | Housing Opportunity | 15 | 25.0 | 0.527 | | 5th | Underutiliz | 10 | 0 | 0 | 5 | 5 | | Underutilized: Single family dwelling | 1 | 0 | 0.00 | \$ 83,535 | \$ 33,493 | \$ - | 0.40 | West Napa/Sonoma Corridor | |
| 12 | Above Moderate | 018-111-076 | 443 CASABONNE LN | R-M | Medium Density Res. | 7 | 11.0 | 0.121 | | | Vacant | 1 | 0 | 0 | 1 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 412,226 | \$ - | \$ - | 0.00 | Northwest Area | |
| 13 | Above Moderate | 018-111-059 | 430 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 1.185 | | | Underutiliz | 5 | 0 | 0 | 0 | 5 | | Underutilized: miscellaneous improvements | 0 | 3240 | 0.06 | \$ 2,798,697 | \$ 80,828 | \$ - | 0.03 | Northwest Area | |
| 14 | Above Moderate | 018-201-037 | 0 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 0.181 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 334,191 | \$ - | \$ - | 0.00 | Downtown District | |
| 15 | Mixed Income | 018-201-033 | 222 W NAPA ST | C | Commercial | 0 | 20.0 | 0.197 | | | Vacant | 3 | 0 | 0 | 1 | 2 | | Vacant lot | 0 | 0 | 0.00 | \$ 125,020 | \$ - | \$ - | 0.00 | Downtown District | |
| 16 | Mixed Income | 018-202-068 | 433 1ST ST W | C | Commercial | 0 | 20.0 | 0.130 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 214,844 | \$ - | \$ - | 0.00 | Downtown District | |
| 17 | Mixed Income | 018-162-023 | 330 1ST ST W | R-M | Medium Density Res. | 7 | 11.0 | 0.504 | | | Vacant | 5 | 0 | 0 | 3 | 3 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 63,019 | \$ - | \$ - | 0.00 | Downtown District | |
| 18 | Mixed Income | 018-221-021 | 396 E NAPA ST | R-M | Medium Density Res. | 7 | 11.0 | 0.273 | | | Vacant | 3 | 0 | 0 | 1 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 643,768 | \$ - | \$ - | 0.00 | Central-East Area | |
| 19 | Above Moderate | 018-222-026 | 250 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.221 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 554,049 | \$ - | \$ - | 0.00 | Central-East Area | |
| 19 | Above Moderate | 018-222-027 | 254 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.221 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 557,379 | \$ - | \$ - | 0.00 | Central-East Area | |
| 20 | Above Moderate | 018-091-015 | 0 2ND ST E | R-R | Rural Residential | 0 | 2.0 | 2.038 | | | Vacant | 3 | 0 | 0 | 0 | 3 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 1,266,513 | \$ - | \$ - | 0.00 | Northeast Area | |
| 21 | Above Moderate | 018-102-032 | 138 4TH ST E | R-R | Rural Residential | 0 | 2.0 | 0.596 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 1,031,462 | \$ - | \$ - | 0.00 | Northeast Area | |
| 22 | Above Moderate | 018-102-035 | 0 BRAZIL ST | R-R | Rural Residential | 0 | 2.0 | 0.547 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 10,376 | \$ - | \$ - | 0.00 | Northeast Area | |
| 22 | Above Moderate | 018-102-036 | 0 BRAZIL ST | R-R | Rural Residential | 0 | 2.0 | 0.519 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 10,376 | \$ - | \$ - | 0.00 | Northeast Area | |
| 22 | Above Moderate | 018-102-037 | 0 BRAZIL ST | R-R | Rural Residential | 0 | 2.0 | 0.590 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 10,376 | \$ - | \$ - | 0.00 | Northeast Area | |
| 23 | Above Moderate | 018-231-060 | 0 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.090 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 500 | \$ - | \$ - | 0.00 | Central-East Area | |
| 24 | Mixed Income | 018-860-006 | 441 SAN LORENZO CT | R-M | Medium Density Res. | 7 | 11.0 | 0.249 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 12,951 | \$ - | \$ - | 0.00 | Central-East Area | |
| 25 | Above Moderate | 127-231-031 | PLUM TREE CT | R-L | Low Density Res. | 2 | 5.0 | 0.315 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 21,754 | \$ - | \$ - | 0.00 | Central-East Area | |
| 26 | Mixed Income | 018-540-100 | 623 IRIS WAY | R-M | Medium Density Res. | 7 | 11.0 | 0.126 | | | Underutiliz | 1 | 0 | 0 | 1 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 39,824 | \$ - | \$ - | 0.00 | Central-West Area | |
| 27 | Mixed Income | 018-540-007 | 583 CURTIN LN | R-M | Medium Density Res. | 7 | 11.0 | 0.232 | | | Underutiliz | 2 | 0 | 0 | 1 | 1 | | Underutilized: miscellaneous improvements | 0 | 0 | 0.00 | \$ 249,820 | \$ 27,755 | \$ - | 0.11 | Central-West Area | |
| 28 | Very Low/Low | 018-241-054 | 477 W NAPA ST | C | Commercial | 0 | 20.0 | 2.998 | | | Vacant | 45 | 27 | 18 | 0 | 0 | | Vacant lot | 0 | 0 | 0.00 | \$ 1,665,483 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 29 | Mixed Income | 018-241-015 | 325 W NAPA ST | MX | Mixed Use | 0 | 20.0 | 0.138 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 164,955 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 29 | Mixed Income | 018-241-016 | 315 W NAPA ST | MX | Mixed Use | 0 | 20.0 | 0.138 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 164,955 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor | |
| 30 | Mixed Income | 018-293-009 | 673/675 SECOND ST W | MX | Mixed Use | 0 | 20.0 | 0.242 | | | Pending-Va | 2 | 0 | 0 | 1 | 1 | Pending: SFD + ADU | Vacant residential lot | 0 | 0 | 0.00 | \$ 415,000 | \$ - | \$ - | 0.00 | Downtown District | |
| 30 | Mixed Income | 018-293-010 | 210 Perkins Street | MX | Mixed Use | 0 | 20.0 | 0.233 | | | Pending-Va | 2 | 0 | 0 | 1 | 1 | Pending: SFD + ADU | Vacant residential lot | 0 | 0 | 0.00 | \$ 420,000 | \$ - | \$ - | 0.00 | Downtown District | |
| 31 | Mixed Income | 018-251-014 | 171 W NAPA ST | C | Commercial | 0 | 20.0 | 0.138 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 406,344 | \$ - | \$ - | 0.00 | Downtown District | |
| 32 | Mixed Income | 018-251-061 | 159 W NAPA ST | C | Commercial | 0 | 20.0 | 0.138 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 20,895 | \$ - | \$ - | 0.00 | Downtown District | |
| 33 | Mixed Income | 018-251-056 | 539 1ST ST W | C | Commercial | 0 | 20.0 | 0.209 | | | Vacant | 3 | 0 | 0 | 1 | 2 | | Vacant lot | 0 | 0 | 0.00 | \$ 327,226 | \$ - | \$ - | 0.00 | Downtown District | |
| 34 | Mixed Income | 018-291-003 | 599 1ST STREET W | MX | Mixed Use | 0 | 20.0 | 0.419 | | | Underutiliz | 5 | 0 | 0 | 2 | 3 | | Single family dwelling | 1 | 0 | 0.00 | \$ 25,760 | \$ 7,007 | \$ - | 0.27 | Downtown District | |
| 35 | Mixed Income | 018-301-002 | 0 BROADWAY | C | Commercial | 0 | 20.0 | 0.160 | | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 247,546 | \$ - | \$ - | 0.00 | Broadway Corridor | |
| 36 | Above Moderate | 018-312-017 | 0 FRANCE ST | R-L | Low Density Res. | 2 | 5.0 | 0.286 | | | Underutiliz | 1 | 0 | 0 | 0 | 1 | | Underutilized: miscellaneous improvements | 0 | 0 | 0.00 | \$ 167,547 | \$ 28,389 | \$ - | 0.17 | Broadway Corridor | |
| 37 | Above Moderate | 018-262-014 | 532 2ND ST E | R-L | Low Density Res. | 2 | 5.0 | 3.128 | | | Underutiliz | 12 | 0 | 0 | 0 | 12 | | Single family dwelling | 1 | 5264 | 0.04 | \$ 3,480,349 | ##### | \$ - | 0.35 | Central-East Area | |
| 38 | Above Moderate | 018-271-044 | 0 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.237 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 116,001 | \$ - | \$ - | 0.00 | Central-East Area | |
| 39 | Above Moderate | 018-670-016 | 617 OAK LN | R-L | Low Density Res. | 2 | 5.0 | 0.146 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 176,828 | \$ - | \$ - | 0.00 | Central-East Area | |
| 39 | Above Moderate | 018-670-017 | 650 OAK LN | R-L | Low Density Res. | 2 | 5.0 | 0.148 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 176,828 | \$ - | \$ - | 0.00 | Central-East Area | |
| 40 | Above Moderate | 127-700-001 | 695 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.463 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 40 | Above Moderate | 127-700-003 | 675 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.464 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 40 | Above Moderate | 127-700-004 | 655 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.461 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 40 | Above Moderate | 127-700-005 | 510 ARMSTRONG DR | R-L | Low Density Res. | 2 | 5. | | | | | | | | | | | | | | | | | | | | |

| Map Label | AFFH | APN | Address | Zoning | General Plan | Minimum Density | Maximum Density | Acres | Public Ownership | Previous Cycle | Site Type | Potential Units | Units by Affordability Level | | | | | Project Details | Existing Site Conditions | | | | | | | Planning Area | |
|-----------|----------------|-------------|-----------------------|--------|---------------------|-----------------|-----------------|-------|------------------|----------------|-------------|-----------------|------------------------------|----------|-----|----------|----------------|---|--|----------------|-------------------|--------------------------|--------------|-------------------|-------------|-------------------|---------------------------------|
| | | | | | | | | | | | | | Realistic Capacity | Very Low | Low | Moderate | Above Moderate | | Existing Use | Existing Units | Built Square Feet | SF (Built) to Land Ratio | Land Value | Improvement Value | Other Value | | Improvement to Land Value Ratio |
| 40 | Above Moderate | 127-700-048 | 535 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.473 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 40 | Above Moderate | 127-700-049 | 555 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.464 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 40 | Above Moderate | 127-700-050 | 505 ARMSTRONG DR | R-L | Low Density Res. | 2 | 5.0 | 0.573 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 41 | Above Moderate | 127-700-043 | 590 E 5TH ST | R-L | Low Density Res. | 2 | 5.0 | 0.541 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 42 | Above Moderate | 127-700-039 | 640 E 5TH ST | R-L | Low Density Res. | 2 | 5.0 | 0.459 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 43 | Above Moderate | 127-700-042 | 690 E 5TH ST | R-L | Low Density Res. | 2 | 5.0 | 0.461 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 44 | Above Moderate | 128-650-017 | 0 5TH STREET E | R-L | Low Density Res. | 2 | 5.0 | 0.316 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 20,980 | \$ - | \$ - | 0.00 | Central-East Area | |
| 45 | Above Moderate | 127-700-033 | 613 CHARLES VAN DAM | R-L | Low Density Res. | 2 | 5.0 | 0.459 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 46 | Above Moderate | 127-700-032 | 617 CHARLES VAN DAM | R-L | Low Density Res. | 2 | 5.0 | 0.459 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 47 | Above Moderate | 127-700-016 | 630 DANIEL YOUNG DR | R-L | Low Density Res. | 2 | 5.0 | 0.496 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 48 | Above Moderate | 127-700-024 | 647 ALDER CT | R-L | Low Density Res. | 2 | 5.0 | 0.460 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 49 | Above Moderate | 127-700-022 | 667 ALDER CT | R-L | Low Density Res. | 2 | 5.0 | 0.449 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 50 | Above Moderate | 127-700-021 | 660 ALDER CT | R-L | Low Density Res. | 2 | 5.0 | 0.451 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 91,462 | \$ - | \$ - | 0.00 | Central-East Area | |
| 51 | Above Moderate | 127-700-078 | 520 6TH STREET E | R-S | Sonoma Residential | 3 | 8.0 | 0.383 | | | Underutiliz | 3 | 0 | 0 | 0 | 3 | | Underutilized: miscellaneous improvements | 0 | 0 | 0.00 | \$ 53,457 | \$ 4,987 | \$ - | 0.09 | Central-East Area | |
| 52 | Above Moderate | 127-700-080 | 540 6TH STREET E | R-S | Sonoma Residential | 3 | 8.0 | 0.387 | | | Vacant | 3 | 0 | 0 | 0 | 3 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 50,014 | \$ - | \$ - | 0.00 | Central-East Area | |
| 53 | Above Moderate | 128-650-005 | 741 CORDILLERAS DR | R-L | Low Density Res. | 2 | 5.0 | 0.308 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 765,550 | \$ - | \$ - | 0.00 | Central-East Area | |
| 54 | Above Moderate | 018-391-016 | 863 HAYES ST | R-L | Low Density Res. | 2 | 5.0 | 0.200 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 295,000 | \$ - | \$ - | 0.00 | Central-West Area | |
| 55 | Above Moderate | 018-391-018 | 871 HAYES ST | R-L | Low Density Res. | 2 | 5.0 | 0.200 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 10,925 | \$ - | \$ - | 0.00 | Central-West Area | |
| 56 | Above Moderate | 018-391-019 | 879 HAYES ST | R-L | Low Density Res. | 2 | 5.0 | 0.199 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 10,925 | \$ - | \$ - | 0.00 | Central-West Area | |
| 57 | Mixed Income | 018-401-010 | 186 W MACARTHUR ST | R-M | Medium Density Res. | 7 | 11.0 | 0.177 | | | Underutiliz | 2 | 0 | 0 | 1 | 1 | | Underutilized: miscellaneous improvements | 0 | 0 | 0.00 | \$ 86,343 | \$ 12,661 | \$ - | 0.15 | Central-West Area | |
| 58 | Mixed Income | 018-830-036 | 0 1ST ST W | R-H | High Density Res. | 11 | 15.0 | 0.081 | | | Vacant | 1 | 0 | 0 | 1 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 120,835 | \$ - | \$ - | 0.00 | Central-West Area | |
| 59 | Above Moderate | 018-363-004 | 0 3RD ST E | R-L | Low Density Res. | 2 | 5.0 | 0.218 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 12,486 | \$ - | \$ - | 0.00 | Central-East Area | |
| 60 | Above Moderate | 018-373-020 | 0 OAK LN | R-L | Low Density Res. | 2 | 5.0 | 0.197 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 26,515 | \$ - | \$ - | 0.00 | Central-East Area | |
| 61 | Above Moderate | 128-071-019 | 170 MALET ST | R-R | Rural Residential | 0 | 2.0 | 0.262 | | | Vacant | 0 | 0 | 0 | 0 | 0 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 10,442 | \$ - | \$ - | 0.00 | Southwest Area | |
| 62 | Mixed Income | 128-083-002 | BROADWAY | MX | Mixed Use | 0 | 20.0 | 0.178 | | | Vacant | 3 | 0 | 0 | 1 | 2 | | Vacant lot | 0 | 0 | 0.00 | \$ 123,773 | \$ - | \$ - | 0.00 | Broadway Corridor | |
| 63 | Above Moderate | 018-421-006 | 315 E MACARTHUR ST | R-L | Low Density Res. | 2 | 5.0 | 0.194 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 383,936 | \$ - | \$ - | 0.00 | Southeast Area | |
| 64 | Above Moderate | 128-061-032 | 396 LA QUINTA LN | R-L | Low Density Res. | 2 | 5.0 | 0.273 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 505,004 | \$ - | \$ - | 0.00 | Central-West Area | |
| 65 | Above Moderate | 128-162-043 | 460 HARRINGTON DR | R-L | Low Density Res. | 2 | 5.0 | 0.277 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 482,490 | \$ - | \$ - | 0.00 | Southwest Area | |
| 66 | Above Moderate | 128-162-037 | 390 HARRINGTON DR | R-L | Low Density Res. | 2 | 5.0 | 0.356 | | | Vacant | 2 | 0 | 0 | 0 | 2 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 45,119 | \$ - | \$ - | 0.00 | Southwest Area | |
| 67 | Mixed Income | 128-580-031 | 0 FRYER CREEK DR | R-M | Medium Density Res. | 7 | 11.0 | 0.243 | CITY OF SONOMA | | Vacant | 2 | 0 | 0 | 1 | 1 | | Vacant City-owned lot | 0 | 0 | 0.00 | \$ 26,300 | \$ - | \$ - | 0.00 | Southwest Area | |
| 68 | Above Moderate | 128-172-006 | 0 COX ST | R-L | Low Density Res. | 2 | 5.0 | 0.184 | | | Vacant | 1 | 0 | 0 | 0 | 1 | | Vacant lot | 0 | 0 | 0.00 | \$ 16,984 | \$ - | \$ - | 0.00 | Southwest Area | |
| 69 | Mixed Income | 128-271-008 | 250 NAPA RD | R-M | Medium Density Res. | 7 | 11.0 | 2.280 | | | Vacant | 21 | 0 | 0 | 10 | 11 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 27,384 | \$ - | \$ - | 0.00 | Southeast Area | |
| 70 | Very Low/Low | 128-321-032 | 69 Napa Road | R-O | Housing Opportunity | 15 | 25.0 | 2.381 | | 5th | Vacant | 51 | 31 | 20 | 0 | 0 | | Vacant lot | 0 | 0 | 0.00 | \$ 126,821 | \$ - | \$ - | 0.00 | Gateway District | |
| 70 | Very Low/Low | 128-321-034 | 45 Napa Road | R-O | Housing Opportunity | 15 | 25.0 | 0.866 | | 5th | Vacant | 18 | 11 | 7 | 0 | 0 | | Vacant residential lot | 0 | 0 | 0.00 | \$ 37,351 | \$ - | \$ - | 0.00 | Gateway District | |
| A | Mixed Income | 127-202-006 | SONOMA HWY | R-O | Housing Opportunity | 15 | 25.0 | 1.806 | | 5th | Pending-Va | 55 | 10 | 4 | 0 | 41 | | Pending: DeNova Homes/Montaldo Apts = 55 units: 3 extremely low, 5 very low, 6 low, remainder market rate | Vacant residential lot | 0 | 0 | 0.00 | \$ 20,838 | \$ - | \$ - | 0.00 | West Napa/Sonoma Corridor |
| A | Mixed Income | 127-202-007 | 19320 Sonoma Highway | R-O | Housing Opportunity | 15 | 25.0 | 0.344 | | 5th | Pending-Ur | 0 | 0 | 0 | 0 | 0 | | Pending: DeNova Homes/Montaldo Apts | Single family dwelling | 1 | 1843 | 0.12 | \$ 26,038 | \$ 38,502 | \$ - | 1.48 | West Napa/Sonoma Corridor |
| B | Mixed Income | 127-202-013 | 19380 HWY 12 | MX | Mixed Use | | | 1.195 | | | Pending-Ur | 7 | 1 | 1 | 0 | 5 | | Pending: 19380 Sonoma Hwy MF | Underutilized: Cocktail lounge bar | 0 | 1596 | 0.03 | \$ 216,708 | \$ 31,321 | \$ - | 0.14 | West Napa/Sonoma Corridor |
| C | Above Moderate | 127-204-009 | 734 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 0.248 | | | Pending-Va | 2 | 0 | 0 | 0 | 2 | | Pending: Sweetwater Spectrum Inc. | Vacant residential lot | 0 | 0 | 0.00 | \$ 151,497 | \$ - | \$ - | 0.00 | Northwest Area |
| D | Above Moderate | 127-204-011 | 700 W SPAIN ST | R-L | Low Density Res. | 2 | 5.0 | 0.377 | | | Approved | 2 | 0 | 0 | 0 | 2 | | Approved: 2 Single Family Dwellings | Underutilized: Single family dwelling | 1 | 788 | 0.05 | \$ 525,589 | \$ 337,427 | \$ - | 0.64 | Northwest Area |
| E | Mixed Income | 127-471-038 | 515 LASUEN ST | R-L | Low Density Res. | 2 | 5.0 | 0.412 | | | Approved | 2 | 0 | 0 | 1 | 1 | | Approved: Single Family Dwelling + ADU | Vacant residential lot | 0 | 0 | 0.00 | \$ 229,664 | \$ - | \$ - | 0.00 | Northwest Area |
| F | Above Moderate | 127-204-021 | 315 5TH ST W | R-L | Low Density Res. | 2 | 5.0 | 0.646 | | | Pending-Ur | 1 | 0 | 0 | 0 | 1 | | Pending: Single Family Dwelling | Underutilized: Single family dwelling | 1 | 2660 | 0.09 | \$ 643,320 | ##### | \$ - | 1.88 | Northwest Area |
| G | Mixed Income | 018-161-017 | 301 First Street West | R-M | Medium Density Res. | 7 | 11.0 | 0.172 | | | Approved | 2 | 0 | 0 | 1 | 1 | | Approved: McQuown - 2 units | Vacant lot | 0 | 0 | 0.00 | \$ - | \$ - | \$ - | 0.00 | Downtown District |
| H | Mixed Income | 018-131-012 | 216 First Street East | R-O | Housing Opportunity | 15 | 25.0 | 0.285 | | 5th | Pending-Ur | 0 | 0 | 2 | 3 | 20 | | Pending: 1st Street East | Underutilized: Single family dwelling | 1 | 1699 | 0.14 | \$ 666,192 | \$ 299,783 | \$ - | 0.45 | Northeast Area |
| H | Mixed Income | 018-131-013 | 226 First Street East | R-O | Housing Opportunity | 15 | 25.0 | 0.289 | | 5th | Pending-Ur | 0 | 0 | 3 | 2 | 20 | | Pending: 1st Street East | Underutilized: Single family dwelling | 1 | 1699 | 0.13 | \$ 666,192 | \$ 299,783 | \$ - | 0.45 | Northeast Area |
| H | Mixed Income | 018-131-018 | 254 First Street East | R-O | Housing Opportunity | 15 | 25.0 | 2.028 | | 5th | Pending-Ur | 50 | 0 | 5 | 5 | 40 | | Pending: 1st Street East Townhomes- 52 units (2 existing, 50 net new units) | Underutilized: Industrial use - 5,000 s.f. structure | 0 | 5000 | 0.06 | \$ 1,554,451 | \$ 639,544 | \$ - | 0.41 | Northeast Area |
| I | Moderate | 018-222-008 | 214 E NAPA ST | R-L | Low Density Res. | 2 | 5.0 | 0.256 | | | Pending-Ur | 1 | 0 | 0 | 1 | 0 | | Pending: HSU Residence - ADU | Single family dwelling | 1 | 3173 | 0.28 | \$ 434,505 | \$ 662,033 | \$ - | 1.52 | Central-East Area |
| J | Above Moderate | 018-273-013 | 420 PATTEN ST | R-L | Low Density Res. | 2 | 5.0 | 0.235 | | | Pending-Ur | 1 | 0 | 0 | 0 | 1 | | Pending: Single Family Dwelling | Single family dwelling | 0 | 1080 | 0.11 | \$ 545,928 | \$ 376,687 | \$ - | 0.69 | Central-East Area |
| K | Moderate | 018-393-001 | 392 ARROYO WAY | R-L | Low Density Res. | 2 | 5.0 | 0.219 | | | Approved | 1 | 0 | 0 | 1 | 0 | | Approved: Accessory Dwelling Unit | Underutilized: Single family dwelling | 1 | 990 | 0.10 | \$ 385,991 | \$ 284,133 | \$ - | 0.74 | Central-West Area |
| L | Moderate | 018-411-012 | 899 BROADWAY | MX | Mixed Use | | | 0.550 | | | Pending-Ur | 2 | 0 | 0 | 2 | 0 | | Pending: Jacks Diner - Duplex | Underutilized: Full-service station, 960 s.f. | 0 | 960 | 0.04 | \$ 1,125,811 | \$ 160,830 | \$10 | 0.14 | Broadway Corridor |
| M | Moderate | 018-382-034 | 481 York Court | R-L | Low Density Res. | 2 | 5.0 | 0.278 | | | Approved | 1 | 0 | 0 | 0 | 1 | | Approved: Klassen Tentative Parcel Map - 1 new single family dwelling | Underutilized: Single family dwelling | 1 | 0 | 0.00 | \$ - | \$ - | \$ - | 0.00 | Central-East Area |

| Map Label | AFFH | APN | Address | Zoning | General Plan | Minimum Density | Maximum Density | Acres | Public Ownership | Previous Cycle | Site Type | Potential Units | Units by Affordability Level | | | | | Project Details | Existing Site Conditions | | | | | | | Planning Area | |
|---|----------------|-------------|-------------------------|--------|---------------------|-----------------|-----------------|-------|------------------|----------------|-----------|--------------------|------------------------------|-----|----------|----------------|--------------|--|---------------------------------------|-------------------|--------------------------|------------|-------------------|-------------|---------------------------------|---------------|-------------------|
| | | | | | | | | | | | | Realistic Capacity | Very Low | Low | Moderate | Above Moderate | Existing Use | | Existing Units | Built Square Feet | SF (Built) to Land Ratio | Land Value | Improvement Value | Other Value | Improvement to Land Value Ratio | | |
| N | Mixed Income | 128-061-001 | 19910 Fifth Street West | R-O | Housing Opportunity | 15 | 25.0 | 1.504 | | | 5th | Pending-Ur | 15 | 0 | 1 | 2 | 12 | Hummingbird Cottages - 15 single family attached units | Underutilized: Single family dwelling | 1 | 960 | 0.01 | \$ 29,883 | \$ 11,072 | \$ - | 0.37 | Central-West Area |
| O | Above Moderate | 128-162-042 | 470 HARRINGTON DR | R-L | Low Density Res. | 2 | 5.0 | 0.277 | | | | Pending-Ur | 1 | 0 | 0 | 0 | 1 | Pending: Single Family Dwelling | Underutilized: Single family dwelling | 1 | 2868 | 0.24 | \$ 546,612 | \$ 419,299 | \$ - | 0.77 | Southwest Area |
| P | Above Moderate | 128-071-014 | 234 MALET ST | R-R | Rural Residential | | | 1.358 | | | | Pending-Ur | 1 | 0 | 0 | 0 | 1 | Pending: Single Family Dwelling | Underutilized: Single family dwelling | 1 | 1312 | 0.02 | \$ 900,000 | \$ 500,000 | \$ - | 0.56 | Southwest Area |
| Q | Above Moderate | 128-071-023 | 114 MALET ST | R-R | Rural Residential | 0 | 2.0 | 0.498 | | | | Pending-Ur | 1 | 0 | 0 | 0 | 1 | Pending: Single Family Dwelling | Underutilized: Single family dwelling | 1 | 1210 | 0.06 | \$ 368,943 | \$ 553,414 | \$ - | 1.50 | Southwest Area |
| R | Above Moderate | 128-131-016 | 20029 1ST STREET W | R-R | Rural Residential | 0 | 2.0 | 0.570 | | | | Pending-Ur | 1 | 0 | 0 | 0 | 1 | Pending: Single Family Dwelling | Underutilized: Single family dwelling | 1 | 2916 | 0.12 | \$ 618,340 | \$ 412,226 | \$ - | 0.67 | Southwest Area |
| S | Mixed Income | 128-181-004 | 1211 Broadway | MX | Mixed Use | 0 | 20.0 | 0.340 | | | | Pending-Ur | 5 | 0 | 0 | 2 | 3 | Pending: 1211 Broadway Housing - 5 units | Underutilized: Single family dwelling | 1 | 636 | 0.04 | \$ 488,798 | \$ 210,235 | \$ - | 0.43 | Broadway Corridor |
| | Mixed Income | | 525 LASUEN | | | | | | | | | | 2 | 0 | 0 | 1 | 1 | Building Permits Pending: Single Family Dwelling + ADU | | | | | | | | | |
| Not included in the Inventory (Informational Only) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | Mixed Income | 128-281-013 | 20455 Fifth Street East | SOI | | 0 | 0.0 | 2.899 | | | | Pending-Ur | 59 | 0 | 0 | 12 | 47 | Pending Application - DeNova Homes. Project is located in SOI and is not counted toward RHNA, but is included for informational purposes and, if annexed, development would count toward | Underutilized: Single family dwelling | 1 | 2434 | 0.02 | \$ 44,834 | \$ 58,430 | \$ - | 1.30 | Southeast Area |

APPENDIX B

Balancing Act Submissions

Appendix D - Balancing Act Submissions

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

APPENDIX C

Housing Needs and Priorities Survey

Q1 Do you live in Sonoma?

Answered: 381 Skipped: 0

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

Q2 How long have you lived in the City?

Answered: 363 Skipped: 18

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

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

Sonoma Housing Needs and Priorities Survey

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

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

Answered: 363 Skipped: 18

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

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

Q4 Do you currently own or rent your home?

Answered: 349 Skipped: 32

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

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

Answered: 349 Skipped: 32

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

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

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

Answered: 349 Skipped: 32

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

Q7 How satisfied are you with your current housing situation?

Answered: 349 Skipped: 32

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

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

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

Answered: 349 Skipped: 32

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

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

Sonoma Housing Needs and Priorities Survey

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

Q9 Which of the following best describes your household type?

Answered: 349 Skipped: 32

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

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

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

Answered: 319 Skipped: 62

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

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

Answered: 292 Skipped: 89

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

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

Answered: 324 Skipped: 57

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

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

Answered: 323 Skipped: 58

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

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

Answered: 322 Skipped: 59

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

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

48

Just want to clarify that I think we could use more medium (approx. 1600-2000 sf) homes but don't think we need to add more inventory of large (2500+ sf) homes.

3/24/2022 2:50 PM

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

Answered: 324 Skipped: 57

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

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

Answered: 317 Skipped: 64

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

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

Sonoma Housing Needs and Priorities Survey

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

Q17 What is your race/ethnicity?

Answered: 322 Skipped: 59

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

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

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

Answered: 292 Skipped: 89

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

Q19 What housing challenges have you experienced?

Answered: 312 Skipped: 69

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

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

Answered: 172 Skipped: 209

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

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

Answered: 314 Skipped: 67

| ANSWER CHOICES | RESPONSES | |
|----------------------|-----------|------------|
| No | 94.90% | 298 |
| Yes (please specify) | 5.10% | 16 |
| TOTAL | | 314 |

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

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

Answered: 276 Skipped: 105

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

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

Answered: 263 Skipped: 118

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

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

Answered: 260 Skipped: 121

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

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

Answered: 132 Skipped: 249

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

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

Answered: 221 Skipped: 160

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

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

Answered: 182 Skipped: 199

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

Q28 What age range most accurately describes you?

Answered: 268 Skipped: 113

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

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

Answered: 150 Skipped: 231

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

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

Sonoma Housing Needs and Priorities Survey

150

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

3/24/2022 3:03 PM

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

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

Answered: 200 Skipped: 181

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



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

APPENDIX D

Stakeholders Survey

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

Answered: 3 Skipped: 0

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

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

| | | |
|---|-------------------|-------------------|
| 2 | Margaret DeMatteo | 4/1/2022 12:32 PM |
|---|-------------------|-------------------|

| | | |
|---|-----------------------|-------------------|
| 3 | Jennifer M Montgomery | 3/29/2022 8:01 AM |
|---|-----------------------|-------------------|

| # | ORGANIZATION | DATE |
|---|--------------|------|
|---|--------------|------|

| | | |
|---|-----------------------|-------------------|
| 1 | Morton's Warm Springs | 4/15/2022 1:47 PM |
|---|-----------------------|-------------------|

| | | |
|---|----------------------------|-------------------|
| 2 | Legal Aid of Sonoma County | 4/1/2022 12:32 PM |
|---|----------------------------|-------------------|

| | | |
|---|-----------------------|-------------------|
| 3 | Sonoma Valley Unified | 3/29/2022 8:01 AM |
|---|-----------------------|-------------------|

| # | ADDRESS | DATE |
|---|---------|------|
|---|---------|------|

| | | |
|---|------------------------|-------------------|
| 1 | 1651 Warm Springs Road | 4/15/2022 1:47 PM |
|---|------------------------|-------------------|

| | | |
|---|------------------------------|-------------------|
| 2 | 144 South E Street Suite 100 | 4/1/2022 12:32 PM |
|---|------------------------------|-------------------|

| | | |
|---|-------------|-------------------|
| 3 | 419 Moll Ct | 3/29/2022 8:01 AM |
|---|-------------|-------------------|

| # | ADDRESS 2 | DATE |
|---|-----------|------|
|---|-----------|------|

There are no responses.

| # | CITY | DATE |
|---|------|------|
|---|------|------|

| | | |
|---|------------|-------------------|
| 1 | Glen Ellen | 4/15/2022 1:47 PM |
|---|------------|-------------------|

| | | |
|---|------------|-------------------|
| 2 | Santa Rosa | 4/1/2022 12:32 PM |
|---|------------|-------------------|

| | | |
|---|--------|-------------------|
| 3 | Sonoma | 3/29/2022 8:01 AM |
|---|--------|-------------------|

| # | STATE | DATE |
|---|-------|------|
|---|-------|------|

| | | |
|---|----|-------------------|
| 1 | CA | 4/15/2022 1:47 PM |
|---|----|-------------------|

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

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

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

Answered: 3 Skipped: 0

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

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

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

Answered: 2 Skipped: 1

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

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

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

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

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

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

Answered: 2 Skipped: 1

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

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

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

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

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

Answered: 2 Skipped: 1

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

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

Answered: 2 Skipped: 1

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

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

Answered: 2 Skipped: 1

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

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

Answered: 2 Skipped: 1

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

Q9 Does your organization develop housing?

Answered: 2 Skipped: 1

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

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

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

Answered: 0 Skipped: 3

| # | RESPONSES | DATE |
|---|-------------------------|------|
| | There are no responses. | |

APPENDIX E

Public Review Draft Comments and Responses

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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

Appendix E
 City of Sonoma 6th Cycle Housing Element Update
 Public Review Draft Comments and Responses

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