

## **RESOLUTION NO. 2014-162**

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ROHNERT PARK, CALIFORNIA, ADOPTING GENERAL PLAN, 2015-2023 HOUSING ELEMENT UPDATE (PLGP 2014-0001)**

**WHEREAS**, the California Government Code Section 65302 mandates that each city shall include a Housing Element in its General Plan, and that the Housing Element be update periodically to reflect current conditions and legal requirements and set forth goals, policies and programs for the preservation, improvement and development of housing for all economic segments of the community and housing for persons with special needs.

**WHEREAS**, in compliance with State law, the City has initiated this application for General Plan Amendment (PLGP 2014-0001) to update and revise the Housing Element of the General Plan for the 2015-2023 planning period. As a result of that application, the draft 2015-2023 Housing Element was prepared and is attached as **Exhibit A** to this Resolution by reference a though set forth in full.

**WHEREAS**, pursuant to the California Environmental Quality Act ("CEQA") an Initial Study was completed. On the basis of the initial study, City staff for the City of Rohnert Park, acting a Lead Agency, determined that there was no substantial evidence that the project could have a significant effect on the environment; as result, City staff prepared a Negative Declaration for the project pursuant to CEQA. The City Council has adopted Resolution 2014-161 certifying the Negative Declaration.

**WHEREAS**, on October 23, 2014, the Planning Commission conducted a duly noticed public hearing on the General Plan, Housing Element Update (PLGP 2014-0001). At the hearing all interested persons were given an opportunity to be heard. The Planning Commission received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

**WHEREAS**, the City Council has reviewed and considered the information contained in the staff report, the draft 2015-2023 Housing Element and related materials and held a duly noticed public hearing on November 25, 2014. At the hearing all interested persons were given an opportunity to be heard. The City Council received and considered the staff report and all the information, evidence, and testimony presented in connection with this project.

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Rohnert Park hereby adopts General Plan, 2015-2023 Housing Element Update based on the following findings:

1. Adoption of the Housing Element will not have a significant effect on the environment and a Negative Declaration has been prepared and certified for the project.

2. The 2015-2023 Housing Element Update is consistent, integrated and compatible with, and necessary to carry out General Plan goals and policies set forth in the Land Use and other Elements of the General Plan, and to guide and direct orderly development of the City and sets forth goals, policies and programs for the preservation, improvement and development of housing for all economic segments of the community and housing for persons with special needs.
3. The 2015-2023 Housing Element is reasonably related to and will not adversely affect the public health, safety, or welfare in that it will provide for the orderly and consistent development in the City and accommodate land uses and housing in accordance with regional and local population growth projections and the housing needs of all economic segments of the community.
4. Based upon the findings and conclusions set forth above, the City Council hereby approves General Plan Amendment PLGP 2014-0001, which will amend the General Plan by replacing the current Housing Element with the 2015-2023 Housing Element set forth in **Exhibit A**, which is attached hereto and incorporated by this reference.
5. The City Manager shall transmit the adopted Housing Element to the California Department of Housing and Community Development for review pursuant to Government Code Section 65585(g). The City Manager, in consultation with the City Attorney, is further directed to make any clerical or technical changes to the adopted element as may be necessary to obtain a finding of substantial compliance from HCD.

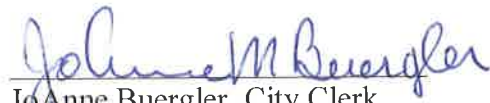
**DULY AND REGULARLY ADOPTED** on this 25 day of November, by the City of Rohnert Park City Council.



CITY OF ROHNERT PARK

Joseph T. Callinan, Mayor

ATTEST:

  
JoAnne Buergler, City Clerk

Attachment: Exhibit A

**BELFORTE:** <sup>ABSENT</sup> ~~AYE~~ **MACKENZIE:** ~~AYE~~ **STAFFORD:** ~~AYE~~ **AHANOTU:** ~~AYE~~ **CALLINAN:** ~~AYE~~

<sup>JB</sup> **AYES:** (4) **NOES:** (0) **ABSENT:** (1) **ABSTAIN:** (0)

## **EXHIBIT A**

### **2015-2023 Housing Element Update**

# City of Rohnert Park



## 2015-2023 HOUSING ELEMENT

ADOPTED NOVEMBER 25, 2014  
RESOLUTION NUMBER 2014-162

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# **City of Rohnert Park**

## **2015-2023 HOUSING ELEMENT**

*Prepared by:*  
Mintier Harnish

Adopted November 25, 2014

Resolution Number 2014-162

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## TABLE OF CONTENTS

<b>SECTION 9.1 INTRODUCTION.....</b>	<b>9-1</b>
STATE LAW AND LOCAL PLANNING .....	9-1
HOUSING ELEMENT TIME FRAME .....	9-2
DATA SOURCES.....	9-3
HOUSING ELEMENT ORGANIZATION .....	9-3
COMMUNITY INVOLVEMENT .....	9-3
<b>SECTION 9.2 POPULATION AND DEMOGRAPHICS .....</b>	<b>9-5</b>
POPULATION GROWTH TRENDS.....	9-5
HOUSING UNIT GROWTH TRENDS .....	9-6
POPULATION BY AGE .....	9-8
POPULATION BY RACE AND ETHNICITY .....	9-10
EMPLOYMENT BY INDUSTRY .....	9-12
HOUSEHOLD AND JOB GROWTH TRENDS.....	9-16
HOUSEHOLD CHARACTERISTICS .....	9-18
<b>SECTION 9.3 HOUSING NEEDS ANALYSIS .....</b>	<b>9-24</b>
HOUSING CHARACTERISTICS .....	9-24
FAIR HOUSING .....	9-39
POTENTIAL LOSS OF ASSISTED UNITS AT-RISK OF CONVERSION .....	9-41
SPECIAL NEEDS HOUSING.....	9-47
<b>SECTION 9.4 HOUSING RESOURCES.....</b>	<b>9-62</b>
REGIONAL HOUSING NEEDS ALLOCATION.....	9-62
HOUSING PRODUCTION UNDER THE PREVIOUS RHNA.....	9-64
RESIDENTIAL SITES INVENTORY .....	9-64
FINANCIAL RESOURCES.....	9-88
ADMINISTRATIVE RESOURCES .....	9-89
<b>SECTION 9.5 HOUSING CONSTRAINTS .....</b>	<b>9-96</b>
GOVERNMENTAL CONSTRAINTS .....	9-96
NONGOVERNMENTAL CONSTRAINTS .....	9-119
<b>SECTION 9.6 HOUSING GOALS, POLICIES, AND PROGRAMS.....</b>	<b>9-127</b>
<b>APPENDIX A: HOUSING ACCOMPLISHMENTS .....</b>	<b>9-144</b>
COMPARISON OF 2007-2014 RHNA WITH UNITS BUILT .....	9-145
REVIEW OF 2009-2014 HOUSING ELEMENT POLICIES AND PROGRAMS .....	9-145
<b>APPENDIX B: HOMELESS FACILITIES IN THE VICINITY OF ROHNERT PARK.....</b>	<b>9-163</b>
<b>APPENDIX C: COMMUNITY OUTREACH .....</b>	<b>9-164</b>
STAKEHOLDER WORKSHOP SUMMARY .....	9-164
COMMUNITY WORKSHOP SUMMARY .....	9-168



## LIST OF TABLES

TABLE 9-1 POPULATION SINCE INCORPORATION .....	9-6
TABLE 9-2 CITY AND COUNTY POPULATION TRENDS .....	9-6
TABLE 9-3 DWELLING UNITS .....	9-7
TABLE 9-4 POPULATION AGE CHARACTERISTICS .....	9-8
TABLE 9-5 RACE AND ETHNICITY .....	9-11
TABLE 9-6 LABOR FORCE CHARACTERISTICS .....	9-13
TABLE 9-7 CIVILIAN LABOR FORCE EMPLOYMENT CHARACTERISTICS .....	9-15
TABLE 9-8 WHERE ROHNERT PARK RESIDENTS WORK .....	9-16
TABLE 9-9 HOUSEHOLD AND JOB GROWTH .....	9-17
TABLE 9-10 PROJECTED EMPLOYMENT GROWTH.....	9-17
TABLE 9-11 HOUSEHOLD GROWTH TRENDS .....	9-18
TABLE 9-12 HOUSEHOLD COMPOSITION .....	9-20
TABLE 9-13 CHARACTERISTICS OF OCCUPIED HOUSING UNITS.....	9-21
TABLE 9-14 TENURE BY AGE OF HOUSEHOLDER .....	9-23
TABLE 9-15 HOUSING UNIT TYPES .....	9-24
TABLE 9-16 HOUSING UNIT CHANGES .....	9-25
TABLE 9-17 VACANT UNITS .....	9-26
TABLE 9-18 HOUSING UNIT AGE .....	9-27
TABLE 9-19 FAIR MARKET RENT (FMR) AND HOURLY WAGES .....	9-28
TABLE 9-20 HOUSING COST LIMITS BY AREA MEDIAN INCOME LEVEL.....	9-29
TABLE 9-21 HCD INCOME LIMITS .....	9-29
TABLE 9-22 ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS .....	9-30
TABLE 9-23 MEDIAN SALES PRICE AND PRICE PER SQUARE FOOT .....	9-32
TABLE 9-24 MEDIAN SALES PRICE COMPARISONS .....	9-33
TABLE 9-25 FAIR MARKET RENT AND AVERAGE MONTHLY RENT BY UNIT SIZE .....	9-34
TABLE 9-26 HOUSING OVERPAYMENT .....	9-37
TABLE 9-27 HOUSEHOLD OVERCROWDING.....	9-39
TABLE 9-28 QUALIFIED ENTITIES.....	9-41
TABLE 9-29 ASSISTED HOUSING DEVELOPMENTS AND RESTRICTIONS.....	9-43
TABLE 9-30 RENTAL SUBSIDIES REQUIRED.....	9-45
TABLE 9-31 SPECIAL NEEDS GROUPS.....	9-47
TABLE 9-32 SELECT ELDERLY SERVICE ORGANIZATIONS .....	9-50
TABLE 9-33 LICENSED COMMUNITY CARE FACILITIES.....	9-52
TABLE 9-34 DISABILITY BY TYPE .....	9-53
TABLE 9-35 DEVELOPMENTAL DISABILITY BY TYPE .....	9-55
TABLE 9-36 REGIONAL HOUSING NEEDS ALLOCATION (RHNA) .....	9-63
TABLE 9-37 RHNA MET IN ROHNERT PARK.....	9-64
TABLE 9-38 APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS.....	9-69
TABLE 9-39 UNIVERSITY DISTRICT SPECIFIC PLAN RESIDENTIAL CAPACITY.....	9-74
TABLE 9-40 SOUTHEAST SPECIFIC PLAN RESIDENTIAL CAPACITY.....	9-75
TABLE 9-41 RESIDENTIAL CAPACITY BY GENERAL PLAN DESIGNATION .....	9-82
TABLE 9-42 SITES SUMMARY 2014-2022 PLANNING PERIOD .....	9-83
TABLE 9-43 LONG-TERM GROWTH AREAS OUTSIDE CURRENT CITY LIMITS.....	9-84
TABLE 9-44 RESIDENTIAL LAND USE DESIGNATIONS .....	9-97
TABLE 9-45 HOUSING TYPES PERMITTED BY ZONE .....	9-103
TABLE 9-46 SELECTED DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES .....	9-105
TABLE 9-47 RESIDENTIAL PARKING REQUIREMENTS .....	9-107
TABLE 9-48 PER UNIT DEVELOPMENT IMPACT FEES ON HOUSING .....	9-113

TABLE 9-49 PLANNING FEES AND DEPOSITS .....	9-114
TABLE 9-50 ACRES OF URBAN LAND VULNERABLE TO NATURAL DISASTER IMPACTS .....	9-124
TABLE 9-51 SUMMARY OF QUANTIFIED OBJECTIVES .....	9-143
TABLE A-1 RHNA MET IN ROHNERT PARK.....	9-144
TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS.....	9-146
TABLE B-1 HOMELESS FACILITIES .....	9-162

## LIST OF FIGURES

FIGURE 9-1 POPULATION BY AGE .....	9-9
FIGURE 9-2 MEDIAN AGE PROJECTIONS.....	9-10
FIGURE 9-3 MEDIAN SALES PRICE .....	9-31
FIGURE 9-4 APPROVED AND POTENTIAL PROJECTS .....	9-67
FIGURE 9-5 UNIVERSITY DISTRICT SPECIFIC PLAN LAND USE.....	9-77
FIGURE 9-6 SOUTHEAST SPECIFIC PLAN LAND USE.....	9-79
FIGURE 9-7 MORTGAGE RATES.....	9-122

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## **Section 9.1 Introduction**

The City of Rohnert Park Housing Element identifies and analyzes housing needs of present and future residents through 2023, and provides the primary policy guidance for local decision-making as it relates to the preservation, conservation, improvement, and production of housing. The Housing Element has a shorter planning period than the other General Plan elements and is the only General Plan element that requires review and certification by the State of California.

The Housing Element provides a detailed analysis of the city's demographic, economic, and housing characteristics as required by State law. The Element also provides a comprehensive evaluation of the City's progress in implementing the past policies and programs related to housing production, preservation, and conservation. Based on the community's housing needs, available resources, constraints, and opportunities for housing production and preservation, and its past performance, the Housing Element identifies goals, policies, and programs that address the housing needs of present and future residents.

This element contains:

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

## **State Law and Local Planning**

### **Consistency with State Law**

The Housing Element is one of the required General Plan elements, as articulated in Government Code Sections 65580 to 65589.8 of the California Government Code. State law requires that each jurisdiction's housing element consist of "an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, and programs for the preservation, improvement, and development of housing." The housing element plans for the provision of housing for all economic segments of the population.

As required by State law (Government Code Section 65583 (a)), the assessment and inventory for this Element includes the following:

- An analysis of population and employment trends and projections, and a quantification of the city's existing and projected housing needs for all income levels. This analysis of existing and projected needs includes the City of Rohnert Park's share of the regional housing need.
- An analysis and documentation of household characteristics, including level of payment compared to ability to pay; housing characteristics, including overcrowding; and housing stock condition.

- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment and an analysis of the relationship of zoning, public facilities, and services to these sites.
- The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.
- An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures.
- An analysis of local efforts to remove governmental constraints.
- An analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.
- An analysis of any special housing needs for the elderly; persons with disabilities, including developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- An analysis of opportunities for residential energy conservation.
- An analysis of “at-risk” assisted housing developments that are eligible to change from low-income housing to market rate housing during the next 10 years.

## **General Plan Consistency**

State law requires internal consistency among the various elements of the General Plan. Government code section 65300.5 states that the General Plan’s various elements shall provide an integrated and internally consistent and compatible statement of policy. Upon adoption, this Housing Element will become part of the City’s General Plan. The City will maintain this consistency as future General Plan amendments are processed by evaluating proposed amendments for consistency with all elements of the General Plan.

## **Relationship to Other Plans and Programs**

The Housing Element identifies goals, objectives, policies, and programs for the next eight years that directly address the housing needs of the City of Rohnert Park. There are numerous City plans and programs that work to implement the goals and policies of the Housing Element. These include the City’s Municipal Code and Specific Plans.

## **Housing Element Time Frame**

Unlike the other elements of the General Plan, the Housing Element time frame is tied to an eight-year “housing needs process” schedule set by the State. The California Department of Housing and Community Development (HCD) determines each region’s share of the state housing need. In 2014 the State initiated a housing needs process for the San Francisco Bay Area communities; the Regional Housing Needs Allocation Plan addresses the fifth housing element cycle, which covers an 8.75 year RHNA projection period (January 1, 2014, to October 31, 2022) and an eight-year planning period (January 31, 2015, to January 31, 2023). Based on growth projections between the years of 2014 and 2022, the City must adopt the updated Housing Element before January 31, 2015, demonstrating its ability to accommodate its fair share of housing needs during the eight-year period.

## Data Sources

The most current housing data and information available was used during the preparation of the Housing Element. The most recent version of the United States Census, which is a primary source of housing information, is 2010. The Census Bureau also publishes the American Community Survey (ACS). The ACS is not a census, but a survey; about three million housing unit addresses are selected annually. In the past the Census Bureau only released an annual ACS for jurisdictions with populations of at least 65,000, but in 2008 the ACS released its first multi-year estimates based on ACS data collected from 2005-2007. These estimates are available for populations of 20,000 or more, including Rohnert Park. The most recent ACS period is 2010-2012. Department of Finance (DOF) and Association of Bay Area Governments (ABAG) data were also used along with various other sources of housing industry data. HCD will not comment on the 2014 ABAG preapproved data used in the Housing Element.

## Housing Element Organization

The City of Rohnert Park Housing Element is organized into the following sections:

- **Introduction.** Explains the purpose, process, and content of the Housing Element.
- **Population and Demographics:** Describes current and projected demographic and economic characteristics of Rohnert Park.
- **Housing Needs Analysis.** Describes the housing characteristics of Rohnert Park, as well as the current and projected housing needs.
- **Housing Resources.** Analyzes the various land, financial, and administrative resources available to the City for meeting its housing needs.
- **Housing Constraints.** Analyzes the actual and potential governmental and non-governmental constraints to the maintenance, preservation, conservation, and development of housing.

Given the detail and lengthy analysis in developing the Housing Element, supporting background material is included in the following appendices:

- **Appendix A.** Review of 2007-2014 Housing Element Policies and Actions
- **Appendix B.** Homeless Facilities in Rohnert Park
- **Appendix C.** Community Outreach

## Community Involvement

As part of the Housing Element update process, the City implemented the State's public participation requirements in Housing Element law, set forth in Government Code Section 65583(c)(7), that jurisdictions "...shall make a diligent effort to achieve participation of all economic segments of the community in the development of the housing element." The City of Rohnert Park values public input in the development of its community development goals and objectives, including the provision of decent and adequate housing. The following section summarizes public outreach conducted by the City of Rohnert Park. The input provided at the workshops helped shape the policies and programs included in the Housing Element.

## **Stakeholder Workshop (January 27, 2014)**

On January 27, 2014, the City of Rohnert Park held a Stakeholder Workshop on the Housing Element Update. To advertise the workshop, the City sent an email notice and conducted follow-up phone calls to nearly 50 local agencies, community organizations, and stakeholders, including non-profit and for-profit housing developers, affordable housing and homeless advocacy groups, senior advocates, farmworker advocates, realtors, and representatives from the school district, Sonoma State, fair housing counseling groups, and faith-based organizations. The City also advertised the workshop as a public meeting in the Community Voice. Sixteen people, in addition to project staff and consultants, attended.

At the workshop City staff and the Housing Element consulting firm, Mintier Harnish, presented a brief overview of the Housing Element Update and facilitated an interactive discussion to solicit ideas from participants about the most critical housing issues facing Rohnert Park residents and new ways the City and community might address these issues. Appendix C contains a summary of the issues and ideas discussed at the workshop. The input provided at the workshop was used to shape the Housing Element policies and programs and the names of the individuals who attended.

The City's team will continue to collect input from stakeholders and the public, and complete more research on relevant issues. This information will be used to help prepare a Housing Element draft document.

## **Summary of Comments**

Participants from the stakeholder workshop raised issues that can be grouped into a number of themes; affordability concerns, housing supply concerns, and financial difficulties. Many of these concerns are being addressed by the existing and new policies and programs in this Housing Element, as well as other City programs and policies. Below is a representative sample of some of the concerns that were addressed in each category:

### **Concerns:**

Participants pointed out that both sales and rental prices are increasing in Rohnert Park. The growing student population and influx of new casino employees have saturated the housing market, increasing rental rates by approximately \$200. Participants are concerned about the prospects of the availability of affordable housing as well as new affordable housing development. The participants claim that the RHNA underestimates the actual need and that ABAG did not consider the impacts of the casino.

According to the participants, a number of apartments are no longer accepting Section 8, forcing tenants to move. Concerns were expressed about the lack of support for residents living on fixed incomes such as seniors and disabled persons. Some participants reported that the disabled community of Rohnert Park has experienced discrimination, as landlords are increasing rent on persons with disabilities. The residents would like to see development of affordable housing for those individuals on fixed incomes; however, affordable housing can be more expensive due to the additional labor costs associated with Federally-funded projects. The loss of redevelopment funds will also hinder the development of new affordable housing.

**Solutions:**

Participants also shared ideas for improving the housing issues facing Rohnert Park. In regards to affordability, participants stressed that 15 percent of all new development should continue to be required as affordable and that there should be increased political support for inclusionary zoning. The participants also suggested increased partnerships between non-profit organizations and the City, as non-profit organizations are typically solutions-oriented and good stewards of the public. Residents would like to see an increase in Section 8 vouchers as well as apartments accepting Section 8.

The City currently requires that the equivalent of 15 percent of all new ownership units is affordable. The City is currently working with developers on different affordable housing solutions including, graded building pads complete with utilities ready-to-go for an affordable housing developer, as well as plans for affordable single family homes interspersed throughout project sites. Participants suggested land trusts be used to hold affordable housing projects in perpetuity. Lastly, participants suggest that the City should use the RDA “Boomerang” Fund, which would require a 20 percent set-aside of land for housing.

**Community Workshop (May 29, 2014)**

On May 29, 2014, the City of Rohnert Park held a Community Workshop on the Housing Element Update. To advertise the workshop, the City sent an email notice to residents, noticed the workshop in Community Voice, and advertised the workshop on a digital freeway sign along Highway 101. At the workshop City staff and the Housing Element consulting firm, Mintier Harnish, presented a brief overview of the Housing Element Update. Attendees were then allowed to review key parts of the Housing Element at stations located throughout the meeting room. Staff and consultants were on hand to answer questions, discuss issues, and solicit ideas from participants. The input provided at the workshop was used to refine the Public Review Draft Housing Element policies and programs.

## **Section 9.2 Population and Demographics**

### **Population Growth Trends**

As shown in Table 9-1, after its incorporation in 1962, Rohnert Park’s population grew exponentially during the first several decades of its existence (121 percent from 1962 to 1970 and 274 percent from 1970 to 1980). In the 1990s the city’s population growth slowed to 16.8 percent, reaching a population of 42,436 in 2000. Between the years of 2000 and 2010, growth declined by 1,465 (3.5 percent) to 40,971. These population declines can be attributed to the boom-and-bust technology markets that impacted large employers and the 2008 housing crisis. Of the 101 cities in the nine-county Bay Area, Rohnert Park experienced the fourth largest population drop between 2000 and 2010. From 2010 to 2013 Rohnert Park experienced a slight population increase of 0.15 percent.



<b>TABLE 9-1</b> <b>POPULATION SINCE INCORPORATION</b> <b>City of Rohnert Park</b> <b>1962-2013</b>			
<b>Year</b>	<b>Population</b>	<b>Change Per Decade</b>	<b>Percent Change</b>
1962	2,775	--	--
1970	6,133	3,358	121.0%
1980	22,965	16,832	274.4%
1990	36,326	13,361	58.2%
2000	42,436	6,110	16.8%
2010	40,971	-1,465	-3.5%
2013	41,034	63	0.15%

Sources: Rohnert Park General Plan, July 2000; 2010 U.S. Census, Department of Finance E-5, 2013.

Table 9-2 compares the average annual population growth in Rohnert Park and Sonoma County since 1980. Between 1980 and 1990 the city's population growth rate of 5.8 percent surpassed that of the county, as a whole (3.0 percent), due to the development of several planned neighborhoods. The rate of growth in both the city and county slowed during the 1990s to an average annual rate of 1.7 percent and 1.8 percent, respectively.

From 2000 to 2010 the city experienced an average annual decline in population of 0.3 percent, while the county's average annual growth rate slowed to 0.6 percent. According to the Department of Finance (DOF) estimates, both the populations of Rohnert Park and Sonoma County have experienced small increases in annual average growth rates since 2010. The city's population grew from 40,971 in 2010 to 41,034 in 2013, while the county's grew from 483,878 in 2010 to 490,423 in 2013.

<b>TABLE 9-2</b> <b>CITY AND COUNTY POPULATION TRENDS</b> <b>City of Rohnert Park and Sonoma County</b> <b>1980-2013</b>				
<b>Average Annual Growth Rate</b>	<b>Rohnert Park</b>		<b>Sonoma County</b>	
	<b>Number</b>	<b>Percent</b>	<b>Number</b>	<b>Percent</b>
1980	22,965	--	299,681	
1990	36,326	5.8%	388,222	3.0%
2000	42,436	1.7%	458,614	1.8%
2010	40,971	-0.3%	483,878	0.6%
2013	41,034	0.2%	490,423	0.1%

Sources: 1980, 1990, 2000, and 2010 U.S. Census; Department of Finance Table E-a, 2013.

## Housing Unit Growth Trends

Development in the city has been and continues to be largely based on a neighborhood concept that, in accordance with adopted master plans, promotes the development of a city center with a more compact urban core. Each neighborhood area includes both single family and multifamily housing types that are typically constructed in proximity to a school and/or park. Shopping centers have been designed and located to be within convenient walking distance from local neighborhoods.

In 1962 there were only 903 housing units in Rohnert Park. Throughout the early 1960s and 1970s, housing produced in the city primarily consisted of single family detached housing units and mobile home parks. At that time such housing was affordable to a majority of residents and families moving into the area. During the 1970s the city's housing inventory grew to include apartments, townhouses, condominiums, and additional mobile homes, in order to provide lower-cost alternatives to increasingly more expensive single family housing.

As shown in Table 9-3, the 1980s saw continued development of single family housing as well as multifamily projects. From 1980 to 1990 single family housing nearly doubled from 4,819 to 8,143 units, an average annual increase in development of 6.9 percent. Multifamily housing also saw a steady increase of about 5.2 percent per year between 1980 and 1990. During the 1990s the City saw its tallest residential building constructed—a four-story elderly housing project, Altamont Apartments—and the development of numerous other housing units for lower-income households. Development of large custom homes occurred at the north end of the city. From 2000 to 2010 the city's single family and multifamily housing stock increased 10 percent and 17 percent, respectively.

Between 1990 and 2000 the housing stock continued to grow, however, at a much slower annual rate compared to the previous decade, dropping to 1.0 percent and 1.7 percent for single family and multifamily housing, respectively. Between 2000 and 2010 single family development decreased by 0.9 percent, while multifamily units increased by 0.8 percent. Rohnert Park did not experience any new development between the years of 2010 and 2013, as the housing market continued to lag in response to the 2008 housing crisis.

<b>TABLE 9-3</b> <b>DWELLING UNITS</b> <b>City of Rohnert Park</b> <b>1980-2013</b>									
Housing Type	Average Annual Development Rate								
	1980	1990	1980-1990	2000	1990-2000	2010	2000-2010	2013	2010-2013
Single family	4,819	8,143	6.9%	8,960	1.0%	9,029	0.1%	9,029	0.0%
Multifamily	2,837	4,306	5.2%	5,020	1.7%	5,972	2.5%	5,972	0.0%
Mobile homes/travel trailers	1,299	1,466	1.3%	1,467	0.0%	1,550	5.7%	1,550	0.0%
<b>Total</b>	<b>8,955</b>	<b>13,915</b>	<b>5.5%</b>	<b>15,447</b>	<b>1.1%</b>	<b>16,551</b>	<b>0.9%</b>	<b>16,551</b>	<b>0.0%</b>

Sources: 2000 U.S. Census; California Department of Finance, Table E-a, 2013 and Table E-8, 2010.

## Population by Age

As shown in Figure 9-1 and Table 9-4, the city's combined pre-school and elementary (0-9 years old) and middle and high school (10-19 years old) population percentage remained about the same between 1990 and 2000 (approximately 30 percent), but declined between 2000 and 2012 to about 22.8 percent. The young adult population (20-34 year olds) has been increasing slowly since 1990. As of 2012 the young adult population made up 27.3 percent (11,230) of the city's population. This can be attributed in large part to the presence of the University, which has seen an average growth of approximately 60 students per year between the years of 1990 and 2013, according to the Sonoma State University Academic Affairs. In 1990 the estimated student enrollment was 7,643; today, the University brings in a student population of more than 9,000 undergraduate and graduate students. In 2012 approximately 23 percent of Rohnert Park's population was 55 years and older (9,371), which accounts for the senior population. Based on the conventional count of elderly persons (65 years and older), there are 2,735 persons ages 65 and older. The number of elderly persons is expected to increase due to the aging of the "Baby Boom" generation.

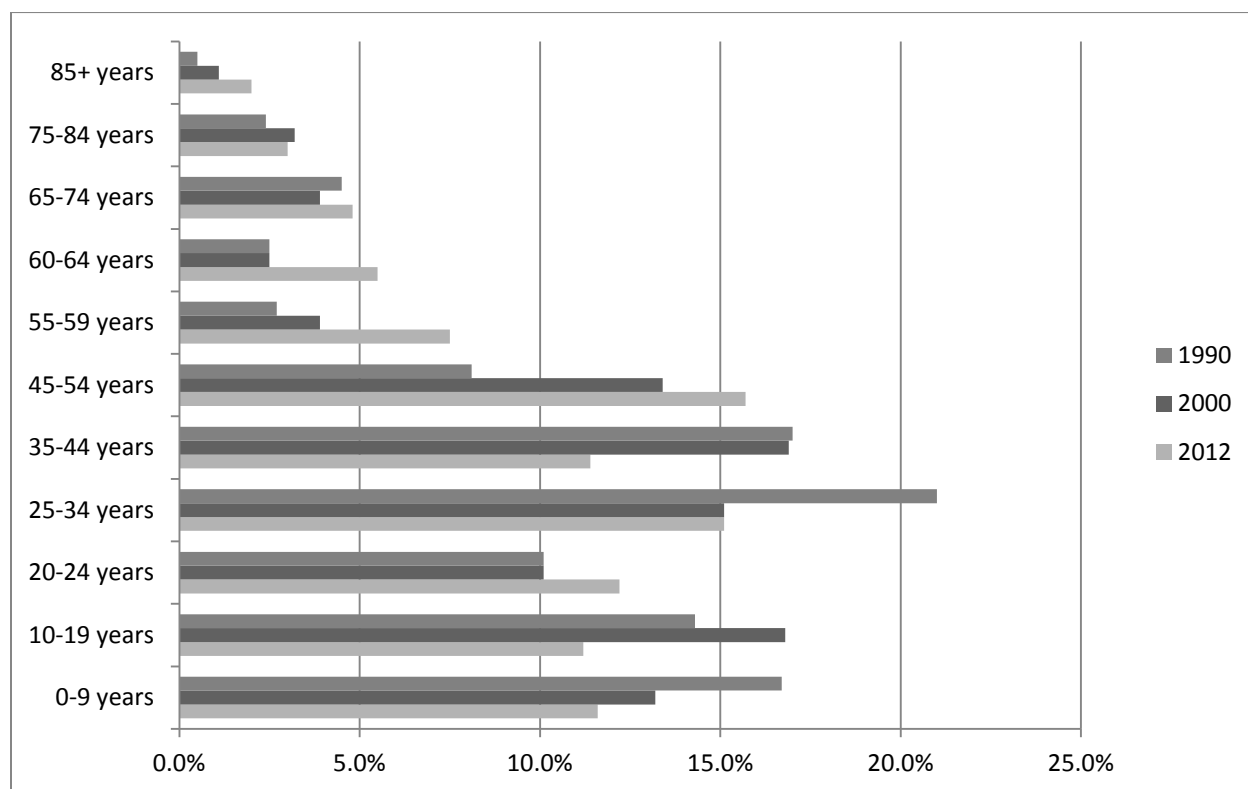
**TABLE 9-4  
POPULATION AGE CHARACTERISTICS**

**City of Rohnert Park  
1990-2012**

Age Group	1990		2000		2010		2012	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0-9	6,072	16.7%	5,587	13.2%	4,572	11.1%	4,784	11.6%
10-19	5,196	14.3%	7,075	16.8%	5,509	13.4%	4,566	11.2%
20-24	3,663	10.1%	4,274	10.1%	5,343	13.0%	5,015	12.2%
25-34	7,617	21.0%	6,369	15.1%	5,996	14.7%	6,215	15.1%
35-44	6,183	17.0%	7,152	16.9%	5,039	12.3%	4,679	11.4%
45-54	2,952	8.1%	5,672	13.4%	6,070	14.8%	6,455	15.7%
55-59	982	2.7%	1,629	3.9%	2,613	6.4%	3,095	7.5%
60-64	926	2.5%	1,062	2.5%	2,027	4.9%	2,252	5.5%
65-74	1,651	4.5%	1,632	3.9%	2,013	4.9%	1,989	4.8%
75-84	885	2.4%	1,337	3.2%	1,169	2.8%	1,228	3.0%
85+	199	0.5%	447	1.1%	620	1.5%	807	2.0%
<b>Total</b>	<b>36,326</b>	<b>100%</b>	<b>42,236</b>	<b>100%</b>	<b>40,971</b>	<b>100%</b>	<b>41,085</b>	<b>100%</b>
Median Age	30.6	-	31.5	-	33.0	-	34.9	-

Source: 1990, 2000, and 2010 U.S. Census; and 2010-2012 ACS Data.

**FIGURE 9-1  
POPULATION BY AGE**  
City of Rohnert Park  
1990-2012

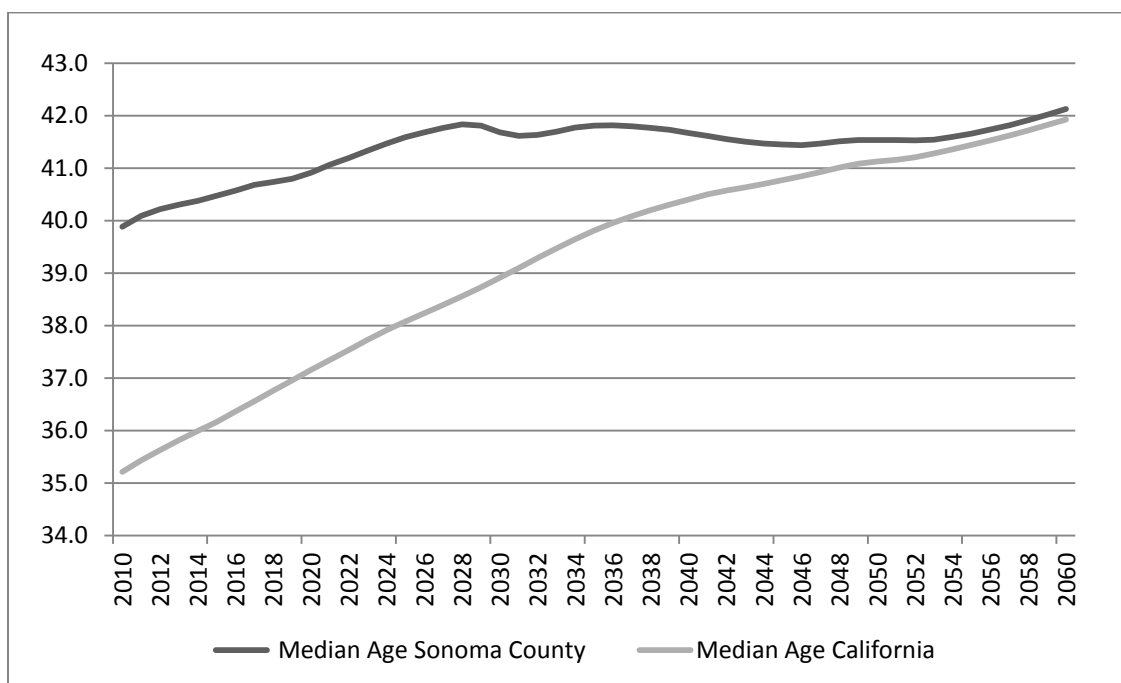


Source: 1990 and 2000 U.S. Census; and 2010-2012 ACS Data.

According to the American Community Survey, the median age of the city's population was 34.9 in 2012, an increase from 31.5 in 2000. To put this in perspective, the median age for Sonoma County in 2010 was 39.9 years. Rohnert Park's population is much younger than that of the region in large part because of the presence of Sonoma State University.

As shown in Figure 9-2, the Department of Finance projects the median age in California to increase from 35.2 in 2010 to 38.9 in 2030 and 41.9 in 2060. The median age in the County of Sonoma is projected to increase from 39.9 in 2010 to 41.7 in 2030 and 42.1 in 2060.

**FIGURE 9-2**  
**MEDIAN AGE PROJECTIONS**  
**Sonoma County and California**  
**2010-2060**



Source: Department of Finance Table P-3, 2013.

## Population by Race and Ethnicity

Table 9-5 summarizes the population by race and ethnicity in Rohnert Park and Sonoma County. In 2012 it was estimated that a majority of the city and county populations were White, 77.7 percent and 80.1 percent, respectively. In 2012 Rohnert Park had a higher percentage of Asian residents (6.5 percent) compared to Sonoma County (4.6 percent) as well as Black residents (2.4 percent compared to 1.6 percent). Since 2000 the population of White residents was the only group to decline in the city, whereas the population of White and “two or more races” were the only groups to decline in the county. It is important to note that Census data is self-reported; therefore, fewer persons may have identified as being White or “two or more races” in 2012 as they did in 2000. Rohnert Park’s Hispanic/Latino population increased from 5,731 (22.1 percent) in 2000 to 10,018 (24.4 percent) in 2012. In 2012 the city had a slightly lower percentage of Hispanic/Latino residents compared to the county as a whole (24.4 percent for Rohnert Park compared to 25.2 percent for Sonoma County). Rohnert Park’s American Indian/Alaskan Native population increased (from 202 to 337 between 2000 and 2012).

TABLE 9-5 RACE AND ETHNICITY								
City of Rohnert Park and Sonoma County 2000-2012								
Racial/Ethnic Group	2000				2012			
	Rohnert Park		Sonoma County		Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Not Hispanic or Latino</b>								
White	31,266	74.0%	341,686	74.5%	26,130	63.6%	320,459	65.6%
Black	799	1.9%	6,116	1.3%	706	1.7%	6,901	1.4%
American Indian and Alaska Native	202	0.5%	3,477	0.8%	337	0.8%	3,743	0.8%
Asian or Pacific Islander	2,488	5.9%	14,614	3.4%	2,203	5.4%	21,258	4.4%
Some other race alone	119	0.3%	921	0.2%	129	0.3%	1,275	0.3%
Two or more races <sup>1</sup>	1,631	3.9%	12,289	2.8%	1,562	3.8%	11,361	2.3%
Sub-Total	36,505	86.4%	379,103	82.7%	31,067	75.6%	364,997	74.8%
<b>Hispanic or Latino</b>								
White	2,641	6.3%	32,523	7.1%	5,813	14.1%	71,183	14.5%
Black	34	0.1%	406	0.1%	280	2.8%	885	0.2%
American Indian and Alaska Native	127	0.3%	1,912	0.4%	59	0.7%	2,545	0.5%
Asian or Pacific Islander	45	0.1%	418	0.1%	451	1.1%	842	0.2%
Some other race alone	2,298	5.4%	37,796	8.2%	2,753	6.7%	41,714	8.5%
Two or more races	586	1.4%	6,456	1.4%	662	1.6%	6,071	1.2%
Subtotal	5,731	13.6%	79,511	17.3%	10,018	24.4%	123,240	25.2%
Total <sup>1</sup>	42,236	100%	458,614	100%	41,085	100%	488,237	100%

Source: 2000 U.S. Census; and 2010-2012 ACS Data.

According to the 2010-2011 County of Sonoma Local Economic Report, the race-ethnicity distribution in the county as a whole is changing rapidly due to an aging White population and a younger Hispanic/Latino population. More than 70 percent of the Hispanic/Latino population in the county is under the age of 35, whereas more than 60 percent of the White population is over the age of 35. Through 2050 the White population is projected to decrease 8 percent per decade and the Hispanic/Latino population is projected to increase 7 percent per decade. In 2050 the Hispanic/Latino population is projected to make up over 50 percent of the county's population.

## **Employment by Industry**

### **Labor Force Size and Distribution**

The “labor force” is defined as the number of residents, age 16 or older, who are employed and/or unemployed, but actively seeking work. This includes residents who may be employed in Rohnert Park or elsewhere. The members of the labor force who are employed in non-military jobs are referred to as the “civilian labor force.”

Table 9-6 summarizes Rohnert Park and Sonoma County’s labor force characteristics. In 2000 the city had a larger labor force participation rate (72.1 percent) compared to the county as a whole (66.9 percent), while in 2012 the city had a slightly smaller labor force participation rate (70.2 percent) compared to the county as a whole (72.2 percent). Armed forces employment in Rohnert Park has made up a small fraction of the labor force at only 0.4 and 0.2 percent in 2000 and 2012, respectively. Females accounted for a similar portion of the labor force in 2012 in both Sonoma County and Rohnert Park (49.8 percent and 47.1 percent, respectively). In 2012 the unemployment rate was 8.3 percent in Rohnert Park and seven percent in Sonoma County. According to the 2010-2012 American Community Survey, in 2012 the unemployment rate in California was 7.2 percent, lower than both Rohnert Park and Sonoma County.

**TABLE 9-6**  
**LABOR FORCE CHARACTERISTICS**  
 City of Rohnert Park and Sonoma County  
 2000-2012

Labor Force	2000				2012			
	Rohnert Park		Sonoma County		Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Population 16 and older	32,871	100.0%	359,736	100.0%	34,088	100.0%	395,091	100.0%
In the Labor Force	23,687	72.1%	240,198	66.8%	23,918	70.2%	259,181	72.2%
Civilian Labor Force	23,547	71.6%	239,445	66.6%	23,859	70.0%	258,426	72.0%
Employed	22,617	95.5%	229,227	95.4%	21,013	87.9%	230,881	89.1%
Unemployed	930	3.9%	10,218	4.3%	2,846	11.9%	27,545	10.6%
Armed Forces Employment	140	0.4%	753	0.2%	59	0.2%	755	0.2%
Not in the Labor Force	9,184	27.9%	119,538	33.2%	10,170	29.8%	135,910	37.8%
Females Age 16 and Older	17,289	52.6%	184,912	51.4%	18,008	52.8%	202,858	56.5%
Female in the Labor Force	11,394	48.1%	111,671	46.5%	11,900	49.8%	122,056	47.1%
Female Civilian Labor Force	11,371	48.0%	111,518	46.4%	11,900	49.8%	121,952	47.1%
Female Employed	10,820	45.7%	106,637	44.4%	10,717	44.8%	110,485	42.6%

Sources: 2000 U.S. Census and 2010-2012 ACS Survey Data.



## Civilian Employment Profile

Table 9-7 summarizes the occupational characteristics of the civilian labor force for Rohnert Park and Sonoma County. In 2012 about 60.5 percent of civilian workers in Rohnert Park worked in sales and office (31.3 percent) and management and business (28.3 percent). These occupations make up the top two occupations in Rohnert Park. Relatively higher paying jobs are in both categories, except for certain sales positions, translating into higher incomes for residents engaged in these activities. The top third job occupation in Rohnert Park was services (24.1 percent), which is generally not as high-paying. Like Rohnert Park, the top three occupations in the county include management and business (34.7 percent), sales and office (25.8 percent), and services (20.1 percent). Eighty-five percent of Rohnert Park's civilian labor force is employed in the private sector (private wage, salary workers, and self-employed workers), while 15 percent are government workers. Similarly, 86.2 percent of the county's civilian labor force is privately employed, while 11.7 percent are government workers. A very small percentage of both the city and county's civilian labor force consists of unpaid family workers. Rohnert Park's civilian labor force is heavily concentrated in educational, health, and social services (18.5 percent) as well as in the retail sector of the economy (18.0 percent); 13.4 percent of the city's civilian labor force is in the arts, entertainment, and recreation sector; and 10.9 percent is in the professional and scientific sector. The county's civilian labor force is concentrated in the education, health, and social services sector (20.8 percent); retail trade (12.9 percent); professional and scientific sector (11.9 percent); and arts, entertainment, and recreation sector (10.2 percent).

**TABLE 9-7  
CIVILIAN LABOR FORCE EMPLOYMENT CHARACTERISTICS  
City of Rohnert Park and Sonoma County  
2012**

Characteristics	Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent
<b>Total Civilian Labor Force</b>	<b>21,013</b>	<b>100.00%</b>	<b>230,881</b>	<b>100.0%</b>
<b>Occupations</b>				
Management, Business, Science, and Arts	5,950	28.3%	80,034	34.7%
Services	5,068	24.1%	46,506	20.1%
Sales and Office	6,571	31.3%	59,458	25.8%
Natural Resources, Construction, and Maintenance Occupations	1,497	7.1%	23,148	10.0%
Production, Transportation, and Material Moving	1,927	9.2%	21,735	9.4%
<b>Class of Worker</b>				
Private Wage and Salary Workers	16,244	77.3%	172,085	74.5%
Government Workers	3,144	15.0%	31,533	13.7%
Self-employed Workers	1,613	7.7%	26,920	11.7%
Unpaid Family Workers	12	0.1%	343	0.1%
<b>Industry Sector</b>				
Agriculture, Forestry, Fishing, etc.	102	0.5%	7,176	3.1%
Construction	778	3.7%	15,627	6.8%
Manufacturing	1,458	6.9%	22,816	9.9%
Wholesale Trade	728	3.5%	6,627	2.9%
Retail Trade	3,776	18.0%	29,836	12.9%
Transportation and Warehousing	863	4.1%	7,602	3.3%
Information	566	2.7%	4,471	1.9%
Finance, Insurance, etc.	1,435	6.8%	15,058	6.5%
Professional, Scientific, etc.	2,263	10.8%	27,382	11.9%
Educational, Health, and Social Services	3,889	18.5%	48,060	20.8%
Arts, Entertainment, Recreation	2,812	13.4%	23,633	10.2%
Other Services	1,027	4.9%	12,558	5.4%
Public Administration	1,316	6.3%	10,035	4.3%

Source: 2010-2012 ACS Survey Data.

As shown in Table 9-8, in 2012 about 24.8 percent of the city's residents worked within the city and 75.2 percent commuted to work locations outside Rohnert Park. Most of those working outside the city were employed elsewhere in the county (54.7 percent). Overall, about 80 percent of the city's residents worked in Sonoma County. About 20.2 percent worked in another part of California and the balance (0.3 percent) worked outside the state.

<b>TABLE 9-8</b> <b>WHERE ROHNERT PARK RESIDENTS WORK</b> <b>City of Rohnert Park</b> <b>2012</b>		
Place of Work	Rohnert Park	
	Number	Percent
Rohnert Park	5,038	24.8%
Other Sonoma County	11,118	54.7%
<i>Subtotal Sonoma County</i>	<i>16,156</i>	<i>79.5%</i>
Other California	4,107	20.2%
Outside California	51	0.3%
<b>Total Employed Residents</b>	<b>20,314</b>	<b>100.0%</b>

Source: 2010-2012 ACS Survey Data.

## Household and Job Growth Trends

ABAG's *Jobs-Housing Connections Strategy* report (2012) estimates and projects the distribution of population, households, employment, income, and labor force for 2010 through 2040. The *Jobs-Housing Connections Strategy* forecasts are based on regional and county growth models, the local availability of land, local development policies, density assumptions, and travel demand.

The *Jobs-Housing Connections Strategy* provides estimates for the area within Rohnert Park's current city limits, as well as a larger subregional study area that encompasses large areas outside of the city. The Housing Element focuses on the former in order to provide consistency with ABAG's projected housing needs discussed in the next section.

Table 9-9 compares household and job growth from 2010 to 2040 between Rohnert Park and the neighboring cities of Cotati, Petaluma, and Santa Rosa. Within the 30-year period Rohnert Park's household growth (24 percent) is projected to be slightly lower than Santa Rosa's (27 percent), but higher than Cotati's (18 percent) and Petaluma's (13 percent). This translates into an average annual growth rate of 0.8 percent in Rohnert Park, 0.9 percent in Santa Rosa, 0.6 percent in Cotati, and 0.4 percent in Petaluma. Rohnert Park is forecasted to have the highest job growth of the four cities (39 percent) compared to Santa Rosa (38 percent), Cotati (32 percent), and Petaluma (34 percent). Rohnert Park's higher job growth is likely due to the construction of the Graton Rancheria Casino located just off of Highway 101. Since its completion in 2013, the casino has added about 2,000 jobs. The Casino is not within the city limits of Rohnert Park, but it is immediately adjacent to the city boundary on lands controlled by the Federated Indians of Graton Rancheria. More employment is expected as new businesses are established or expanded to serve casino patrons. The average annual growth rate for employment for both Rohnert Park and Santa Rosa over the 30-year period is 1.3 percent, while the average annual growth rate for both Cotati and Petaluma is 1.1 percent.

<b>TABLE 9-9</b> <b>HOUSEHOLD AND JOB GROWTH</b> <b>City of Rohnert Park and Neighboring Cities</b> <b>2010-2040</b>					
	<b>2010</b>	<b>2040</b>	<b>Difference</b>	<b>Percent Change</b>	<b>Average Annual Growth Rate</b>
<b>Households</b>					
Rohnert Park	15,810	19,590	3,780	24%	0.8%
Cotati	2,980	3,530	550	18%	0.6%
Petaluma	21,740	24,610	2,880	13%	0.4%
Santa Rosa	63,590	80,560	16,970	27%	0.9%
<b>Jobs</b>					
Rohnert Park	11,730	16,320	4,590	39%	1.3%
Cotati	2,920	3,860	940	32%	1.1%
Petaluma	28,830	38,690	9,860	34%	1.1%
Santa Rosa	75,460	103,930	28,470	38%	1.3%

Source: ABAG Jobs-Housing Connections Strategy, 2012.

According to employment projections provided in the ABAG Final Forecast of Jobs, Population and Housing (July 2013), the number of residents employed in Rohnert Park is anticipated to increase. As shown in Table 9-10, between 2010 and 2040 the city's employment is projected to increase by 39 percent from 11,730 to 16,320, respectively. It is estimated that the opening of the Graton Resort and Casino added about 2,000 jobs in the vicinity of Rohnert Park. As a result of the new economic activity from the Casino, additional jobs are expected in nearby Rohnert Park commercial areas.

From 2010-2040 the number of employed residents in Sonoma County as a whole is projected to increase from 192,010 to 257,460, or a 34 percent. While the percentage of jobs in the county is projected to increase by 1.1 percent annually, the number of jobs located in Rohnert Park is forecast to increase 1.3 percent each year.

<b>TABLE 9-10</b> <b>PROJECTED EMPLOYMENT GROWTH</b> <b>City of Rohnert Park and Sonoma County</b> <b>2010-2040</b>				
	<b>2010</b>	<b>Projected 2040</b>	<b>Percent Growth 2010-2040</b>	<b>Average Annual Growth Rate</b>
Rohnert Park	11,730	16,320	39%	1.3%
Sonoma County	192,010	257,470	34%	1.1%

Source: ABAG Final Forecast of Jobs, Population and Housing 2013.

## Graton Rancheria Casino

On November 5, 2013, Graton Resort and Casino opened. The Casino is located off Highway 101 just outside the city limits to the west. The Casino has created more than 750 construction jobs and more than 2,000 permanent jobs. The explosion in employment opportunities is expected to continue to bring more people to Rohnert Park creating greater demand for housing. Based on conversations with stakeholders at the Stakeholder Workshop, it seems that rents have been increasing significantly in the short time that the casino has been open. As demand for housing increases, cost of housing will likely continue to increase accordingly. This may pose a constraint on housing availability, especially affordable housing.

## Household Characteristics

Although the characteristics of individual residents are important to understanding the growth and evolution of a city, the more useful unit for analysis concerning housing needs is the household. The U.S. Census Bureau considers all people living in the same dwelling unit to be a household. This includes individuals living alone, roommates sharing an apartment, a family of four in a single-family house, or a single-parent living in a multifamily apartment complex. A dwelling unit is defined as “a house, an apartment, a group of rooms, or a single room, occupied as separate living quarters, or if vacant, intended for occupancy.”

## Household Growth Trends

According to the 2010-2012 American Community Survey, in 2012 there were 15,875 households in Rohnert Park, representing a 24 percent increase in the number of households since 2000 (15,503). The number of households in Rohnert Park peaked in 2008 at 16,248 and then began to decline likely in response to the 2008 housing market crisis. The number of total households saw a brief increase in 2011 to 16,041, only to decline again in 2012. The DOF reflects a similar peak in occupied households in 2008, however, between 2010 and 2013 the number of households remained constant; no new housing units were built in this time period and vacancy rates were held constant. Although the ACS reports distinct changes in household occupancy, the data should be interpreted with caution as the margin of error averages +/- 534 households for the years 2008, 2012, and 2013.

<b>TABLE 9-11</b> <b>HOUSEHOLD GROWTH TRENDS</b> <b>Rohnert Park</b> <b>2000-2012</b>		
	<b>Number of Households per U.S. Census</b>	<b>Number of Households per Department of Finance</b>
2000	15,503	15,503
2008	16,248	15,902
2010	15,808	15,808
2011	16,041	15,808
2012	15,875	15,808
2013	--	15,808

Source: 2000 and 2010 U.S. Census Data; 2006-2008, 2008-2010, 2009-2011, and 2010-2012 ACS Data; Department of Finance Table E-8, 2000-2010 and Table E-5, 2010-2013.

## **Household Types**

As reported by the 2010-2012 ACS, families made up more than half (56.8 percent) of Rohnert Park's households. Families, as defined by the U.S. Census, "consist of two or more people (one of whom is the householder) related by birth, marriage, or adoption residing in the same housing unit," and includes married couples (71 percent of total family households) and other family types, such as single parents (13.8 percent of total family households). The number of family households has declined since 2000, while the number of non-family households has increased. This could be partially attributed to increased enrollment at Sonoma State University as well as an increase in the city's senior population living alone. According to the Sonoma State University Academic Affairs, since 1999 the student population has increased by a little over 1,900 students (a 30 percent increase). Non-family households made up about 43.2 percent of the households in the city in 2012. Most of the non-family households were single person households (73.9 percent of non-family households or about 31.9 percent of the total households). Similar to Rohnert Park, family households in the county decreased in numbers from 2000 to 2012.

About 26.0 percent of Rohnert Park's total households included children age 18 or younger, which is a decrease from the 2000 estimate of 38.0 percent. The percentage of Rohnert Park's senior households (age 65 or older) has increased from 2,663 in 2000 (17.2 percent of total households) to 3,982 (25.1 percent of total households) in 2012 (a 49.5 percent increase). In the county 27.8 percent of households had children under 18 years old and 37.4 percent of households were senior households. While the percentage of senior households in the city was smaller than that of the county, the city's senior population is expected to increase as more baby boomers continue to reach retirement age.

## Household and Family Size

Table 9-12 also shows that the average family size in Rohnert Park remained steady at 3.25 from 2007 to 2012. This was similar to the average family size for Sonoma County of 3.20. The average household size in Rohnert Park increased slightly from 2.54 in 2007 to 2.57 in 2012, while Sonoma County had an average household size of 2.60 for both years.

<b>TABLE 9-12</b> <b>HOUSEHOLD COMPOSITION</b> <b>City of Rohnert Park and Sonoma County</b> <b>2000-2012</b>								
Household Type	2000				2012			
	Rohnert Park		Sonoma County		Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Total Households</b>	<b>15,503</b>	<b>100.0%</b>	<b>172,403</b>	<b>100.0%</b>	<b>15,875</b>	<b>100.0%</b>	<b>183,773</b>	<b>100.0%</b>
Family Households	9,799	63.2%	112,397	65.2%	9,021	56.8%	116,255	63.3%
<i>Married Couple</i>	7,239	73.8%	86,712	77.1%	6,402	71.0%	87,406	75.2%
<i>Other Family Households</i>	2,560	26.1%	25,685	22.9%	2,619	29.0%	28,849	15.7%
Non-Family Households	5,704	36.8%	60,006	34.8%	6,854	43.2%	67,518	36.7%
<i>Living Alone</i>	3,727	65.3%	44,340	73.9%	5,063	73.9%	51,383	76.1%
<i>Other Non-Family Households</i>	1,977	34.7%	15,666	26.1%	1,791	26.1%	16,135	23.9%
Households with Children < 18	5,891	38.0%	59,796	34.7%	4,135	26.0%	51,015	27.8%
Households with Individuals 65 and over	2,663	17.2%	41,314	24.0%	3,982	25.1%	68,740	37.4%
Average Household Size	2.54	NA%	2.55	NA	2.57	NA	2.60	NA
Average Family Size	3.25	NA%	NA	NA	3.25	NA	3.20	NA

Sources: 2000 U.S. Census Data and 2010-2012 ACS Data.

## Housing by Tenure

Table 9-13 describes the tenure and the type of occupied housing units in Rohnert Park, according to the 2000 U.S. Census Data and the 2010-2012 ACS. In 2000, of the 15,553 occupied units in the city, 58.1 percent were owner-occupied and 41.9 percent renter-occupied. In 2012 the overall tenure pattern in the city shifted slightly to include a greater number of renter-occupied units (48.1 percent) compared to owner-occupied units (51.9 percent).

Of the total occupied housing units in the city in 2012 (15,875), 45.2 percent were single family detached homes, 10.1 percent were single family attached homes and duplexes, 8 percent were in 3 to 4 unit buildings, and 28.7 percent were in buildings with five or more units. Approximately 7 percent of the city's total occupied housing units were mobile homes. There has been an increase in the percentage of multifamily units and a decrease in the percentages of single family detached units and mobile homes; however, single family detached homes continue to be the most prevalent type of housing in Rohnert Park.

<b>TABLE 9-13</b> <b>CHARACTERISTICS OF OCCUPIED HOUSING UNITS</b> <b>City of Rohnert Park</b> <b>2000-2012</b>				
Type and Tenure	2000		2012	
	Number of Units	Percent of Total Occupied Units	Number of Units	Percent of Total Occupied Units
Single Family Detached	7,559	48.6%	7,181	45.2%
Owner-Occupied	6,331	40.7%	5,688	35.8%
Renter-Occupied	1,228	7.9%	1,493	9.4%
Single Family Attached	1,682	10.8%	1,602	10.1%
Owner-Occupied	1,156	7.4%	969	6.1%
Renter-Occupied	526	3.4%	633	4.0%
Duplex	106	0.7%	113	0.7%
Owner-Occupied	22	0.1%	33	0.2%
Renter-Occupied	84	0.5%	80	0.5%
3 to 4 Units	812	5.2%	1,266	8.0%
Owner-Occupied	127	0.7%	172	1.1%
Renter-Occupied	685	4.4%	1,094	6.9%
5+ Units	3,966	25.5%	4,562	28.7%
Owner-Occupied	272	1.7%	374	2.4%
Renter-Occupied	3,694	23.8%	4,180	26.3%
Mobile Homes	1,316	8.5%	1,151	7.3%
Owner-Occupied	1,108	7.1%	1,010	6.4%
Renter-Occupied	208	1.3%	141	0.9%
Other	52	0.3%	0	0.0%
Owner-Occupied	24	0.2%	0	0.0%
Renter-Occupied	28	0.2%	0	0.0%
<b>Total Occupied Units</b>	<b>15,553</b>	<b>100.0%</b>	<b>15,875</b>	<b>100.0%</b>
<b>Total Owner-Occupied</b>	<b>9,040</b>	<b>58.1%</b>	<b>8,246</b>	<b>51.9%</b>
<b>Total Renter-Occupied</b>	<b>6,513</b>	<b>41.9%</b>	<b>7,629</b>	<b>48.1%</b>

Sources: 2000 U.S. Census Data and 2010-2012 ACS Data.



Table 9-14 summarizes household tenure by age in the city and the county for 2000 and 2012. Units occupied by persons between the ages of 35 and 54, as well as 55 and over, made up the highest percentage of owner-occupied units in Rohnert Park (45.2 and 61.1 percent, respectively). The highest percentage of units rented was by persons between the ages of 15 and 34. The percentage of homeowners between the ages of 35 and 54 decreased 9.6 percent from 54.8 percent to 45.2 percent. The percentage of renters between the age of 15 and 34 also decreased from 47.4 percent in 2000 to 40.4 percent in 2012. In 2012 people age 55 and over owned approximately two-thirds as many units as they rented; however, the percentage of renters 55 and older has increased significantly since 2000 (from 17 percent to 30.7 percent). This can be attributed to a growing senior population as the more baby boomers reach retirement. The city and county exhibited similar ownership and rental trends, although young people renting in Rohnert Park made up a higher percentage of total renters, whereas those between the ages of 35 and 54 made up a higher percentage of total renters in the county. This is likely attributed to the presence of Sonoma State University. Also, of total senior households (age 55 and older), a higher percentage in the county owned (58.8 percent) than in Rohnert Park (45.4 percent). The demand for senior rental units in Rohnert Park as a whole is likely to be higher than the county.

**TABLE 9-14**  
**TENURE BY AGE OF HOUSEHOLDER**  
 City of Rohnert Park and Sonoma County  
 2000-2012

	2000				2012			
	Rohnert Park		Sonoma County		Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Owner-Occupied Units</b>								
15 to 34	1,233	13.6%	9,360	8.5%	774	9.4%	6,707	6.1%
35 to 54	4,964	54.8%	52,913	47.9%	3,730	45.2%	38,557	35.1%
55 and over <sup>1</sup>	2,857	31.6%	48,202	43.6%	3,742	45.4%	64,544	58.8%
65 and over	1,596	17.6%	29,427	26.7%	1,388	15.7%	28,687	25.6%
<b>Total</b>	<b>9,054</b>	<b>100.0%</b>	<b>110,475</b>	<b>100.0%</b>	<b>8,246</b>	<b>100.0%</b>	<b>109,808</b>	<b>100.0%</b>
<b>Renter-Occupied Unit</b>								
15 to 34	3,058	47.4%	21,240	34.3%	2,901	40.4%	22,342	30.2%
35 to 54	2,296	35.6%	27,815	44.9%	2,523	35.1%	31,399	42.5%
55 and over <sup>1</sup>	1,095	17.0%	12,873	20.8%	2,205	30.7%	20,224	27.3%
65 and over	701	10.9%	7,836	12.7%	701	10.3%	8,614	13.2%
<b>Total</b>	<b>6,449</b>	<b>100.0%</b>	<b>61,928</b>	<b>100.0%</b>	<b>7,179</b>	<b>100.0%</b>	<b>73,965</b>	<b>100.0%</b>

<sup>1</sup>Rohnert Park seniors identified as 55 years and older.

Sources: 2000 U.S. Census Data and 2010-2012 ACS Data.

## Section 9.3 Housing Needs Analysis

### Housing Characteristics

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

### Housing Unit Types

Table 9-15 summarizes California Department of Finance (DOF) housing unit types and total units in Rohnert Park and Sonoma County. According to DOF, in 2013 there were 16,551 housing units in the city. The distribution of unit types in Rohnert Park and Sonoma County varied. Sonoma County had approximately 20.9 percent more single family homes (75.5 percent compared to 54.6 percent in Rohnert Park), and Rohnert Park had a larger proportion of multifamily units (36.1 percent compared to 19.0 percent in Sonoma County), especially structures with five or more units (28.3 percent in Rohnert Park compared to 12.4 percent in the county). Mobile homes also constituted a larger portion of the city's housing stock compared to the county (9.4 percent in Rohnert Park and 5.5 percent in Sonoma County).

<b>TABLE 9-15</b> <b>HOUSING UNIT TYPES</b> <b>City of Rohnert Park and Sonoma County</b> <b>2013</b>				
Unit Type	Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent
Single Family Detached	7,562	45.7%	141,095	68.5%
Single Family Attached	1,467	8.9%	14,386	7.0%
2-4 Units	1,289	7.8%	13,494	6.6%
5+ Units	4,683	28.3%	25,489	12.4%
Mobile Homes	1,550	9.4%	11,401	5.5%
<b>Total</b>	<b>16,551</b>	<b>100.0%</b>	<b>205,865</b>	<b>100.0%</b>

Source: Department of Finance E-5, 2013.

Table 9-16 displays residential development trends within the city over the past 20 years. The Department of Finance estimates are shown for 1990, 2000, and 2012. The city's housing stock has remained predominately single family during the past 20 years. However, single family housing decreased as a percentage of total units by about 3.5 percent from 2000 to 2012, while multifamily housing increased by 18.5 percent. The percentage of mobile homes also increased by 4.7 percent between 2000 and 2012 from 15.1 percent to 17.2 percent.

<b>TABLE 9-16</b> <b>HOUSING UNIT CHANGES</b> <b>City of Rohnert Park</b> <b>1990, 2000, and 2012</b>								
Unit Type	1990		2000		2012		Changes 2000-2012	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Single Family	8,143	58.5%	9,354	59.1%	9,029	54.6%	-325	-3.5%
Multifamily	4,306	30.9%	5,041	31.9%	5,972	36.1%	931	18.5%
Mobile Homes	1,466	10.5%	1,413	15.1%	1,550	17.2%	137	9.7%
<b>Total</b>	<b>13,915</b>	<b>100.0%</b>	<b>15,808</b>	<b>100.0%</b>	<b>16,551</b>	<b>100.0%</b>	<b>743</b>	<b>4.7%</b>

Source: Department of Finance E-8, 1990 and 2000; E-5, 2012.

## Vacant Units

Vacancy rate can be a good indicator of how effectively for-sale and rental units are meeting the current demand for housing in a community. Vacancy rates of 6 or 7 percent for rental housing and 1 to 2 percent for ownership housing are generally considered optimum when there is a balance between the demand and supply for housing.<sup>1</sup> A higher vacancy rate may indicate an excess supply of units and, therefore, price depreciation, while a low vacancy rate may indicate a shortage of units and escalation of housing prices.

<sup>1</sup>Giang Hoang-Burdette, Nobody's Home: California Residential Vacancy Rates, May 9, 2012; Joan C. Fahrenthold, Associated Press, America's Sickest Housing Markets, 2012; Emmett Pierce, San Diego Union Tribune, Uptick in County Rental, Vacancy Rates, Tenants Together, June 6, 2008; William Poe, Area Landlords High on Healthy Rental Market, July 27, 2012; Housing New York City, 2008; Mary Ellen Podmolik, Chicago's a Renter's Market, but Vacancies, Delinquencies on Rise, Census Paints a Bleak Picture of Arizona Housing, 2011; Rolf Boone, The Olympian, Thurston Apartment Vacancy Rates Up a Bit, 2012; Bill Conerly, Housing Recovery Progressing Very Slowly, Businomics, 2011.

As shown in Table 9-17, according to the ACS five-year estimates in 2012, Rohnert Park had a total of 16,801 housing units; 849 (or 5.1 percent) of which were vacant. In contrast to the city, Sonoma County's housing stock was 9.6 percent vacant; however, this higher vacancy rate in the county is due largely to the higher percentage of houses for seasonal and recreational use. In Rohnert Park approximately 2.5 percent (420 units) of vacant units were for rent, while less than 1 percent (109 units) was for sale. The 2012 vacancy rates are far below what is considered optimum indicating a shortage of both rental and for-sale units; the shortage may negatively impact housing affordability for all income levels. Sonoma County, on the other hand, experienced a 1.9 percent vacancy rate of rental units and a 1.0 percent vacancy rate of for-sale units in 2012. Both the city and county vacancy rates are much lower than the optimum vacancy rates of 6 or 7 percent for rental housing and 1 to 2 percent for ownership housing.

<b>TABLE 9-17</b> <b>VACANT UNITS</b> <b>City of Rohnert Park</b> <b>2012</b>				
	Rohnert Park		Sonoma County	
	Number	Percent Vacant	Number	Percent Vacant
For rent	420	2.5%	3,876	1.9%
For sale only	109	0.6%	2,052	1.0%
Rented or sold, not occupied	16	0.1%	1,162	0.6%
For seasonal, recreational, or occasional use	182	1.1%	8,699	4.3%
For migrant workers	0	0.0%	39	0.0%
Other vacant	122	0.7%	3,917	1.9%
<b>Total</b>	<b>849</b>	<b>5.1%</b>	<b>19,745</b>	<b>9.6%</b>
<b>Total Units</b>	<b>16,801</b>	<b>100.0%</b>	<b>204,652</b>	<b>100.0%</b>

Sources: 2008-2012 ACS Data.

## Housing Unit Conditions and Rehabilitation Need

Generally, housing older than 30 years of age will require minor repairs and modernization improvements. Housing units over 50 years of age are more likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs.

The City performed its last housing conditions survey in November 1999. This survey consisted of the visual inspection of the older neighborhoods in Rohnert Park, including Sections A, B, C, E, and L, as well as all five of the mobile home parks. A total of 2,898 conventionally-constructed residences and 1,466 mobile home units were visually surveyed. The overwhelming majority of units surveyed were found to be in "sound" condition, with the appearance of regular maintenance of the home and landscaping. The City's mobile homes were also found to be well-maintained.

Table 9-18 depicts the statistics on the age of the housing units in Rohnert Park based on the 2010-2012 American Community Survey. An estimated 51.4 percent of the housing units in the city are over 30 years of age and only 3.8 percent are over 50 years of age. In comparison, the ACS reports that 57.4 percent of Sonoma County's housing stock is 30 years or older and 24.1 percent is 50 years or older. Rohnert Park has a significantly smaller percent of housing units over 50 years of age compared to the county because of its relatively recent development and incorporation in 1962.

<b>TABLE 9-18</b> <b>HOUSING UNIT AGE</b> <b>City of Rohnert Park</b> <b>2012</b>		
<b>Year Structure Built</b>	<b>Number</b>	<b>Percent of Total</b>
2010 or later	0	0%
2000-2009	1,142	6.8%
1990 to 1999	1,766	10.5%
1980 to 1989	5,265	31.3%
1970 to 1979	6,416	38.2%
1960 to 1969	1,567	9.3%
1950 to 1959	427	2.5%
1940 to 1949	46	0.3%
1939 or earlier	172	1.0%
<b>Total</b>	<b>16,801</b>	<b>100.0%</b>
<i>30 years or older (built before 1980)</i>	<i>8,628</i>	<i>51.4%</i>
<i>50 years or older (built before 1960)</i>	<i>645</i>	<i>3.8%</i>

Source: 2010-2012 ACS Data.

While the majority of the housing units within the city are in relatively good condition, as the existing stock ages, the number of housing units needing rehabilitation could increase without proper maintenance.

## Housing Costs and Affordability

Housing affordability is a major consideration in providing suitable housing. The cost of housing itself is not a problem, unless households in the area cannot find adequately sized units at an affordable price. Affordability is defined as paying 30 percent or less of gross monthly household income on housing costs, based on both State and Federal standards for households of lower income. The following section discusses current income levels and ability to pay for housing compared with housing costs. Since above moderate-income households do not generally have problems locating affordable units, affordable units are frequently defined as those reasonably priced for households that are very low- to moderate-income.

## Housing Costs and Wages

Housing cost is generally the single, greatest expense item for households. For owner-occupied households housing expenses consist of mortgage and interest payments, insurance, maintenance, and property taxes. For renter-occupied households housing expenses consist of rent and utilities. Higher-income households may choose to spend greater portions of their income on housing expenses and still have sufficient money left over for other expenses. However, many lower-income households must involuntarily spend a large share of their income on housing leaving them with less money for other expenses.

Table 9-19 summarizes 2013 information about the relationship between wages and housing costs according to National Low Income Housing Coalition (NLIHC). In general, the Fair Market Rent (FMR) for an area is the amount that would be needed to pay the gross rent (shelter rent plus utilities) of privately owned, decent, safe, and sanitary rental housing of a modest (non-luxury) nature with suitable amenities. In 2013 the FMR for a two-bedroom apartment was \$1,332. In order to afford this level of rent and utilities, without paying more than 30 percent of income on housing, a household must earn \$4,440 monthly or \$53,280 annually. Assuming a 40-hour work week, approximately 49 weeks per year (based on the Bureau of Labor Statistics, the average paid holidays, vacation, and sick leave combined is 24.2 days or 48.5 weeks), this level of income translates to an average housing wage of \$27.18 per hour.

In California a minimum wage worker earns \$8.00 per hour (it is important to note that the minimum wage will rise to \$9.00 per hour in July 2014 and \$10.00 by January 2016, well above the current Federal minimum wage of \$7.25 an hour). In order to afford the FMR for a two-bedroom apartment, a minimum wage earner must work 129 hours per week, 52 weeks per year. Or a household must include 3.2 minimum wage earners working 40 hours per week year round to make the two-bedroom FMR affordable.

In Sonoma County the estimated average wage for a renter is \$14.91. In order to afford the FMR for a two-bedroom apartment at this wage, a household must include 1.7 workers working 40 hours a week year-round and earning the mean renter wage.

<b>TABLE 9-19</b> <b>FAIR MARKET RENT (FMR) AND HOURLY WAGES</b> <b>Sonoma County</b> <b>2013</b>	
<b>Housing Costs</b>	
Two Bedroom FMR	\$1,332
Hourly Wage Necessary to Afford 2-Bedroom FMR	\$25.62
Annual Income Needed to Afford 2-Bedroom FMR	\$53,280
Full Time Jobs at Minimum Wage Needed to Afford 2-Bedroom FMR	3.2
<b>Area Median Income</b>	
Annual Area Median Income (AMI)	\$74,900
Rent Affordable at AMI	\$1,873
<b>Renter Households</b>	
Number of Renter Households 2007-2011	70,867
Percent of Total Households 2007-2011	38%
Estimated Mean Renter Hourly Wage (2013)	\$14.91
Rent Affordable at Mean Wage	\$775
Full Time Jobs at Mean Renter Wage Needed to Afford 2 BR FMR	1.7

Source: National Low Income Housing Coalition, 2013.

## Housing Affordability

Table 9-20 shows the affordable housing cost guidelines established in Section 50052.5 and 50053 of the California Health and Safety Code. The guidelines are based on the median income calculated by the HCD income limits. As described earlier, the generally accepted definition of housing affordability is for a household to pay no more than 30 percent of its gross annual income on housing. It should be noted that moderate-income households and above typically spend greater than 30 percent on household expenses; therefore, the threshold for overpayment is higher at approximately 35 percent of their income.

<b>TABLE 9-20 HOUSING COST LIMITS BY AREA MEDIAN INCOME LEVEL</b>			
<b>Income Level</b>	<b>Income Limit</b>	<b>For Sale</b>	<b>Rental</b>
Extremely Low	0-30% AMI	30% of 30% of AMI	30% of 30% of AMI
Very Low	31-50% AMI	30% of 50% of AMI	30% of 50% of AMI
Low	51-80% AMI	30% of 70% of AMI	30% of 60% of AMI
Moderate	81-120% AMI	35% of 110% of AMI	35% of 110% of AMI

Note: Affordability levels should be adjusted for household size.

Source: HCD Income Limits, 2014.

HCD establishes household income limits to define households as extremely low-, very low-, low-, or moderate-income level. These income levels vary throughout the state and are based on the area median income of the region and adjusted based on the number of persons per household. The income limits for Sonoma County are shown on Table 9-21. As shown in the table, a family of three with an annual income of \$58,500 or less would be considered a low-income household.

<b>TABLE 9-21 HCD INCOME LIMITS Sonoma County 2013</b>						
<b>Income Level</b>	<b>Persons Per Household</b>					
	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>
Extremely Low	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800	\$28,800
Very Low	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950
Low	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400
Median	\$57,800	\$66,100	\$74,350	\$82,600	\$89,200	\$95,800
Moderate	\$69,350	\$79,300	\$89,200	\$99,100	\$107,050	\$114,950

Source: California Department of Housing and Community Development, 2013.

Table 9-22 summarizes 2013 HCD-defined household income limits for very low-, low-, and moderate-income households in Sonoma County (including Rohnert Park) by the number of persons in the household, and shows maximum affordable monthly rents and maximum affordable purchase prices for homes. Households earning the 2013 median income for a family of four in Rohnert Park (\$82,600) could afford to spend up to \$24,780 a year, or \$2,065 per month, on housing without being considered “overpaying.” For renters this is a straightforward calculation, but home ownership costs are less transparent.



A household can typically qualify to purchase a home that is 2.5 to 3.0 times the annual income of that household, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual incomes. These factors - interest rates, insurance, and taxes - are held constant in the table below in order to determine maximum affordable rent and purchase price for households of each income category. The information provided in Table 9-22 realistically reflects the difficulty in affording rent and purchase prices in the city of Rohnert Park.

<b>TABLE 9-22</b> <b>ABILITY TO PAY FOR HOUSING BASED ON HUD INCOME LIMITS</b> <b>City of Rohnert Park</b> <b>2013</b>						
<b>Extremely Low-Income Households at 30% of 2013 Median Family Income</b>						
Number of Persons	1	2	3	4	5	6
Income Level	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800	\$28,800
Max. Monthly Gross Rent (1)	\$435	\$496	\$559	\$620	\$670	\$720
Max. Purchase Price (2)	\$71,393	\$81,445	\$91,703	\$101,755	\$109,961	\$118,167
<b>Very Low-Income Households at 50% of 2013 Median Family Income</b>						
Number of Persons	1	2	3	4	5	6
Income Level	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950
Max. Monthly Gross Rent (1)	\$724	\$826	\$930	\$1,033	\$1,116	\$1,199
Max. Purchase Price (2)	\$118,783	\$135,605	\$152,633	\$169,455	\$183,200	\$196,741
<b>Low-Income Households at 70% of MFI for Sale and 60% of MFI for Rental</b>						
Number of Persons	1	2	3	4	5	6
Income Level for Sale (70% MFI)	\$40,450	\$46,250	\$52,050	\$57,800	\$62,450	\$67,050
Income Level for Rental (60% MFI)	\$34,700	\$39,650	\$44,600	\$49,550	\$53,500	\$57,500
Max. Monthly Gross Rent (1)	\$868	\$991	\$1,115	\$1,239	\$1,338	\$1,438
Max. Purchase Price (2)	\$165,968	\$189,765	\$213,563	\$237,155	\$256,235	\$275,108
<b>Median-Income Households at 100% of 2013 Median Family Income</b>						
Number of Persons	1	2	3	4	5	6
Income Level	\$57,800	\$66,100	\$74,350	\$82,600	\$89,200	\$95,800
Max. Monthly Gross Rent (1)	\$1,445	\$1,653	\$1,859	\$2,065	\$2,230	\$2,395
Max. Purchase Price (2)	\$237,155	\$271,211	\$305,061	\$338,911	\$365,991	\$393,071
<b>Moderate-Income Households at 110% of 2013 Median Family Income</b>						
Number of Persons	1	2	3	4	5	6
Income Level	\$63,600	\$72,700	\$81,750	\$90,850	\$98,150	\$105,400
Max. Monthly Gross Rent (1)	\$1,855	\$2,120	\$2,384	\$2,650	\$2,863	\$3,074
Max. Purchase Price (2)	\$304,445	\$348,006	\$391,327	\$434,887	\$469,832	\$504,536

<sup>1</sup> Assumes that 30 percent of income (or 35 percent for moderate-income) is available for either: monthly rent, including utilities; or mortgage payment, taxes, mortgage insurance, and homeowners insurance.

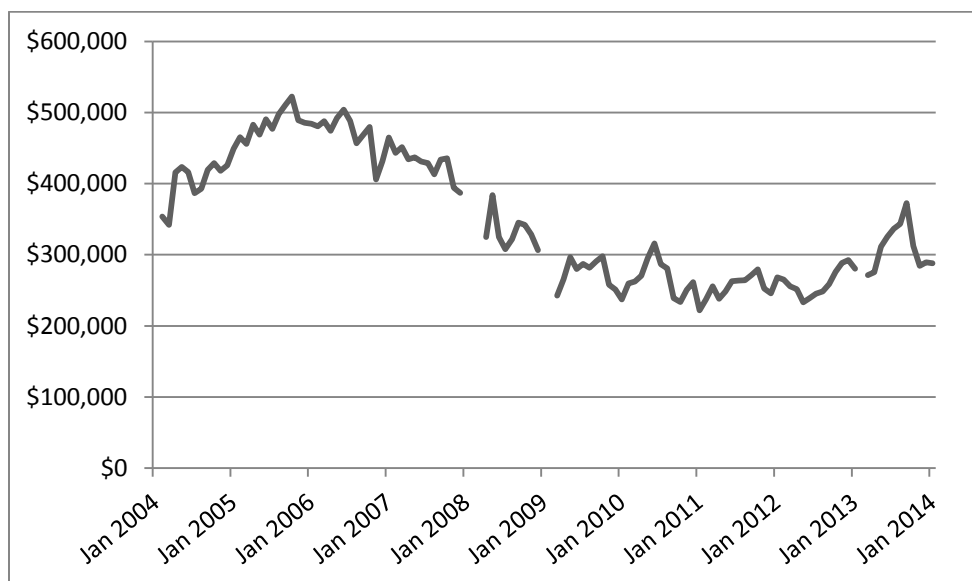
<sup>2</sup> Assumes 95 percent loan at 5 percent annual interest rate and 30-year term; assumes taxes, mortgage insurance, and homeowners insurance account for 21 percent of total monthly payments.

Source: City of Rohnert Park, <<http://www.ci.rohnert-park.ca.us/Modules/ShowDocument.aspx?documentid=797>>, accessed on December 27, 2013.

## For-Sale Housing

Figure 9-3 shows the median sales prices for homes in Rohnert Park between February 2004 and January 2014. The median sales price significantly increased between early 2004 and late 2005. Similar to cities throughout California, after 2005 the housing market slowdown and high foreclosure rates affected sales prices in Rohnert Park. Between late 2005 and early 2011, the median sales price decreased by almost 60 percent, making housing more affordable for new buyers, but trapping many homeowners with “underwater” mortgages. In 2012 prices began to increase only to decrease again in late 2013/early 2014. The median sales price of \$312,200 in October 2013 and \$288,200 in January 2014 was out of reach for lower-income families, but within reach for most moderate-income families in Sonoma County. Despite the sudden drop in prices, it is expected that housing prices will increase during the Housing Element planning period.

**FIGURE 9-3**  
**MEDIAN SALES PRICE**  
**City of Rohnert Park**  
**2014**



Note: Gaps in the graph are due to missing data.

Source: zillow.com, February 26, 2014.

Table 9-23 shows the median housing price by number of bedrooms and price per square foot for homes in the city of Rohnert Park for 2008, 2012, and 2013. While the median sales price for homes of all sizes is affordable to moderate-income households, lower-income households are not able to afford any size home. A two-person moderate-income household can afford a two-bedroom home at \$165,500 and a three-bedroom home at \$277,500. A three- to four-person moderate-income household with a maximum purchasing price ranging from \$365,991 to \$439,230 can afford all for-sale homes with sales price ranging from \$165,500 for a two-bedroom unit to \$328,000 for a four-bedroom unit. A low-income household of four with a maximum purchasing price of \$266,697, which would generally need a three-bedroom home, could only afford the median sales price of a two-bedroom home (\$165,500).

<b>TABLE 9-23</b> <b>MEDIAN SALES PRICE AND PRICE PER SQUARE FOOT</b> <b>City of Rohnert Park</b> <b>2008, 2012, and 2013</b>						
Number of Bedrooms	2008		2012		2013	
	Median Price	Average Price Per sq. ft.	Median Price	Average Price Per sq. ft.	Median Price	Average Price Per sq. ft.
1 Bedroom	--	--	--	--	--	--
2 Bedroom	\$220,000	\$208	\$152,250	\$133	\$165,500	\$158
3 Bedroom	\$349,500	\$225	\$291,000	\$195	\$277,500	\$203
4+ Bedroom	\$402,500	\$210	\$369,000	\$187	\$328,000	\$190
All Properties	\$331,000	\$216	\$285,000	\$176	\$271,500	\$187

Note: Data for 2013 is from November to February.

Source: *www.trulia.com, Rohnert Park Trends, February 26, 2014.*

Table 9-24 compares home sale prices in Rohnert Park to neighboring communities within Sonoma County. Every community (except The Sea Ranch) in Sonoma County experienced an increase in median prices from December 2012 to December 2013. As shown, Rohnert Park generally had a lower median sales price (\$317,750) compared to other incorporated cities in Sonoma County. The city of Petaluma had the highest median sales price in December 2013 of \$500,000 while Cotati had the largest increase in sales price from \$242,750 in December 2012 to \$420,500 in December 2013 (73.2 percent). However, Rohnert Park experienced a significant increase in median sales price between December 2012 and December 2013, with an increase of 15.6 percent. Only one incorporated and three unincorporated communities had lower median sales prices in December 2013: Cloverdale (\$315,000), Forestville (\$266,500), Guerneville (\$251,250), and Monte Rio (\$282,500).

<b>TABLE 9-24</b> <b>MEDIAN SALES PRICE COMPARISONS</b> <b>Sonoma County and Cities and Unincorporated Communities in Sonoma County</b> <b>2012 and 2013</b>				
<b>Location</b>	<b>Number of Homes Sold in December 2013</b>	<b>December 2012 Median Sales Price</b>	<b>December 2013 Median Sales Price</b>	<b>Percent Change from December 2012 to December 2013</b>
<b>Incorporated</b>				
Cloverdale	18	\$206,000	\$315,000	52.9%
Cotati	8	\$242,750	\$420,500	73.2%
Healdsburg	13	\$369,500	\$480,000	29.9%
Petaluma	48	\$393,773	\$500,000	27.0%
Rohnert Park	32	\$275,000	\$317,750	15.6%
Santa Rosa	206	\$310,500	\$395,000	27.2%
Sebastopol	22	\$475,000	\$567,000	19.4%
Sonoma	28	\$347,000	\$477,000	37.5%
Windsor	23	\$345,000	\$440,000	27.5%
<b>Unincorporated</b>				
Bodega Bay	5	\$455,000	\$665,000	46.2%
Forestville	2	\$235,000	\$266,500	13.4%
Glen Ellen	3	\$628,000	\$644,250	2.6%
Guerneville	15	\$160,000	\$251,250	57.0%
Monte Rio	5	\$282,500	\$310,000	9.7%
Occidental	3	\$638,000	\$650,000	1.9%
Penngrove	3	\$632,000	\$675,000	6.8%
The Sea Ranch	6	\$585,000	\$560,000	-4.3%

Source: DQNews, California Home Sales Price Medians by County and City, Home Sales Recorded in December 2013.

## Rental Housing

Table 9-25 compares 2013 Fair Market Rents for Sonoma County with the average monthly rents by unit size in Rohnert Park according to the RealFacts Annual Report (2013). The average rental for a studio was \$775; a one-bedroom, one bath unit was \$1,109; a two-bedroom, one-bath unit was \$1,334; a two-bedroom, two-bath unit was \$1,558; and a three-bedroom, two-bath unit was \$1,757. Three -bedroom, two-bath and efficiency units are the only unit sizes with an average monthly rent below the Fair Market Rent (FMR), all of the other monthly rents exceed the FMR rates.

Based on the information displayed in Table 9-22, a family of four earning 80 percent of the county median (\$65,000) can afford a \$1,625 monthly rent, which is not enough to afford an average three-bedroom apartment (\$1,757) in Rohnert Park without overpaying. A family of four earning the median income (\$82,600) can afford a monthly rent of \$2,065, enough to rent a three-bedroom unit at \$1,757. While lower-income households would be hard-pressed to find affordable housing in Rohnert Park, moderate-income households (those earning 120 percent of the median) and above would have a reasonable time finding affordable housing.

<b>TABLE 9-25</b> <b>FAIR MARKET RENT AND AVERAGE MONTHLY RENT BY UNIT SIZE</b> <b>City of Rohnert Park and Sonoma County</b> <b>2013</b>		
<b>Unit Size</b>	<b>Final 2013 Fair Market Rent</b>	<b>Average Monthly Rent</b>
Efficiency	\$873	\$775
1 bedroom, 1 bath	\$1,018	\$1,109
2 bedrooms, 1 bath	\$1,332	\$1,334
2 bedrooms, 2 bath		\$1,558
3 bedrooms, 2 bath	\$1,963	\$1,757
4 bedrooms	\$2,301	N/A

Source: U.S. Department of Housing and Urban Development; and RealFacts, Annual Trend, obtained December 13, 2013.

## Foreclosures

With low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g., aggressive marketing, hidden fees, negative amortization), many households nationwide purchased homes that were beyond their financial means during the peak of the real estate market (2005 to 2006). Under the assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, foreclosure was the only option available to many households.

The housing foreclosure crisis hit California particularly hard. In Rohnert Park the median home price in September 2008 was \$295,000 (an over 40 percent drop from the 2007 median and about a 32 percent drop from September 2007).<sup>2</sup> In February 2009 the median price had fallen still further to \$252,750 (an over 30 percent drop from February 2008). In November 2013 42 houses were sold with a median price of \$347,600 (an over 30 percent increase from November 2012)<sup>3</sup>.

In 2008 the number of foreclosures (2,820 houses and condominiums) peaked in Sonoma County. In 2013 Sonoma County foreclosures dropped to their lowest level in seven years; county homeowners lost 499 properties at foreclosure auctions last year. In January 2014 RealtyTrac reported that there were 63 properties in some stage of foreclosure in Rohnert Park: default (45 or 71.4 percent), auction (9 or 14.3 percent), or bank owned (9 or 14.3 percent).<sup>4</sup> This is equivalent to one home in every 2,413. The number of homes listed for sale on RealtyTrac was 10. The median sales price of a distressed home was \$284,898, 23 percent lower than a non-distressed home price (\$370,000). A geographical comparison of foreclosures by area shows that Rohnert Park currently (2014) has a 0.04 percent foreclosure rate, while Sonoma County had a slightly lower foreclosure rate of 0.02 percent. Both are lower than the California and national average foreclosure rates of 0.09 percent.

### **Housing Needs of Extremely Low-Income Households**

Extremely low-income-households – those earning less than 30 percent of area median income – face the most significant housing needs. In Rohnert Park a four-person household with an income of \$24,800 in 2013 would be considered an extremely low-income household. According to 2007-2011 CHAS data, there were 1,940 extremely low-income households in Rohnert Park, 75.7 percent of which were renters. Extremely-low income households made up 12.1 percent of all households.

Extremely low-income households are more likely to live in overcrowded and substandard housing conditions. 1,675 extremely low-income households (86.3 percent) had at least one of the following housing problems: incomplete kitchen facilities, incomplete plumbing facilities, more than 1 person per room, or cost burden greater than 30 percent. As shown in Table 9-26, 84.6 percent of all extremely low-income households overpaid for housing and all extremely low-income large family renters (100 percent) faced a housing cost burden. 13.6 percent of elderly households were extremely low-income.

Extremely low-income households typically consist of minimum wage workers, seniors on fixed incomes, persons with disabilities, and farmworkers. Housing types that could provide adequate housing for these households include single-room occupancy units, supportive housing, transitional housing, and other affordable or non-traditional housing types.

Based on Rohnert Park's RHNA, there is a projected need for 90 extremely-low income housing units (which assumes 50 percent of the very low-income allocation) within the city.

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<sup>2</sup>DQNews: <http://www.dqnews.com/Charts/Monthly-Charts/CA-City-Charts/ZIPCAR.aspx>

<sup>3</sup>DQNews: <http://www.dqnews.com/Charts/Monthly-Charts/CA-City-Charts/ZIPCAR.aspx>

<sup>4</sup>Realtytrac.com, search on 1/3/2014 Note: Foreclosure status distribution for November 2013.

## **Housing Problems**

### **Overpayment**

Overpayment, also known as cost burden, is defined as households spending more than 30 percent of their gross household income on housing costs. Severe overpayment is defined as households spending more than 50 percent of their gross income on housing costs. HUD's Comprehensive Housing Affordability Strategy (CHAS) data provides information on housing overpayment by income group.

As shown in Table 9-26, 50.1 percent of all households in the city experienced housing overpayment in 2010. Housing overpayment impacted certain groups more severely than others. Particularly, overpayment was prevalent among the following groups:

- Approximately 78 percent of lower-income households overpaid for housing;
- 84.6 percent of all extremely low-income households overpaid for housing, and all extremely low-income large family renters (100 percent) faced a housing cost burden;
- Among very low-income households, 90.9 percent of renters overpaid for housing and 100 percent of large family owners overpaid for housing; and
- About 81.4 percent of all elderly lower-income renters overpaid for housing.

**TABLE 9-26  
HOUSING OVERPAYMENT**

**City of Rohnert Park  
2010**

Household by Type, Income, and Housing Problem	Renters			Owners			Total
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low-Income							
Total	260	20	1,400	165	10	545	1,945
With cost burden >30% <sup>1</sup>	220	20	1,205	115	10	440	1,645
	84.6%	100.0%	86.1%	69.7%	100.0%	80.7%	84.6%
With cost burden >50%	220	20	1,160	85	10	350	1,510
	84.6%	100.0%	82.9%	51.5%	100.0%	64.2%	77.6%
Very Low-Income							
Total	315	105	1,205	490	15	955	2,160
With cost burden >30% <sup>1</sup>	255	90	1,095	255	15	665	1,760
	81.0%	85.7%	90.9%	52.0%	100.0%	69.6%	81.5%
With cost burden >50%	65	0	590	140	15	460	1,050
	20.6%	0.0%	49.0%	28.6%	100.0%	48.1%	48.6%
Low-Income							
Total	230	155	1,495	420	115	1,560	3,055
With cost burden >30% <sup>1</sup>	180	120	1,150	155	110	1,030	2,180
	78.3%	77.4%	76.9%	36.9%	95.7%	66.0%	71.4%
With cost burden >50%	20	0	145	40	50	520	665
	8.7%	0.0%	9.7%	9.5%	43.5%	33.3%	21.8%
All Lower Incomes							
Total	805	280	4,100	1,075	140	3,060	7,160
With cost burden >30% <sup>1</sup>	655	230	3,450	525	135	2,135	5,585
	81.4%	82.1%	84.1%	48.8%	96.4%	69.8%	78.0%
With cost burden >50%	305	20	1,895	265	75	1,330	3,225
	37.9%	7.1%	46.2%	24.7%	53.6%	43.5%	45.0%
Total (All Households)							
Total	1,115	365	6,955	2,000	565	9,105	16,060
With cost burden >30% <sup>1</sup>	700	230	3,770	695	345	4,275	8,045
	62.8%	63.0%	54.2%	17.4%	61.1%	47.0%	50.1%
With cost burden >50%	320	20	1,920	300	145	1,735	3,655
	28.7%	8.7%	50.9%	15.0%	25.7%	19.1%	22.8%

Note: The number of households with a cost burden greater than 30 percent also includes the number of households paying over 50 percent of their income.

Source: 2006-2010 HUD Comprehensive Housing Affordability Strategy (CHAS).



## Overcrowding

Overcrowding is typically defined as a housing unit containing more than one person per room (including living and dining rooms, but excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. While these definitions do not take cultural and other considerations into account, they do provide a basic standard of analysis. High housing costs force lower-income households to share living accommodations with extended family and friends or rent out rooms in their homes, leading to crowded living conditions. Large household sizes, multi-generational households, high numbers of children per household, low incomes, and the limited availability of large rental units all are related to overcrowding.

As shown in Table 9-27, in 2012 4.1 percent of occupied units in the city were classified as overcrowded and 1.1 percent were severely overcrowded, as compared with 3.8 percent and 0.4 percent in 2007. Between 2007 and 2012 the number of severely overcrowded units increased from 61 to 179. Overcrowding in Sonoma County was slightly lower compared to Rohnert Park. In 2012 3.2 percent of households in the county were considered overcrowded. The county had a slightly higher percentage (1.4 percent) of severely overcrowded households, compared to Rohnert Park (1.1 percent).

**TABLE 9-27**  
**HOUSEHOLD OVERCROWDING**  
 City of Rohnert Park and Sonoma County  
 2007-2012

Occupants per Room	2007				2012			
	Rohnert Park		Sonoma County		Rohnert Park		Sonoma County	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Less than 1.0	15,010	95.8%	170,730	96.3%	15,053	94.8%	175,348	95.4%
1.01 to 1.50	594	3.8%	5,132	2.9%	643	4.1%	5,931	3.2%
1.51 to 2.0	61	0.4%	1,307	0.7%	169	1.1%	2,018	1.1%
2.01 or more	0	0.0%	162	0.1%	10	0.0%	476	0.3%
<b>Total Households</b>	<b>15,665</b>	<b>100.0%</b>	<b>177,331</b>	<b>100.0%</b>	<b>15,875</b>	<b>100.0%</b>	<b>183,773</b>	<b>100.0%</b>

Source: 2005-2007 and 2010-2012 ACS Data

All new housing is required to be constructed in compliance with the structural requirements of the most recently adopted version of the California Building Code.

## Fair Housing

According to the Office of Fair Housing and Equal Opportunity of the U.S. Department of Housing and Urban Development, there were a total of three filed cases of fair housing disputes in Rohnert Park in 2013. One was specifically related to being of Hispanic origin while the other two were related to disabilities.<sup>5</sup> Currently (2014), the Petaluma People Services Center is assisting two clients with Fair Housing complaints: one involves race (African American) and the other involves income discrimination. Fair Housing of Marin (FHOM) helped launch Fair Housing of Sonoma County; however, that organization has suffered from insufficient funds. Therefore, FHOM continues to monitor fair housing issues in Sonoma County and, when necessary, report issues to HUD. Between 2007 and 2014 there were five complaints.

<sup>5</sup>Email correspondence with Vicki A Gums, HUD, Office of Fair Housing and Equal Opportunity, 2/21/2014.

1. In 2008 FHOM sent four notification letters to housing providers in the city who placed advertisements on Craigslist that were flagged for discriminating against families with children.
2. In 2009 FHOM sent three notification letters to housing providers in the city who placed advertisements on Craigslist that were flagged for discriminating against families with children. In addition, FHOM received a disability complaint from a resident in Rohnert Park. FHOM wrote a reasonable accommodation letter on her behalf, which was granted.
3. In 2010 FHOM received one combined national origin/disability complaint from a resident in Rohnert Park. A potential housing provider told a client that an apartment was no longer available after the client revealed her mental disability. In addition, after meeting the client's husband, the housing provider mentioned that the client's husband "crossed the border," when she met him. FHOM counseled client.
4. In 2012 Fair Housing of Marin (FHOM) received a disability complaint from a resident applying for housing in Rohnert Park. FHOM responded by conducting testing and filing a complaint with The United States Department Housing and Urban Development (HUD), which was referred to the California Department of Fair Employment and Housing (DFEH). DFEH closed the case July 31, 2013.
5. In 2013 FHOM received a complaint about a 60-day notice, which FHOM referred for mediation. Additionally, in 2013 FHOM received a disability complaint from a senior resident who was on Section 8 and received a 90-day eviction notice. FHOM counseled client and made referrals to other housing providers.

## **City Fair Housing Practices**

Existing fair housing practices of the City of Rohnert Park include:

- Adopting the Uniform Housing Code standards for maximum occupancy of dwelling units, which has no limit on the number of residents in a dwelling unit, as long as minimum floor area requirements are met.
- Providing equitable public services throughout the city, including public transportation, crime prevention, police protection, street lighting, street cleaning, trash collection, recreational facilities and programs, and schools; and providing for the development of commercial centers in all neighborhoods.
- Publicizing openings on City boards and commissions through several newspapers.
- Ensuring that an over-concentration of lower-income housing does not occur in neighborhoods.
- Encouraging the provision of a full array of banking services in convenient locations throughout the city.
- Promoting the provision of housing affordable to lower-income households, which affirmatively furthers fair housing because minority families and persons with disabilities are disproportionately represented among those that would benefit from low-cost housing.

## Potential Loss of Assisted Units At-Risk of Conversion

An affordable rental housing development is a development where all or a portion of the housing units must be rented at affordable levels to extremely low-, very low-, and low-income households. The units are made affordable for an extended period of time by subsidy contracts, deed restrictions, and/or development agreements. When the contracts, deed restrictions, and development agreements expire, the units can be rented at market rates to any household. State housing element law requires an analysis of the affordable housing developments that have been subsidized by public funds to determine if there are any affordable units that are at risk of being converted to market rate units. The “at-risk” analysis must cover a period of 10 years. Table 9-29 shows the number of housing units that have been subsidized by public funds as well as affordability contract expiration date. Once the affordability period has expired, the owner has the option of opting out of the contract and converting units to market rate. HCD provides a list of entities that may be interested in participating in California’s First Right of Refusal Program.

California Government Code Section 65863.10 requires that owners of Federally-assisted properties provide notices of intent to convert their properties to market rate 12 months prior and again at 6 months prior to the expiration of their contract, opt-outs, or prepayment. Owners must provide notices of intent to public agencies, including HCD and the local public housing authority, as well as to all impacted tenant households. The six-month notice must include specific information on the owner’s plans, timetables, and reasons for termination. Under Government Code Section 65863.11, owners of Federally-assisted projects must provide a Notice of Opportunity to Submit an Offer to Purchase to Qualified Entities, non-profit or for-profit organizations that agree to preserve the long-term affordability if they should acquire at-risk projects, at least one year before the sale or expiration of use restrictions. Qualified Entities have first right of refusal for acquiring at-risk units. The California Department of Housing and Community Development (HCD) keeps a current list of all of the qualified entities across the state. The qualified entities that HCD lists for Sonoma County are found in Table 9-28.

<b>TABLE 9-28</b> <b>QUALIFIED ENTITIES</b> <b>Sonoma County</b> <b>2013</b>		
<b>Organization</b>	<b>City</b>	<b>Phone Number</b>
Affordable Housing Foundation	San Francisco	(415) 387-7834
Burbank Housing Development Corporation	Santa Rosa	(707) 526-9782
Christian Church Homes of Northern California, Inc.	Oakland	(510) 632-6714
Community Home Builders and Associates	San Jose	(408) 977-1726
Divine Senior Apartments	Occidental	(707) 874-3538
Eden Housing, Inc.	Hayward	(510) 582-1460
Nehemiah Progressive Housing Development Corp.	Sacramento	(916) 231-1999
Pacific Community Services, Inc.	Pittsburg	(925) 439-1056
Petaluma Ecumenical Properties, Inc.	Petaluma	(707) 762-2336
Sonoma County Community Development Commission	Santa Rosa	(707) 565-7505

Source: California Department of Housing and Community Development,  
 <[www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls](http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls)>, accessed December 30, 2013.

## **“At-Risk” Housing Units**

There are an estimated 1,701 assisted housing units in Rohnert Park, 1,059 of which are reserved for lower-income households. As shown in Table 9-29, of the total assisted housing units, 140 are “at risk” of losing their affordability within the next 10 years from the Housing Element due date (i.e., 2025).

Of the 1,701 assisted housing units, 29 are in HUD-financed properties and 718 units are subsidized by the Low-Income Housing Tax Credit (LIHTC). The funding for the remaining 950 units is unknown. LIHTC properties were funded with tax credits in the 1990s and were required by Federal law to remain affordable for 30 years. However, California law generally requires a 55-year extended use period for 9 percent tax credit projects. Also, 4 percent tax credit recipients frequently access significant boosts to their basis limits by agreeing to 55-year extended use restrictions. There are two LIHTC properties, one HUD-financed property, and one property with deed restrictions subject to a City agreement in Rohnert Park that are at risk of being converted to market rate. The risk of conversion for Aaron House Rehab (6 units) is minimal because the properties are owned by non-profit organizations, while the Altamont Apartments (93 lower-income units) and Oakview Senior Living (41 lower-income units) are at high-risk of conversion as their owner is profit-motivated.

The Crossbrook Apartments, a 226-unit development provided 45 affordable units using Multifamily Revenue Bonds that were issued by the City to the owners in 1995. While the bonds are scheduled to mature in 2025 (with the affordability restrictions to expire at the same time), the owner had the option of retiring the bonds as early as 2010. The City started a dialogue with the owners of the development with the hope that it could persuade them to continue the affordability restrictions; however, in 2010 the owner retired the bonds.

**TABLE 9-29  
ASSISTED HOUSING DEVELOPMENTS AND RESTRICTIONS**

**City of Rohnert Park  
2012**

<b>Development Name</b>	<b>Household Type</b>	<b>Total Units</b>	<b>Very Low-Income Units</b>	<b>Low-Income Units</b>	<b>Funding Source</b>	<b>Affordability Start</b>	<b>Expiration Date of Affordability Restrictions</b>	<b>Ownership</b>	<b>Assessment of Risk</b>
Aaron House Rehab	Senior/Disabled	6	6	0	HUD	1991	2014	Non-Profit	Low-risk (Owned by Non-Profit)
Altamont Apartments	Senior	230	23	70	LIHTC	1991	2021	For-Profit	High-risk (Owned by Profit-Motivated)
The Arbors	Family	56	33	22	LIHTC	2007	2062	Non-Profit	Not at-risk
Centerville	Family	4	0	4	--	2007	2037	--	Not at-risk
Copeland Creek Apartments	Senior	170	17	153	LIHTC	2007	2062	Non-Profit	Not at-risk
Country Club Village	Senior/Disabled	63	0	63	--	--	--	--	--
Edgewood Apartments	Family	168	0	67	LIHTC	1996	2026	For-Profit	Not at-risk
Las Casitas	Mobile Home Park	63	25	38	--	2001	2031	Non-Profit	Not at-risk
Marchesiello	Family	20	0	7	--	2006	2061	--	Not at-risk
Maurice Avenue	Family	7	0	7	--	2001	--	--	--
Muirfield Apartments	Family/Disabled	23	0	23	HUD	1998	2039	Non-Profit	Not at-risk
Oakview Senior Living	Senior/Disabled	207	4	37	--	2005	2025	For-Profit	High-risk (Owned by Profit-Motivated)
Park Garden	Family	26	0	26	--	1991	2033	--	Not at-risk

**TABLE 9-29  
ASSISTED HOUSING DEVELOPMENTS AND RESTRICTIONS**

City of Rohnert Park  
2012

Development Name	Household Type	Total Units	Very Low-Income Units	Low-Income Units	Funding Source	Affordability Start	Expiration Date of Affordability Restrictions	Ownership	Assessment of Risk
Apartments									
Park Gardens II	Family	20	1	19	--	2006	2035	--	Not at-risk
Rancho Feliz	Mobile Home Park	178	60	118	--	2002	2034	Non-Profit	Not at-risk
Redwood Creek	Family	232	0	35	--	2005	2035	--	Not at-risk
Santa Alicia Gardens	Family	20	8	12	--	1996	2026	--	Not at-risk
The Gardens	Large Family	20	8	12	LIHTC	1996	2026	Non-Profit	Not at-risk
Tower Apartments	Family	50	0	20	LIHTC	2013	2068	Non-Profit	Not at-risk
Valley Village	Mobile Home Park	114	57	57	--	2005	2060	Non-Profit	Not at-risk
Vida Nueva	Supportive Housing	24	23	0	LIHTC	2007	2062	Non-Profit	Not at-risk
<b>Total</b>		<b>1,701</b>	<b>265</b>	<b>790</b>					

Source: James Pappas, Housing Policy and Preservation Associate, California Housing Partnership, obtained March 19, 2014, and the City of Rohnert Park <http://www.rpcity.org/Modules/ShowDocument.aspx?documentid=7671>, 2012.

## Cost of Preservation vs. Acquisition vs. Replacement

### Preservation Strategies

There are many options for preserving units, including providing financial incentives to project owners to extend low-income use restrictions, purchasing affordable housing units by a non-profit or public agency, or providing local subsidies to offset the difference between the affordable and market rate. Scenarios for preservation will depend on the type of project at risk.

### Local Rent Subsidy

Tenant-based subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers (formerly Section 8), the City, through a variety of potential funding sources, could provide a voucher to lower-income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower-income household. As indicated in Table 9-30, approximately \$16,704 monthly or \$200,448 annually would be required to preserve the current at-risk inventory of 140 units. The subsidy for 10 years would be about \$2.0 million, while a subsidy for 30 years would be about \$6.0 million.

<b>TABLE 9-30</b> <b>RENTAL SUBSIDIES REQUIRED</b> <b>City of Rohnert Park</b> <b>2014</b>						
<b>Unit Size</b>	<b>Total Units</b>	<b>Fair Market Rent<sup>1</sup></b>	<b>Household Size</b>	<b>Very Low-Income Affordable Housing Cost<sup>2</sup></b>	<b>Monthly per Unit Subsidy</b>	<b>Total Monthly Subsidy</b>
Studio	44	\$820	1	\$724	\$96	\$4,224
1-br	96	\$956	2	\$826	\$130	\$12,480
<b>Total</b>	<b>140</b>					<b>\$16,704</b>

<sup>1</sup>Fair Market Rent (FMR) is determined by HUD.

<sup>2</sup>Section 8 rental assistance is available to very low-income families, the elderly, and the disabled. Sonoma County 2013 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD). The family's income may not exceed 50 percent of the median income for the county.

Source: HUD Fair Market Rents, 2014; HUD Income Limits, 2013; and City of Rohnert Park

<http://www.rpcity.org/Modules/ShowDocument.aspx?documentid=7671>, 2012.

### Acquisition

According to a listing of multifamily rental apartments for sale on loopnet.com, the average cost to purchase an apartment rental unit is approximately \$187,250 per unit for similar projects to Aaron House Rehab with at least four units. Based on this estimate, the cost to purchase the six-unit Aaron House Rehab building would be \$1.1 million. Because the 93 affordable units available at the Altamont Apartments are a part of a larger senior housing project with 137 market rate units, acquisition of the Altamont Apartments is not feasible. Because the 41 affordable units available at Oakview are also part of a larger senior housing project with 166 market rate units, acquisition of Oakview is not feasible.



## **Replacement**

Burbank Housing Development Corporation is an affordable housing non-profit developer in Sonoma County. Recently, Burbank has found that development costs (including land acquisition, improvements, construction, and soft costs) for a typical studio, one-, two-, and three-bedroom unit is between \$325,000 and \$400,000, depending on a number of factors including local development impact fees and other local ordinances. In this case, replacement for the 140 total units would be between \$45.5 million and \$56 million.

## **Cost Comparison**

The most costly option is new construction of affordable units. With increased requirements in local, State, and Federal government requirements, the time and costs involved in new construction are far more extensive than purchasing existing units and converting them into affordable housing, or than providing rent subsidies. Providing rental assistance generally requires the least upfront costs. However, a sustainable funding source must be identified for this option to be feasible.

## **Resources for Preservation**

### **Federal Programs to Preserve At-Risk Units**

For below-market properties Section 8 preservation tools include the Mark-Up-to-Market program, which provides incentives for for-profit property owners to remain in the Section 8 program after their contracts expire. The Mark-Up-to-Market program allows non-profit owners to increase below-market rents to acquire new property or make capital repairs while preserving existing Section 8 units. For above-market properties Mark-to-Market provides owners with debt restructuring in exchange for renewal of Section 8 contracts for 30 years.

For Section 236 properties Interest Reduction Payment (IRP) Retention/Decoupling enables properties to retain IRP subsidy when new or additional financing is secured.

Section 515 enables USDA to provide deeply subsidized loans directly to developers of rural rental housing. Loans have 30-year terms and are amortized over 50 years. The program gives first priority to individuals living in substandard housing.

A range of resources are available for preservation of Section 515 resources. Non-profit organizations can acquire Section 515 properties and assume the current mortgage or receive a new mortgage to finance acquisition and rehabilitation of the structures. Section 538 Rental Housing Loan Guarantees are available for the Section 514 and 516 loans and grants are also available for purchase and rehabilitation of Section 515 properties that are occupied by farmworkers. Section 533 provides a Housing Preservation Grant Program, which funds rehabilitation, but not acquisition.

### **State Programs to Preserve At-Risk Units**

At the State level the California Housing Finance Agency offers low-interest loans to preserve long-term affordability for multifamily rental properties through its Preservation Acquisition Finance Program.

The Division of Financial Assistance also offers Multifamily Housing Program (MHP), which provides deferred payment loans for preservation of permanent and transitional rental housing, as well as new construction and rehabilitation.

The HOME Investment Partnerships Program provides grants to cities and counties and low-interest loans to State-certified community housing development organizations to create and preserve affordable housing for single- and multifamily projects benefitting lower-income renters or owners.

## Special Needs Housing

Certain groups have greater difficulty finding decent, affordable housing due to their special circumstances. Special circumstances may be related to one's employment and income, age, family characteristics, or disabilities. As a result, certain segments of Rohnert Park's population may experience a higher prevalence of overpayment, overcrowding, housing cost burden, or other housing problems. Housing Element law requires the consideration of the housing needs of "special needs" persons and households.

State Housing Element law identifies the following "special needs" groups: elderly households, disabled persons including those with developmental disabilities, large households, female-headed households, families and persons in need of emergency shelter, and agricultural workers. Table 9-31 summarizes the special needs populations in Rohnert Park. The sections following this table provide a detailed discussion of the housing needs of each particular group as well as the major programs and services available to address their housing and supportive service needs.

<b>TABLE 9-31</b> <b>SPECIAL NEEDS GROUPS</b> <b>City of Rohnert Park</b> <b>2012</b>			
<b>Special Needs Groups</b>	<b>Persons</b>	<b>Households</b>	<b>Percent<sup>1</sup></b>
Elderly (65 and older)	4,024	--	9.8%
With a disability	1,743	--	(43.3%)
Elderly Households	--	2,716	17.1%
Renter	--	1,025	(37.7%)
Owner	--	1,691	(62.3%)
Elderly living alone	--	1,718	10.8%
Persons with Disability	4,445	--	10.8%
With a developmental disability <sup>2</sup>	375	--	0.9%
Female-headed households	--	1,941	12.2%
With own children	--	1,121	(57.8%)
Large households	--	1,326	8.4%
Renter	--	609	(45.9%)
Owner	--	717	(54.1%)
Agricultural Workers <sup>3</sup>	102	--	--
Homeless <sup>4</sup>	44	--	--
<b>Total</b>	<b>41,085</b>	<b>15,875</b>	<b>--</b>

<sup>1</sup>Numbers in (parenthesis) reflect the percentage of the special needs group, and not the percentage of the city population/households. For example, of the city's elderly households, 37.7 percent are renters and 62.3 percent are owners.

<sup>2</sup>Developmental disability counts were provided by the California Department of Developmental Services in 2014.

<sup>3</sup>Persons employed in the agriculture, forestry, fishing and hunting, and mining industries.

<sup>4</sup>2014 Sonoma County Homeless Point-in-Time Census Survey accessed December 30, 2012.

Source: 2010-2012 ACS data (unless otherwise noted).

## The Elderly

Elderly households, sometimes referred to as senior households, typically have special housing needs due to three primary concerns—income, housing and health care costs, and physical disabilities. Elders are defined by HCD as persons who are 65 years of age or older; however, it should be noted that some housing programs define seniors as age 55 and over. This section will include data on both elderly groups and seniors age 55 and older. According to the 2010-2012 American Community Survey, 9,271 city residents were 55 years and older (about 22.8 percent of the total population), while 4,024 city residents were age 65 and older (about 9.8 percent of the total population).

The majority of elderly households in Rohnert Park own their own home. In 2012 there were 2,716 households headed by persons 65 years and older, with 1,691 being owner-occupied units (62.3 percent of all elderly-occupied households) and 1,025 being renter-occupied households (37.7 percent of all elderly-occupied households). Elderly homeowners, particularly elderly women, may require assistance in performing regular home maintenance or repair activities due to physical limitations. Some of the special needs of seniors (65 years and older) are as follows:

- **Disabilities:** About 43.3 percent of Rohnert Park’s elderly have a disability.
- **Limited Income:** According to the 2006-2010 Comprehensive Housing Affordability Strategy (CHAS), 28.0 percent of elderly renter households and 9.7 percent of elderly homeowners in Rohnert Park earn extremely low incomes (less than 30 percent of AMI).
- **Overpayment:** 48.2 percent of Rohnert Park’s elderly households spend greater than 30 percent of their income on housing costs, considered “housing overpayment.” Overpayment is about the same for both elderly homeowners (46.3 percent) and renters (48.0 percent).

Elderly homeowners often cannot afford maintenance and repairs because of their lower, fixed incomes. They also may not be able to afford modifications to their homes to ensure their safety and improve their mobility, such as grab bars and ramps.

## Existing Housing for the Elderly

Of the total 4,024 elderly population in Rohnert Park, 1,952 lived in non-family households in 2012; of those living in non-family households, a total of 1,718 lived alone. A majority of elderly residents in Rohnert Park are householders (1,811); 42 live in group quarters, 545 elderly householders own and occupy a mobile home, boat, RV, van, or other, while 48 elderly householders rent. A total of 796 elderly householders rent a unit in a multifamily complex, with 626 elderly householders (78.6 percent) renting a unit in a complex with 50 or more units.

In 2012 approximately 20 percent of elderly households in Rohnert Park lived in housing specifically designed for elderly—elderly multifamily complexes or mobile home parks.<sup>6</sup> Multifamily complexes in Rohnert Park that have been designed to meet the needs of the elderly include 162 market-rate units and 45 affordable units located in Oak View Senior Apartments, 170 subsidized units in the Copeland Creek Apartments, and 137 market-rate units and 93 affordable units in the Altamont Apartments. There are approximately 10 facilities providing residential care for the elderly in Rohnert Park, with room for 137 individuals.<sup>7</sup>

Of the three mobile home parks in the city, one was designed and is operated to help meet the needs of seniors and has a total of 235 spaces. The other two parks allow families, but the majority of residents are also elderly. Mobile homes meet the needs of many seniors because they provide an independent living environment with smaller yards and homes requiring lower levels of maintenance.

### **Elderly Housing Needs**

As citizens get older, their housing needs change. Special housing needs of the elderly include smaller and more efficient housing to minimize maintenance and barrier-free designs to accommodate restricted functions.

Many older persons own their homes and most prefer to remain there as they grow older.<sup>8</sup> Therefore, efforts are needed to help the elderly maintain independent life styles. In 2007 1,337 elderly Rohnert Park residents were identified as having a mobility limitation. By 2012 this number decreased to 1,227 according to the 2008-2012 ACS. Housing locations near public transit are also needed for the elderly because they may not drive. The elderly need additional auxiliary services such as housecleaning, health care, and grocery delivery when illness and disability limit their capacity to provide for themselves.

House sharing can provide older homeowners with revenue, as well as added security and companionship, and provides renters with affordable housing. Second unit apartments, which are separate units within a home, offer the same advantages plus privacy. Since May 2003 Rohnert Park has permitted second units administratively.

As it becomes increasingly difficult for the elderly to live independently, there is a need for congregate or group housing that provides small individual units without kitchens or with minimal provision for cooking, and some common facilities and services, including shared arrangements for meals and housekeeping services. Congregate care housing is particularly attractive to older persons, as building design and services can be tailored to their specific needs.

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<sup>6</sup> <http://www.rpcity.org/Modules/ShowDocument.aspx?documentid=7671>

<sup>7</sup> Find Licensed Care. California Department of Social Services, Community Care Licensing Division. 1/10/2014.  
[http://www.cclcd.ca.gov/docs/cclcd\\_search/cclcd\\_search.aspx](http://www.cclcd.ca.gov/docs/cclcd_search/cclcd_search.aspx)

<sup>8</sup> Housing Options for Older Americans Fact Sheet, Administration on Aging.

Life care facilities can also provide all levels of care on the same site to meet the progressively greater needs of the elderly. These facilities often have apartments, congregate housing, an infirmary, and nursing home in the same or adjacent buildings. Elderly persons buy into a life care project with an initial fee, and then pay a monthly fee thereafter. The fee usually guarantees occupancy in a particular size of apartment and one meal a day. Tenants may also move into a “personal care” unit or nursing facility if health support needs change.

The special needs of the elderly can be met through a range of services, including congregate care, rent subsidies, shared housing, and housing rehabilitation assistance. For the frail or disabled, housing with architectural design features that accommodate disabilities helps ensure continued independent living. Elderly persons with disabilities also benefit from transportation alternatives and shared housing options. Senior housing with supportive services can be provided to assist with independent living. Table 9-32 summarizes the social and supportive services that are provided to assist with independent living.

<b>TABLE 9-32</b> <b>SELECT ELDERLY SERVICE ORGANIZATIONS</b> <b>Sonoma County</b> <b>2014</b>		
<b>Organization</b>	<b>Service(s) Provided</b>	<b>Phone Number</b>
AARP Driver Safety Program	Class information on educational driving programs for mature drivers	888-227-7669
Council on Aging/Meals on Wheels of Sonoma County	Provides in-home meal delivery to seniors in all areas except coast and Petaluma	707-525-0383
Council on Aging of Sonoma County	Housing information and assistance	707-525-0143
Elder Abuse Prevention Project	A project of the Sonoma County Area Agency on Aging. Provides community education	707-565-5950
Sonoma County Job Link: Experience Works	Training, placement and service program for limited income seniors (55+)	707-565-5500
Family Service Agency/Senior Peer Counseling Programs	Senior peer counseling, individual and group counseling, and widow support	707-545-4551 x 209
Redwood Empire Food Bank	Information on emergency food resources and food distribution	707-523-7900
Rebuilding Together	Provides low-income homeowners with critical home repairs, accessibility modifications, and energy-efficient upgrades.	800-473-4229
Rohnert Park Senior Center	Activities, programming, and meals (noon, M-F)	707-585-6780
Rohnert Park, Sunshine Bus	Van rides by appointment, limited hours and days	707-585-6780

Source: "Senior Resource Guide." Sonoma County Area Agency on Aging, January 2014.

## Persons with Disabilities

Physical, mental, and/or developmental disabilities may prevent a person from working, may restrict one's mobility, or make it difficult to care for oneself. Disabled persons often have special housing needs related to their potentially limited income-earning capacity, a lack of accessible and affordable housing, and the higher health costs associated with their disability. Some residents suffer from disabilities that require living in a supportive or institutional setting. Disabilities are defined by the American Community Survey as mental, physical, or health conditions that last over six months. The Census tracks the following disabilities:

- **Sensory Disability:** Conditions that include blindness, deafness, or a severe vision or hearing impairment.
- **Physical Disability:** Conditions that substantially limit one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental Disability:** Because of a physical, mental, or emotional condition, a person has difficulty learning, remembering, or concentrating.
- **Self-care Disability:** Because of a physical, mental, or emotional condition, a person has difficulty dressing, bathing, or getting around inside the home.
- **Go-outside-home Disability:** Because of a physical, mental, or emotional condition, a person has difficulty going outside the home alone to shop or visit a doctor's office.
- **Employment Disability:** Because of a physical, mental, or emotional condition, a person has difficulty working at a job or business.

About 4,445 residents in Rohnert Park have some form of disability, representing about 10.8 percent of the city's population (2012). A large number of disabled persons either do not work, or are only marginally employed, resulting in a significant segment of the disabled population relying primarily on public assistance, equivalent to an extremely low-income level. The 2010-2012 ACS estimates that there are 770 persons, or 17 percent of all disabled persons, with a disability living below the poverty line in Rohnert Park. Such households are particularly vulnerable to increasing housing costs and can easily become homeless without the necessary support services in place.

The living arrangement of disabled persons depends on the severity of the disability. Many persons live at home in an independent fashion or with other family members. To maintain independent living, disabled persons may need special assistance. This can include special housing design features, income support for those who are unable to work, and in-home supportive services, among others.

Community care facilities are one housing option for persons with developmental, mental, and/or physical disabilities. As shown in Table 9-33, 17 licensed community care facilities are located in Rohnert Park, including six adult residential facilities, nine elderly residential facilities, and two adult day care facilities. Most of these care facilities are for the elderly, reflecting the special needs of senior residents, especially those with disabilities.

<b>TABLE 9-33</b> <b>LICENSED COMMUNITY CARE FACILITIES</b> <b>City of Rohnert Park</b> <b>2014</b>		
<b>Type of Facility</b>	<b>Facilities</b>	<b>Capacity (beds)</b>
Adult Residential <sup>1</sup>	6	36
Elderly Residential <sup>2</sup>	9	92
Adult Day Care	2	105
<b>Total</b>	<b>17</b>	<b>233</b>

<sup>1</sup>Adult residential facilities provide care for adults with various disabilities and disorders.

<sup>2</sup>Elderly residential facilities provide care for persons age 60 and above.

Source: State of California Department of Social Services, Community Care Licensing Division, March 2014.

Additional housing for the disabled, other than licensed community care facilities, is provided at The Gardens apartment project, constructed in 1996 with the assistance of the City's former Redevelopment Agency, the Community Development Commission of the City of Rohnert Park (CDCRP). The Gardens provides eight units that are fully handicap-accessible. Sixteen units in Vida Nueva, a supportive housing development that opened in December 2008, are also specifically set aside for residents with mental health disabilities; mental health services are provided on-site.<sup>9</sup>

<sup>9</sup>Phone conversation with Gary Pierce, Mental Health Division, Sonoma County Health Service Department, 12/22/08. Vida Nueva was financed partly through Mental Health Service Act funding.

As shown in Table 9-34, the 2012 ACS reported 8,904 total disabilities in Rohnert Park; this number is different from the number of disabled residents (4,445) as one person could have more than one disability. The total disabilities tallied for persons 5 to 64 years old and 65 years and older was 4,445 and 3,653, respectively. Of the total disabilities tallied, 24.1 percent were ambulatory, which is characterized by a serious difficulty walking or climbing stairs. Although not all disabled persons require special housing, those with severe mobility constraints need specially designed housing located near transportation and other services. A total of 1,149 seniors are immobile without the assistance of a wheelchair requiring special housing needs that include ramps, elevators, modified bathrooms, wider doorways, and lower shelves. The American Disabilities Act (ADA) requires all new multifamily residential projects containing four or more units to be accessible to persons with disabilities. According to the 2012 ACS, 1,359 individuals (16.2 percent) between the ages of 5 and 64 experienced a cognitive disability. For disabled people requiring a degree of supervision, group homes are ideal. Converted single family houses are often used for this purpose.

<b>TABLE 9-34</b> <b>DISABILITY BY TYPE</b> <b>City of Rohnert Park</b> <b>2012</b>		
	<b>Number</b>	<b>Percent</b>
Sensory disability	946	11.2%
Ambulatory disability	873	10.4%
Cognitive disability	1,359	16.2%
Self-care disability	616	7.3%
Independent living disability	962	11.4%
<i>Disabilities tallied for people 5 to 64 years</i>	<i>4,445</i>	<i>52.9%</i>
Sensory disability	877	10.4%
Ambulatory disability	1,149	13.7%
Cognitive disability	529	6.3%
Self-care disability	416	4.9%
Independent living disability	682	8.1%
<i>Disabilities tallied for people 65 years and over</i>	<i>3,653</i>	<i>43.4%</i>
<b>Total disabilities tallied</b>	<b>8,409</b>	<b>100.0%</b>

Note: Developmental disability counts were provided by Department of Developmental Services in 2014 and only count residents currently receiving services in Rohnert Park. The actual count of persons with developmental disabilities may be higher.

Source: 2010-2012 ACS Data.

## State and Federal Requirements

In response to the serious lack of accessible housing in the United States, the Fair Housing Act requires that all ground floor dwelling units in buildings of four or more units without elevators and all dwelling units in elevator buildings of four or more units include the following basic features of accessible and adaptive design:

- Public and common areas must be accessible to persons with disabilities; and
- Doors and hallways must be wide enough for wheelchairs.



All units must have:

- An accessible route into and through the unit;
- Accessible light switches, electrical outlets, thermostats, and other environmental controls;
- Reinforced bathroom walls to allow later installation of grab bars; and
- Kitchens and bathrooms that can be used by people in wheelchairs.

The Fair Housing requirements are included in California's Title 24 regulations, which are enforced by the City through its building codes, building plan review, and site inspections.

In the case of persons with a physical or mental disability (including hearing, mobility and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and mental retardation) that substantially limits one or more major life activities, landlords may not:

- Refuse to let tenants make reasonable modifications to their dwelling or common use areas, at their expense, if necessary for the disabled person to use the housing; or
- Refuse to make reasonable accommodations in rules, policies, practices, or services, if necessary, for the disabled person to use the housing.

### **Disabled Housing Needs**

There continues to be a significant demand for disabled accessible housing, especially at the lower income levels, as evidenced by the high proportion of disabled persons on the waiting list for the Section 8 housing assistance program; 3,406 out of 9,290 households on the waiting list in Sonoma County have a member with a disability.

Besides the construction of new accessible housing, the needs of individuals with limitations can sometimes be met by simply retrofitting existing housing to transform conventional units into suitable housing. This is perhaps the least costly way in which to provide housing specifically for individuals with special limitations.

There is also a need to improve the "visitability" of housing to allow mobility-impaired residents to visit families and friends.<sup>10</sup> A visitable home provides less accessibility than an accessible home, and is meant to be those units not required to be accessible. Visitability means that:

- At least one entrance is at grade (no step) and can be approached by an accessible route, such as a sidewalk; and
- The entrance door and all interior doors on the first floor are at least 34 inches wide, offering 32 inches of clear passage space.

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<sup>10</sup>Fair Housing Planning Guide, U.S. Department of Housing and Urban Development

A visitable home also serves persons without disabilities, such as a person pushing a stroller, a person delivering large appliances, or a person using a walker.

## Developmental Disabilities

SB 812, which took effect January 2011, amended State housing element law to require an evaluation of the special housing needs of persons with developmental disabilities. A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old, continues or can be expected to continue indefinitely, and constitutes a substantial disability for that individual. This includes Mental Retardation, Cerebral Palsy, Epilepsy, and Autism.

According to the California Department of Developmental Services (CDDS), during Fiscal Year 2012/13 the Regional Center of the North Bay served 375 residents with developmental disabilities in Rohnert Park. Of the total 30.9 percent of developmentally disabled persons are ages 0-14, 16 percent are ages 15-22, 37.9 percent are ages 23-54, 11.2 percent are ages 55-64, and 4 percent are ages 65 and over.

As summarized in Table 9-35, most developmentally-disabled residents in Rohnert Park have an intellectual disability (222 or 66.9 percent) and many are autistic (75 or 22.6 percent).

<b>TABLE 9-35</b> <b>DEVELOPMENTAL DISABILITY BY TYPE</b> <b>City of Rohnert Park<sup>1</sup></b> <b>FY 2012/13</b>		
<b>Disability Type</b>	<b>Number</b>	<b>Percent</b>
Autism	75	22.6%
Epilepsy	50	15.1%
Cerebral Palsy	41	12.3%
Intellectual Disability	222	66.9%
Other Diagnosis	49	14.8%
<b>Total</b>	<b>437<sup>2</sup></b>	<b>100.0%</b>

<sup>1</sup>Includes the following zip codes: 94926, 94927, and 94928

<sup>2</sup>Numbers do not add up to the total because some clients have more than one disability.

Source: California Department of Developmental Service, March 11, 2014.

Few developmentally disabled individuals receiving services from the Regional Center of the North Bay live in a group home facility (11.7 percent of adults), according to the CDDS. Most developmentally-disabled individuals lived at home (57.3 percent). Many developmentally-disabled persons are able to live and work independently. However, more severely disabled individuals require a group living environment with supervision, or an institutional environment with medical attention and physical therapy. Because developmental disabilities exist before adulthood, the first housing issue for the developmentally-disabled is the transition from living with a parent/guardian as a child to an appropriate level of independence as an adult.

Muirfield Apartments, a 23-unit project completed in 1999, provides housing for people with developmental disabilities who are capable of living independently. The tenants will likely have jobs in the community and are mostly able to provide for themselves. Rent is subsidized through a project rental assistance contract with HUD, protecting tenants from overpayment. The Aaron House Rehab, constructed in 1991, provides six units to developmentally disabled adults. The California Department of Social Services reports that there are six adult residential facilities in Rohnert Park for developmentally disabled adults that can accommodate up to 42 individuals.<sup>11</sup>

## **Large Households**

Large households are defined by the Census as households with five or more members. These households constitute a special needs group because there is often a limited supply of adequately-sized, affordable housing units in a community to meet their needs.

In 2012 Rohnert Park had a total of 1,326 large households (8.4 percent of all households) of which 717 were owner-occupied (54.1 percent) and 609 were renter-occupied (45.9 percent). Based on 2006-2010 CHAS data prepared by HUD, 25 percent of Rohnert Park's large households suffer from one or more housing problems, including housing overpayment, overcrowding, and/or substandard housing conditions; 70 percent of large households earn lower incomes.

Lower-income, large households generally have difficulty locating appropriately-sized housing. According to the 2010-2012 ACS, in 2012 Rohnert Park had 5,991 three-bedroom units and 2,470 four-bedroom units. Only 460 units had five or more bedrooms, which suggests overcrowding. The Gardens apartment project (1995) included four three-bedroom units and four four-bedroom units to help address the housing needs of large households. The Arbors, Vida Nueva, Tower, and Redwood Creek Apartments also provide larger units. However, the rents associated with most of the large rental units are well beyond the reach of many lower-income large renter households.

## **Female-Headed Households**

Single-parent households are usually one-income households and are, therefore, more likely to have difficulty finding affordable, decent, and safe housing. These households often require special consideration and assistance because of their greater need for affordable housing, accessible day care/childcare, health care, and other supportive services. Female-headed families with children are an especially vulnerable group since they must balance the needs of their children with work responsibilities, often with only one source of income. The 2012 ACS estimated 1,941 female-headed households, or 12.2 percent of the city's households; 1,121 or 57.8 percent of female-headed households had children under 18 years old. According to the 2010-2012 ACS, 329 or 55 percent of all households in the city living below the poverty line, were female-headed—of those, 274 had children (83.3 percent).

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<sup>11</sup>California Department of Social Services, Community Care Licensing Division. 1/10/2014.  
[http://www.cclld.ca.gov/docs/cclld\\_search/cclld\\_search.aspx](http://www.cclld.ca.gov/docs/cclld_search/cclld_search.aspx)

Given the financial difficulties facing many single-parent (and especially single-mother) households, it is not uncommon for these families to move in with relatives to save money. Moreover, since incomes of female-headed households are proportionately lower, their primary housing need is housing affordable to lower income households. The City helped fund The Gardens, a 1995 project that targets lower-income families and specifically accommodates single-parent households through a number of architectural features. The City also supported the Arbors, which provides larger units that can accommodate this type of arrangement. The three-bedroom units are designed to facilitate shared rentals so that a single parent could arrange for live-in assistance with childcare from a relative, friend, student, or senior.<sup>12</sup>

## **Farmworkers**

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural labor. They have special housing needs because of their relatively low income and the unstable nature of their job (e.g., having to move throughout the year from one harvest to the next).

The 2010-2012 ACS indicated that 102 people, approximately 0.5 percent of Rohnert Park's civilian labor force, were employed in agriculture, forestry, and fishing occupations. This could reflect the fact that agricultural operations in the immediate vicinity of the city are generally limited to family-owned and operated farms centered on cattle grazing and hay growing that does not customarily require hired and temporary farm labor. Given that there are so few persons employed in agriculture-related industries, farmworker housing is not a significant issue.

While no agricultural jobs exist in Rohnert Park, as an agricultural county, Sonoma County as a whole has a great need for farmworker housing. The County is a significant producer of wine grapes, which is an over \$13 billion annual industry in the County.<sup>13</sup> Farmworkers are often motivated to seek out the lowest cost housing so that they can send a large percentage of their earnings home to their families. The County tracks two USDA-financed farmworker apartment projects with 44 and 16 units, respectively as well as three individual agricultural employee units. Given that there are an estimated 1,500 migrant farmworkers countywide, a shortage of farmworker housing exists, resulting in overcrowded homes, apartments, and motel rooms. In addition, many migrant farmworkers are homeless.<sup>14</sup> Furthermore, a growing number of migrant farmworkers do not leave California during the non-farm season, but instead stay in the area and perform non-farm work such as construction and odd jobs. Since the agricultural community does not take responsibility for housing farmworkers during the off-season, the farmworkers that remain in the county year-round place an additional strain on County housing resources.

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<sup>12</sup>1994 Low-Income Housing Tax Credit Application for The Gardens, Burbank Housing Development Corp.

<sup>13</sup><http://www.pressdemocrat.com/article/20140109/business/140109597>

<sup>14</sup>2009 Sonoma County Housing Element, Section 4.

## The Homeless

A person or family is considered homeless if they lack a fixed and regular night-time residence, or have a primary night-time residence that is a supervised, publicly-operated shelter designated for providing temporary living accommodations. Homelessness is also characterized by a person residing in a public or private place not designated for, or ordinarily used as a regular sleeping accommodation for human beings.<sup>15</sup>

The Sonoma County Community Development Commission (SCCDC), the staff of various homeless services programs, and a total of 76 homeless persons and 97 community volunteers conducted a point-in-time count of homeless in Sonoma County. The *2013 Sonoma County Homeless Census and Survey* included both unsheltered homeless (those living on the streets and in open spaces in the county) and sheltered homeless (those receiving temporary shelter or services). Key findings of the homeless count include:

- There were 3,309 individuals identified as unsheltered homeless; a 1.7 percent decrease from the 2011 count.
- There were 971 persons staying in shelters, transitional housing, or receiving services; a significant 17.2 percent decrease since 2011.
- There were 152 families homeless with children, 277 unaccompanied homeless children, and 851 unaccompanied homeless.
- Survey respondents most frequently cited loss of job or unemployment (34 percent) as the primary event or condition that led to their current episode of homelessness. Other common causes of homelessness were alcohol or drug use (16 percent), an argument with family or friends who asked them to leave (8 percent), and domestic violence (7 percent).
- Whites/Caucasians comprised 66 percent of Survey respondents. In comparison with the overall population of Sonoma County, there were a disproportionate number of Black/African American and multi-ethnic persons experiencing homelessness. No Asian or Pacific Islander or Other Races were identified. The mean age was 39 years old.

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<sup>15</sup>Federal definition of a homeless person per the McKinney Act (1987)

Within the city of Rohnert Park, the 2013 Homeless Count identified 44 homeless people, 31 of which were unsheltered (79.5 percent). These 44 homeless in Rohnert Park represent 1 percent of the total 4,280 homeless counted countywide. The 2013 count is a significant drop from the 444 homeless people counted in Rohnert Park in 2011. According to conversations with service providers, the homeless population along the Highway 101 Corridor is very transient, moving from one part of the county to another. The Sonoma County Continuum of Care has determined that the mobility factor makes the trend line in smaller localities volatile, and it is, therefore, best to rely upon regional or countywide trends. Countywide, the south Sonoma County region (up to Rohnert Park) saw an increase of 49 persons since the 2011 survey. The county as a whole saw a decrease of 259 persons. The largest drop occurred in the west county area. Furthermore, as the count report was being developed, several encampments in Rohnert Park went uncounted. The Continuum of Care would not cite as large a drop in Rohnert Park's homeless population as is cited in the 2013 count.

Furthermore, service providers have reported that the shelter waitlists in the county are saturated with those waiting to get into shelter indicating that there is not enough bed space to accommodate the homeless individuals and families in Rohnert Park. The Community Action Partnership of Sonoma County runs a shelter that has a waitlist that currently (2014) consists of eight single women and two families (single mothers). The Program Manager receives on average 10 to 15 calls per day from women seeking shelter. Transitional housing is also lacking in the county, as there are only a few agencies that currently offer transitional housing: Interfaith Shelter Network, COTS, and Catholic Charities.

Three major types of facilities provide shelter for homeless individuals and families: emergency shelters, transitional housing, and permanent housing.

- **Emergency Shelter:** A facility that provides overnight shelter and fulfills a client's basic needs (i.e., food, clothing, and medical care) either on-site or through off-site services. The permitted length of stay can vary from one day at a time to six months.
- **Transitional Housing:** A residence that provides housing for up to two years. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Services may include substance abuse treatment, mental and physical health care interventions, job training and employment services, individual and group counseling, and life skills training.
- **Permanent Housing:** Affordable permanent housing or service-enriched permanent housing that is linked with supportive services (on-site or off-site) and designed to allow formerly homeless clients to live at the facility on an indefinite basis.

## **Emergency Shelters**

Although there are no emergency shelters in Rohnert Park, emergency shelters are available nearby in Santa Rosa and Petaluma. In Santa Rosa Catholic Charities operates the Family Support Center, which provides emergency, overnight shelter for families with children. The Homeless Services Center, a day-service center for homeless individuals serves 75 to 100 persons during the spring and summer, and 100 to 150 individuals during the winter months.

Other homeless facilities in the vicinity include the National Guard Armory in Santa Rosa that is operated during the winter months by Catholic Charities. The Armory shelter has a typical population of 120 men and women, and a capacity of approximately 170. It is open about 12 hours per day, opening each evening around 7:00 pm. Users of the shelter are allowed a shower, dinner, and breakfast. In 2004 the Committee on the Shelterless (COTS) completed construction of the Mary Isaak Center, which offers 100 emergency shelter beds and 30 transitional housing beds for adults. COTS also runs the Center for Homeless Children and their Families, which provides 35 beds for adults and children. The Redwood Gospel Mission in Santa Rosa houses between 70 and 80 men each night; the Redwood Gospel Mission also operates “The Rose,” a women’s shelter which houses about 12 women each night. The Manna Home, also run by Redwood Gospel Mission, provides emergency shelter for women and children. The women’s emergency shelter (operated by the YWCA) provides emergency shelter for women and children fleeing domestic violence. See Appendix B for a full listing of emergency shelter services in Sonoma County.

According to the 2013 Homeless Census and Survey, in Sonoma County 76 percent of homeless individuals reported receiving government assistance in 2013. Use of other services and assistance also increased slightly, from 89 percent to 91 percent. The top services used in 2013 include free meals (91 percent), shelter day services (63 percent), bus passes (36 percent), and health services (35 percent). Many local churches and charities provide funds for emergency shelter at local motels when families are displaced from their homes by fires or other circumstances.

While no emergency shelter exists in the city currently (2014), the City allows emergency shelters serving six or fewer persons as a permitted use in conjunction with a place of worship and as stand-alone shelters in all commercial and residential zones. The City also allows emergency shelters serving seven or more persons as a permitted use in conjunction with a place of worship and as stand-alone shelters in all Commercial and in the High Density Residential district (i.e., the R-H, C-O, C-N, and C-R districts). Within these four zoning districts, there are currently (2014) 16.83 acres of vacant and underutilized land that have been identified as potential sites for the construction of emergency shelters. There are currently 26 churches in Rohnert Park. Because of the 2003 zoning update, each of these churches could provide emergency shelter for to up to six people per night. This means that the churches alone can shelter 156 people at any given time. This identified capacity, combined with the potential sites more than covers the Rohnert Park emergency shelter need of 31 beds (based on the number of unsheltered homeless individuals in 2013).

### **City Assistance for the Homeless**

The City participated in the development of the Vida Nueva housing project which provides housing for persons and families that were recently homeless. Vida Nueva opened its doors in December 2008, and provides 24 units of permanent supportive housing. Permanent supportive housing is affordable housing with support services on-site that are designed to help the persistently homeless achieve long-term stability. It is unlike many low-income housing projects in that it is not *transitional*, and the support services are voluntary and not required to live at Vida Nueva.

Populations at risk of becoming homeless also include those living in subsidized housing units if their subsidies are discontinued, and those who have fixed or low incomes facing rent increases.

It is very difficult to reliably estimate the number of homeless. However, the Sonoma County Continuum of Care performs a homeless census every year. The homeless count at the city-level varies substantially from year to year. In 2009, 97 homeless individuals were counted in Rohnert Park. The number increased to 446 in 2011 and then decreased to only 44 individuals in 2013 (31 unsheltered). The variance can be explained by the inherently mobile nature of homeless encampments combined with the inconsistencies of counting only once every two years. Anecdotal reports also indicate a known large encampment in Rohnert Park may have gone unreported, and may be responsible for the sizeable decrease in the count.

Housing experts have determined that, on average, about 1 percent of a community's population may be homeless at some time during the year. Based on a population of about 40,000, approximately 400 people in Rohnert Park may become homeless during a year. These individuals and families may find temporary housing with friends and relatives, stay in a garage, camp out in their automobile, or stay in a shelter.

The 2011 Sonoma County Homeless Census and Survey, organized and published by the Sonoma County Continuum of Care, counted 3,247 homeless people in the county through a thorough street-by-street canvassing methodology. The methodology change accounts for this significant increase; in the past, volunteers were sent out to interview the homeless only at certain target sites.<sup>16</sup> In 2013 the homeless count in Sonoma County was 4,280. The methodology was similar to methodology used in 2011; it included a point-in-time count of the sheltered homeless population, a point-in-time count of the unsheltered homeless population through a street-by-street canvass of all 99 County census tracts, and a qualitative survey of a representative sample of the homeless population.

## University Students

Sonoma State University (SSU) is located adjacent to the Rohnert Park city limits and receives sewer service from the City. The university creates a need for student housing in the community. According to Sonoma State University Academic Affairs Historical Enrollments, in 2013 the campus had about 9,120 undergraduate and graduate students.

The University's goal is to provide campus housing to those students who have lived on campus the least amount of time with the majority of residents being first time freshman. Space is also available for continuing residents. Currently, campus housing provides accommodations for approximately 3,100 matriculated students. The University's housing service/staff is beginning to research and study the demand for campus housing for the next five years.<sup>17</sup>

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<sup>16</sup>Ibid.

<sup>17</sup>Email with Nicole Hendry, Associate Director of Housing Services, Sonoma State University, 1/21/2014



Allegro Student Apartments (formerly Jung Haus) on Beverly Drive rents its 35 four-bedroom apartments exclusively to Sonoma State University and Junior College students. Several students have claimed at City Council meetings that they have faced discriminatory rental practices in Rohnert Park. The SSU Associated Students also operates a transitional housing program that provides housing assistance for up to two weeks, depending on available funds.<sup>18</sup>

## Section 9.4 Housing Resources

This section analyzes the resources available for the development, rehabilitation, and preservation of housing in Rohnert Park. This analysis includes an evaluation of the availability of land resources for future housing development, the City's ability to satisfy its share of the region's future housing needs, the financial resources available to support housing activities, and the administrative resources available to assist in implementing the City's housing programs and policies.

### Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodate a share of the region's projected housing needs for the planning period. This share is called the Regional Housing Needs Allocation (RHNA). HCD determines the supply and affordability of housing that would, if met, make housing more accessible to current and future residents. This determination is based on a number of factors, including the level of overcrowding, potential loss of housing due to demolition, and projected regional growth rates (e.g., projected population, jobs, and households). The Association of Bay Area Governments (ABAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the region. Compliance with this requirement is measured by the jurisdiction's ability to provide adequate land to accommodate the RHNA. The allocation takes into account factors such as market demand for housing, employment opportunities, the availability of suitable sites and public facilities, commuting patterns, type and tenure of housing need, and other factors. In determining a jurisdiction's share of new housing needs by income category, the allocation is adjusted to avoid an over-concentration of lower-income households in any one jurisdiction. The allocation of projected housing demand is divided into four income categories:

- Very Low-Income – up to 50 percent of the median income;
- Low-Income – 51 to 80 percent of the median income;
- Moderate-Income – 81 to 120 percent of the median income; and
- Above Moderate-Income – more than 120 percent of the median income.

Based on the requirements of AB 2634 (Statutes of 2006), each jurisdiction must also address the projected need of extremely low-income (ELI) households, defined as households earning less than 30 percent of the median income.

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<sup>18</sup>Email correspondence with Nicole Hendry, Associate Director of Housing Services, Sonoma State University, 1/21/2014

The RHNA is distributed by income category and covers an eight-year planning period from January 1, 2014, to October 31, 2022. Table 9-36 summarizes the housing needs allocation as divided into four income categories. For the 2015-2023 Housing Element, the City of Rohnert Park was allocated a total RHNA of 899 units. The allocation is broken up into four income categories: very low, low, moderate, and above-moderate. Of the 181 very low-income units in the RHNA, HCD guidance states that it is fair to assume that half (or about 90) are for extremely low-income households (those earning less than 30 percent of AMI, or under \$24,800). This equals approximately 10 percent of the total RHNA. The allocation for very low- and low-income housing is 288 combined, or 32 percent of the total RHNA. The RHNA for moderate-income and above moderate-income housing is 127 (14.1 percent) and 484 (53.8 percent), respectively.

<b>TABLE 9-36</b> <b>REGIONAL HOUSING NEEDS ALLOCATION (RHNA)</b> <b>City of Rohnert Park</b> <b>2014-2022</b>		
<b>Income Category</b>	<b>RHNA</b>	<b>Percent</b>
Very Low (<50% of AMI, <\$41,300)	181	20.1%
Low (50-80% of AMI, \$41,300-\$65,000)	107	11.9%
Moderate (81-120% of AMI, 65,000-\$99,100)	127	14.1%
Above Moderate (>120% of AMI, >\$99,100)	484	53.8%
<b>Total<sup>1</sup></b>	<b>899</b>	<b>100%</b>

<sup>1</sup>Total may not add up to 100 percent because of rounding.

Sources: ABAG Final Regional Housing Needs Allocation, 2013 and Official State Income Limits for 2013 HCD.

## Housing Production under the Previous RHNA

The previous Housing Element identified adequate sites to accommodate the 2007-2014 RHNA of 1,654. However, as shown in Table 9-37, total housing production in Rohnert Park (31 units) met only about 2 percent of the RHNA during the previous planning period. There was a total capacity of 6,861 units on available sites, 1,313 of which were appropriate for very low- and low-income development and 5,548 were appropriate for moderate- and above moderate-income development. The City's efforts were largely directed at very low-income housing; however, only 6.4 percent of the very low-income housing goal was met. There were no low-income housing units created between 2007 and 2014. Overall, about 4 percent of the RHNA was met for lower-income housing units. Additionally, less than 1 percent of the above moderate-income housing goal was met. The limited number of houses constructed during this period can be attributed to the economic repercussions of the 2008 housing crisis.

<b>TABLE 9-37</b> <b>RHNA MET IN ROHNERT PARK</b> <b>City of Rohnert Park</b> <b>2007-2014</b>				
	<b>RHNA for 2007-2014</b>	<b>Available Sites 2007-2014</b>	<b>Units Built 2007-2014</b>	<b>Percent</b>
Very Low	371	1,313	24	6.4%
Low	231		0	0%
Moderate	373	5,548	1	0.3%
Above Moderate	679		6	0.9%
<b>Total</b>	<b>1,654</b>	<b>6,861</b>	<b>31</b>	<b>1.9%</b>

Source: City of Rohnert Park, 2014.

Because of the declining housing market, the Creekwood, Sonoma Mountain Village, Stadium Area, and University District Specific Plan developments were approved but not constructed, as shown in Table 9-38. Since these units were not constructed and the sites are still available, they can be counted towards the 2014-2022 RHNA.

## Residential Sites Inventory

State law requires each jurisdiction in California to demonstrate the availability of adequate sites through appropriate zoning and development standards and the availability of public services and facilities. These available sites must provide the necessary policy and regulatory guidance to accommodate a variety of housing types at a variety of income levels. The City must demonstrate that the estimated capacity of adequate sites will be able to accommodate the projected housing need for the 2014-2022 RHNA.

To enable the City of Rohnert Park to meet RHNA goals, the City must evaluate its capacity to provide available sites to meet projected future housing needs. The City must demonstrate it has or will make available adequate sites with appropriate zoning and development standards and with services and facilities to accommodate the RHNA. The following section shows how the City will meet this requirement through approved and potential projects within the current city limits. The City has also identified projects outside the current city limits and within the current Sphere of Influence that could provide potential long-term housing capacity, upon annexation. These projects are not counted towards the 2014-2022 RHNA as they are currently under Sonoma County jurisdiction.

### **Development Potential within the Current City Limits**

As shown in Table 9-38, there are opportunities for approximately 4,656 new units within the current city limits, including 643 lower-income units, 1,601 moderate-income units, and 2,412 above moderate-income units. These projects are shown in Figure 9-4.

Since the Housing Element planning period begins January 1, 2014, Rohnert Park's RHNA can be reduced by the number of new units approved or planned as of January 1, 2014. City staff compiled an inventory of all approved and potential (anticipated to be approved and built by the end of the current Housing Element planning period) residential projects with a housing component as of January 1, 2014.

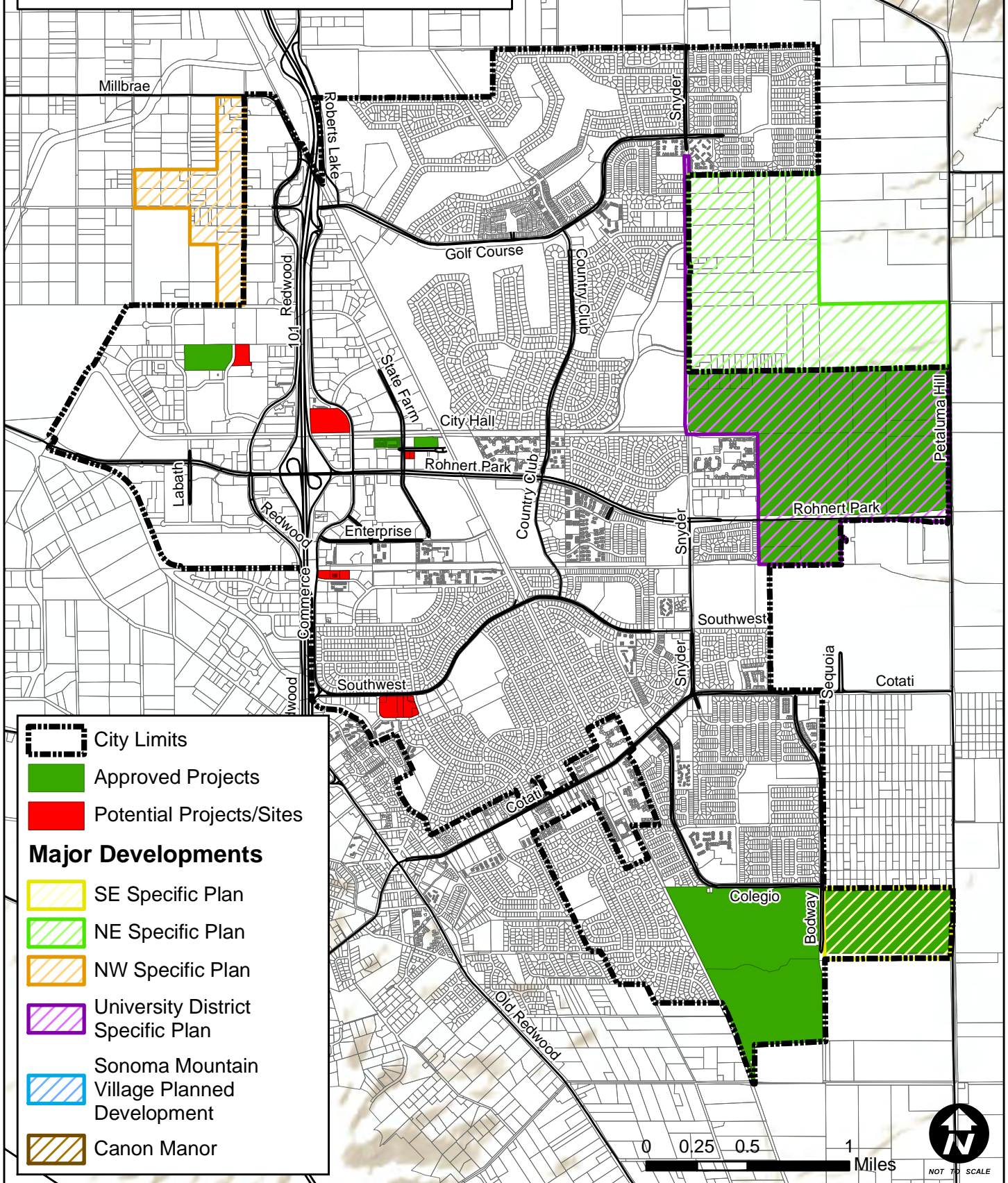
The sites inventory is made up of two types of approved projects and potential projects. Approved projects have already received approval from the City in the form of a tentative map, development agreement, development area plan, or other entitlements. For approved projects deed-restricted affordable units were inventoried as lower-income. Sites that are designated Mixed-Use and High-Density Residential allow up to 24 dwelling units per net acre, and were inventoried as available to moderate-income residential development based on expected rents. Sites that are designated Medium-Density Residential allow up to 12 dwelling units per net acre, and were inventoried as available for moderate-income residential development based on expected rents. All other sites were inventoried as above moderate-income.

Potential projects have not yet received entitlements from the City, but are expected to within the RHNA planning period. Potential projects were identified in accordance with the "default density standard" set forth in Government Code Section 65583.2(c) (3). The default density standard is the density "deemed appropriate" in State law to accommodate housing for lower-income households given the type of the jurisdiction. Rohnert Park is considered a "suburban jurisdiction" with a default density standard of 20 units per acre. HCD is required to accept sites that allow for zoning at this density as appropriate for accommodating Rohnert Park's share of the regional housing need for lower-income households. For potential projects, deed-restricted affordable units were inventoried as lower-income. All other units were inventoried as above moderate-income units.

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**Figure 9-4**  
**Approved Projects and**  
**Potential Projects/Sites**



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**TABLE 9-38**  
**APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS**  
**City of Rohnert Park**  
**2014**

Project/Site	APN/Address	Zoning	Allowable Density (units/acre) <sup>1</sup>	General Plan Designation	Acres	Realistic Unit Capacity	Income Category	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)
Approved Projects										
Creekwood	143-021-036	M-U	24	Mixed Use	8.36	96	82 Moderate 14 Lower-Income	Mini-storage on about 40% of site, rest is vacant	Y	N
Fiori Estates (Stadium Area)	143-040-125	PD	N/A	Residential High Density	11.1	244	244 Above Moderate	Under construction (apartments)	Y	N
Sonoma Mountain Village <sup>1</sup>	046-051-040	PD	N/A	Mixed Use	175	1,892	1,638 Above Moderate	Vacant	Y	N
	046-051-045	PD	N/A				127 Moderate 127 Lower-Income	Parking lots and existing buildings	Y	N
Southeast Specific Plan	047-111-030	SP	N/A	Rural/Estate, Low Density, Medium Residential and Mixed-Use	79.7	475	157 Above Moderate	Undeveloped	Y	N
	047-111-051	SP	N/A		0.1		246 Moderate 72 Lower-Income		Y	N
University District Specific Plan	045-253-007	SP	N/A	Rural Estate, Low Density, Medium Density, High Density Residential, and Mixed Use	3.06	1,645	408 Above Moderate 1,019 Moderate 218 Lower-Income	Undeveloped	Y	N
	045-253-009	SP	N/A		1.74				Y	N
	045-253-010	SP	N/A		1.73				Y	N
	045-253-011	SP	N/A		1.73				Y	N
	045-253-012	SP	N/A		1.74				Y	N
	045-253-018	SP	N/A		66.79				Y	N



**TABLE 9-38**  
**APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS**  
**City of Rohnert Park**  
**2014**

Project/Site	APN/Address	Zoning	Allowable Density (units/acre) <sup>1</sup>	General Plan Designation	Acres	Realistic Unit Capacity	Income Category	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)
	045-262-001	SP	N/A		20				Y	N
	045-262-002	SP	N/A		20				Y	N
	045-262-003	SP	N/A		31.5				Y	N
	045-262-004	SP	N/A		10				Y	N
	045-131-019	SP	N/A		46.25				Y	N
	047-131-024	SP	N/A		29.06				Y	N
	047-131-025	SP	N/A		70.47				Y	N
	047-131-026	SP	N/A		27.64				Y	N
	047-131-027	SP	N/A		7				Y	N
Potential										
City Hall	143-061-052	R-H	24	HDR	0.83	61	61 Lower-Income	Old City Hall and adjacent properties	Y	N
	143-380-015	R-H	24		0.93				Y	N
	143-380-023 to 029	R-H	24		0.80				Y	N
City Center Area	143-051-065	M-U	24	Mixed-Use	0.35	16	14 Above Moderate	Old vet office and adjacent parcel	Y	N
	143-051-066	M-U	24		0.32		2 Lower-Income			
Southwest Shopping Center	143-150-058	M-U	24	Mixed-Use	3.24	143	121 Above Moderate 22 Lower-Income	Retail	Y	N
	143-150-009	M-U	24		1.27				Y	N
	143-150-010	M-U	24		1.7				Y	N
	143-150-028	M-U	24		0.09				Y	N
	143-150-012	M-U	24		0.35				Y	N
	143-150-023	M-U	24		0.09				Y	N

**TABLE 9-38**  
**APPROVED AND POTENTIAL PROJECTS WITHIN CITY LIMITS**  
**City of Rohnert Park**  
**2014**

Project/Site	APN/Address	Zoning	Allowable Density (units/acre) <sup>1</sup>	General Plan Designation	Acres	Realistic Unit Capacity	Income Category	Existing Use	Infrastructure Capacity (Y/N)	On-Site Constraints (Y/N)
	143-150-024	M-U	24		0.29				Y	N
Dowdell Reserve (Stadium Area)	143-040-126	PD	N/A	Residential High-Density	2.44	84	84 Above Moderate	Vacant	Y	N
<b>Total</b>						<b>4,656</b>	<b>2,666 above moderate-income units</b> <b>1,474 moderate-income units</b> <b>516 lower-income units</b>			

Source: City of Rohnert Park, 2014.

<sup>1</sup>The Sonoma Mountain Village Affordable Housing Agreement states the project will meet the City's Inclusionary Housing Ordinance though the provision of 254 deed-restricted affordable dwelling units. If operated as rental housing, 50 percent of the deed-restricted units must be rented to very low-income households and 50 percent must be rented to low-income households. If the deed-restricted units are sold as owner-occupied housing, 50 percent of the units must be sold to low-income households and 50 percent must be sold to moderate-income households. Since at least half (127) of the deed-restricted units will be affordable to low-income households regardless of whether they are renter- or owner-occupied, the Housing Element counts 127 deed-restricted units as lower-income units and 127 deed-restricted units as moderate-income units.

## **Approved Projects**

Approved projects are either fully entitled or have been approved by the City and are currently, or will soon be, entitled. Entitled units are units considered approved due to a Development Agreement, Housing Agreement/Density Bonus Agreement, or other zoning action (e.g., subdivision, conditional use permit, and variance). Approved projects within the city limits total 4,352 units, 558 of which were inventoried as lower-income units.

### **Creekwood**

The Creekwood development is an 8.36-acre vacant site on the west side of Commerce Boulevard, north of Hinebaugh Channel (approximately 6025 Commerce Blvd.). The development is approved for 96 units (14 of which are deed-restricted and inventoried as lower-income) on the eastern half of the parcel. A mini-storage facility was recently constructed on the western half of the parcel. Access and other infrastructure necessary to support residential use on the site are already in place.

### **Fiori Estates (Stadium Area)**

The City owns 14 undeveloped acres on the west side of the community that adjoin a former baseball stadium site and wastewater holding ponds (the Stadium Area). The Final Development Plan was approved by the City Council in 2008. As Table 9-38 shows, the Fiori Estates apartment complex is approved for 244 units on 11 acres. There is an additional capacity on the remainder of the residentially designated areas within the Stadium Area. This capacity is addressed as a potential site in the potential projects section.

### **Sonoma Mountain Village Project**

Sonoma Mountain Village (SMV) planned development, approved August 24, 2010, is located at the southwest corner of Bodway Parkway and Camino Colegio. SMV is a sustainably designed community based on the “One-Planet Living” ecological footprint principle. The development area is the former site of the Agilent Campus, and contains several existing buildings. In total the final development plan comes to approximately 175 acres. When it was approved, SMV was rezoned as a planned development (PD) that includes a combination of residential, retail, office/business, and commercial uses.

In total 1,892 housing units are approved for development, including 1,694 residential units and 198 market-rate second dwelling units. Housing types include rowhouses, townhomes, live/work, condominiums, single family detached, cottages, estate homes, lofts, apartments, family cohousing, senior cohousing, and second dwelling units. As described in the Affordable Housing Plan, the project will meet the City’s Inclusionary Housing Ordinance through the provision of 254 affordable dwelling units. If operated as rental housing, 50 percent of the deed-restricted units must be rented to very low-income households and 50 percent must be rented to low-income households. If the deed-restricted units are sold as owner-occupied housing, 50 percent of the units must be sold to low-income households and 50 percent must be sold to moderate-income households. Since at least half (127) of the deed-restricted units will be affordable to low-income households regardless of whether they are rented or owner-occupied, the Housing Element counts 127 deed-restricted units as lower-income units and 127 deed-restricted units as moderate-income units. Although densities will likely provide for more affordable housing, the remaining 1,638 units (including 198 second units) are inventoried as above moderate units.

### **University District Specific Plan**

The University District Specific Plan was originally approved in May of 2006 and then amended in June 2014. The Specific Plan divides future housing development into general plan designations. A total of 1,645 units are approved for the University District Specific Plan area. A total of 1,454 of these units are entitled as a part of the Amended and Restated Development Agreement for the Vast Oak and University District LLC properties. These properties, described below, were inventoried as approved and entitled projects.

#### ***Vast Oak and University District LLC Properties***

In 2006 the UDLLC and Vast Oak Properties submitted a tentative map application with their intent to subdivide approximately 226.58 acres in the Vast Oak Property and 34.34 acres in the UDLLC property (APN 045-262-001 through -004, 047-131-019, and 047-131-024 through -027). A new map for the same area was submitted to correspond to the 2014 Specific Plan and was approved in June 2014. The project is approved with a mix of residential, park, open space, public/institutional, and mixed use/commercial uses. Housing would consist of single-family detached and attached dwellings as well as multi-family stacked-flat, carriage, townhome, live/work condominium ownership, and rental homes.

Vast Oak includes a mix of residential designations and densities. The project is approved for 12 acres of land designated Rural Estate density, resulting in 26 single family homes inventoried as above moderate-income units. It also includes 58 acres of land designated Low-Density Residential, resulting in 331 single family homes inventoried as above moderate-income. There are 60 acres of land designated Medium-Density Residential, resulting in 526 attached dwellings, townhomes, and rental homes inventoried as moderate-income. There are also 24 acres of land designated Mixed-Use on the southeast corner of the specific plan adjacent to the land designated Open Space. This land is approved for 150 multifamily units and 100,000 square feet of commercial use. These units were inventoried as moderate-income. The UDLLC property, located south of Rohnert Park Expressway, will include 22.34 acres of a new designation called Public/Institutional/Medium-Density. This designation is anticipated to result in 203 units of small-lot single family and townhome units and was inventoried as moderate-income.

Finally, there are nine acres of land designated High-Density Residential located on the northwest side of the Vast Oak Property. As described in the Affordable Housing Plan in the Development Agreement, the project will meet the City's Inclusionary Housing Ordinance for both the Vast Oak and UDLLC properties through the provision of a 218-unit affordable apartment complex. This affordable apartment complex will be located on land designated High-Density Residential. These units were inventoried as lower-income.

**Remaining Specific Plan**

The remaining area of the Specific Plan is made up of the Lenden, Gee, and Cotati-Rohnert Park Unified School District properties located in the northwest corner of the Specific Plan area. Once the 1,454 entitled units from the Vast Oak and UDLLC properties are subtracted from the 1,645 total units approved for the University District Specific Plan, the remaining Specific Plan area has capacity for 191 units. This includes 9 acres of land designated low-density residential that is anticipated to result in 51 units of single family homes, and were inventoried as above moderate-income units. This area will also include 16 acres of land designated medium-density residential that is anticipated to result in 140 single family homes and townhouses. These units were inventoried as moderate-income units.

<b>TABLE 9-39</b> <b>UNIVERSITY DISTRICT SPECIFIC PLAN RESIDENTIAL CAPACITY</b> <b>City of Rohnert Park</b> <b>2014</b>				
<b>Land Use Designation</b>	<b>Acres</b>	<b>Allowable Density</b>	<b>Expected Units</b>	<b>Income Category</b>
<b>Vast Oak and UDLLC Properties</b>				
Rural/Estate Residential	12	2	26	Above Moderate
Low-Density Residential	58	6	331	Above Moderate
Medium-Density Residential	60	12	526	Moderate
Public/Institutional/Medium-Density Residential	22	12	203	Moderate
High-Density Residential (Affordable Housing Apartment Complex)	9	24	218	Lower-Income
Mixed-Use Development		24	150	Moderate
<i>Subtotal</i>			<i>1,454</i>	
<b>Remaining University District Specific Plan Capacity</b>				
Low-Density Residential	9	6	51	Above Moderate
Medium-Density Residential	16	12	140	Moderate
<i>Subtotal</i>	<i>25</i>		<i>191</i>	
<b>Total Capacity</b>			<b>1,645</b>	

Source: University District Specific Plan, 2014 and University District Specific Plan Development Agreement, 2014

**Southeast Specific Plan**

The Southeast Specific Plan (SESP) and Development Area Plan was adopted December 7, 2010. Preliminary construction activities are currently (2014) underway. The SESP proposes a total of 475 residential units. The project includes a wide range of housing types, including rental and for-sale housing, and proposes to meet the City's requirement for inclusionary housing by on-site construction of affordable units. Housing types include rural estate homes, single-family detached, alley-loaded, "zipper" lot homes, duplexes/duet units, townhomes, and apartments. Residential developments within the mixed-use area are located on two lots and include multifamily and attached single family residential units.

In accordance with the Affordable Housing Plan, the developer will meet the City's Inclusionary Housing Ordinance through the provision of 72 affordable units. This includes 36 apartment units in one apartment complex within the Mixed-Use designation. Eighteen of these units will be affordable to very low-income residents and 18 will be affordable to low-income residents. The other affordable units include 28 duplex/duets and 8 single family alley residences, located within the Medium-Density Residential designation.

The land use designations described in Table 9-40 correspond with the designations shown in Figure 9-6. The residential capacity in the Specific Plan area is based on the Development Area Plan. A total of 475 units are approved for the Southeast Specific Plan area. The Rural Estate Residential and Low-Density Residential designation is anticipated to result in 157 single family units and was inventoried as above moderate-income. The Medium-Density Residential designation is approved for 237 small lot single family units and duplexes. Within this designation 36 units are affordable duplexes/single family alley residences that were inventoried as lower-income. The remaining 201 units were inventoried as moderate-income based on expected rents. The Mixed-Use designation is approved for 81 multifamily units, 36 of which are part of the affordable apartment complex and were inventoried as lower-income. The remaining 45 units within the Mixed-Use development designation were inventoried as moderate-income based on expected rents. A higher floor area ratio would be allowed for a mixed-use project if it were to include residential development as part of commercial structures (1.0 as opposed to 0.4) to encourage the development of housing in this area.

<b>TABLE 9-40</b> <b>SOUTHEAST SPECIFIC PLAN RESIDENTIAL CAPACITY</b> <b>City of Rohnert Park</b> <b>2014</b>			
<b>Land Use Designation</b>	<b>Acres</b>	<b>Allowable Density</b>	<b>Expected Units</b>
Rural/Estate Residential	16.0	2	29
Low-Density Residential	21.0	6	128
Medium-Density Residential	27.3	12	237
Mixed-Use Development <sup>1</sup>	7.0	24	81
<b>Total</b>	<b>71.3</b>		<b>475</b>

<sup>1</sup>Mixed use includes up to 10,000 gross square feet of commercial/retail space.

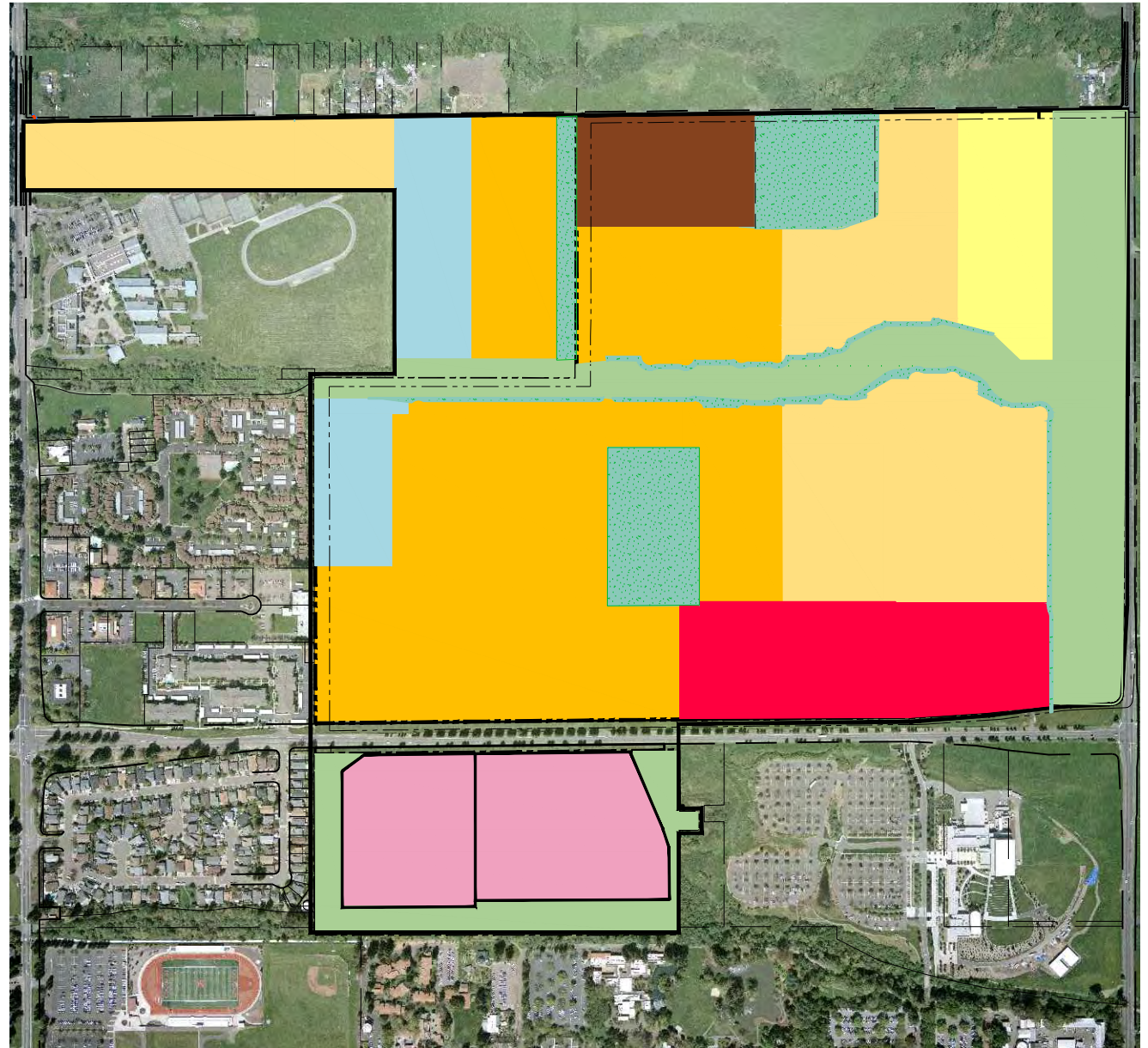
Note: Acres for parks and public facilities are not included in this table.

Source: Southeast Specific Plan, 2010.

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# LEGEND

- ESTATE RESIDENTIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- P / I / MEDIUM DENSITY
- HIGH DENSITY RESIDENTIAL
- MIXED-USE
- PARK
- PUBLIC / INSTITUTIONAL
- OPEN SPACE



CONFIGURATION, UNIT COUNT & UNIT TYPES SUBJECT TO CHANGE PURSUANT TO THE TENTATIVE MAP.



0 400 800 1600  
SCALE: 1"=800'

UNIVERSITY DISTRICT LAND USE PLAN  
UNIVERSITY DISTRICT SPECIFIC PLAN  
ROHNERT PARK CALIFORNIA

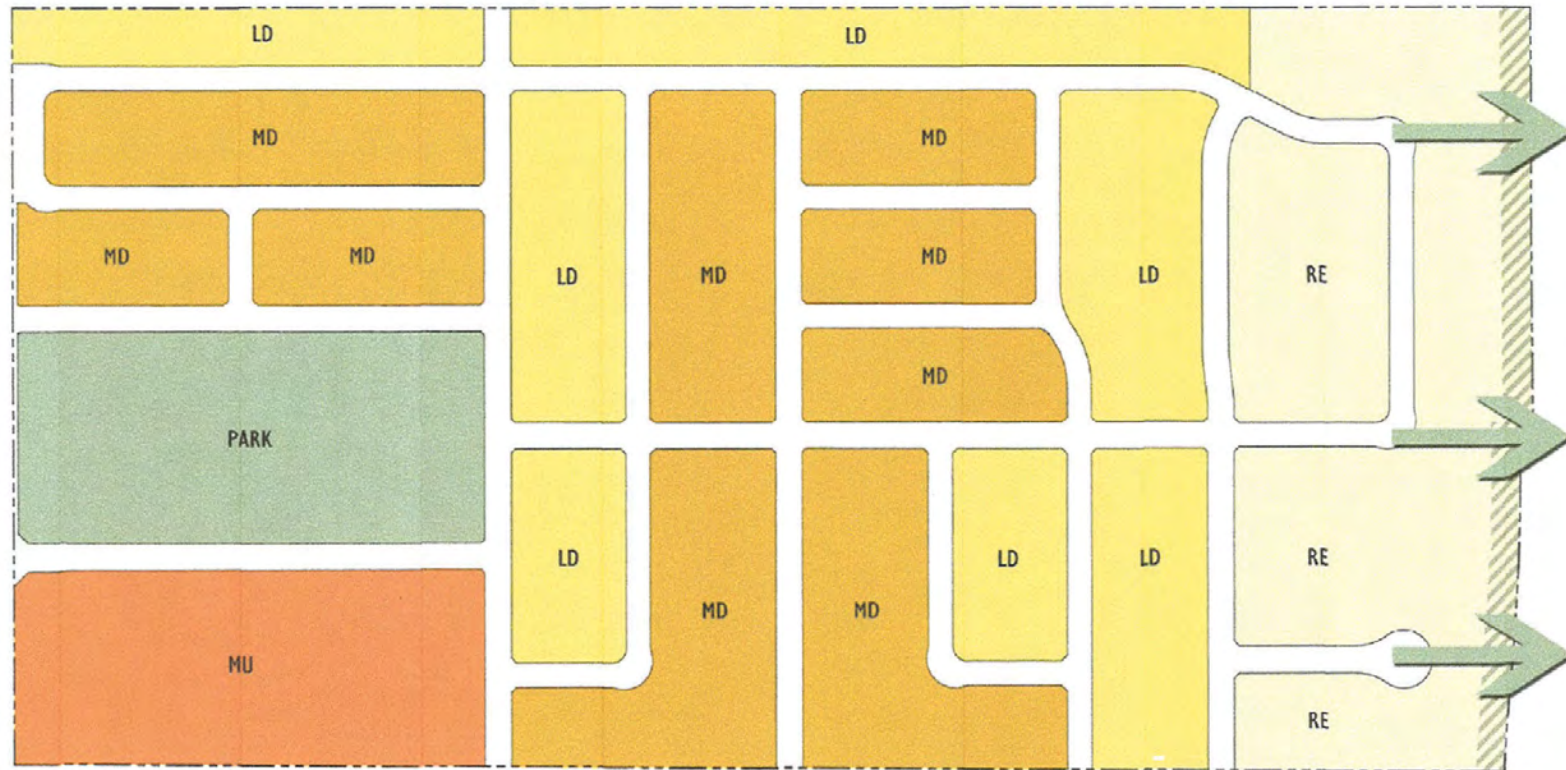
Figure 9-5



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**Figure 9-6**  
**Southeast Specific Plan**  
**Land Use**



**LEGEND**

- RE: RURAL ESTATE
- LD: LOW DENSITY
- MD: MEDIUM DENSITY
- MU: MIXED USE
- PARK
- VIEW CORRIDOR
- 50' BUILDING SETBACK

0 100 200 300  
SCALE: 1"=100'

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## **Potential Projects/Sites**

Potential projects/sites are vacant and underutilized sites that the City has identified as candidates for potential development, but do not yet have approved development applications. There are four potential project sites with capacity for 304 units, in the city of Rohnert Park that will be counted towards the 2014-2022 RHNA. These sites are summarized in Table 9-39 and shown in Figure 9-4.

### **City Hall**

The former City Hall site, combined with other parcels owned by the City along Avram Avenue, is zoned for high-density residential. The surrounding parcels were acquired by the former Community Development Commission in 2007 for future affordable housing. The sites are designated as R-H by the General Plan Diagram, which will allow high-density (up to 24 units per acre) residential development as a permitted use. Therefore, all 61 potential units were inventoried as lower-income units. Access and other infrastructure necessary to support residential uses on the sites are already in place.

### **City Center Area**

There are two parcels in the City Center Area that are zoned for mixed-use development and could accommodate 16 units of housing, two of which would be deed restricted and inventoried as lower-income units. The mixed-use designation allows for an FAR of 1.5 for commercial and office and 2.0 for residential uses mixed with office or commercial. Stand-alone, multifamily residential is permitted on this site.

### **Southwest Shopping Center**

Portions of the seven-acre Southwest Boulevard Shopping Center are aging and it has lost viability as a neighborhood commercial center. While specialty stores occupy some of the commercial space, other commercial space has remained vacant for several years. Ownership of the center is split among several owners and the site is divided among multiple parcels. The portion that is ripe for redevelopment is made up of seven parcels. Multifamily development of up to 143 units has been discussed for just the largest of the seven parcels (this parcel is 3.24 acres); 22 of these units would be deed-restricted and inventoried as lower-income units. Existing access and other infrastructure appears adequate to accommodate residential development on the site.

### **Reserve at Dowdell**

Reserve at Dowdell includes the remaining capacity from the Stadium Area development plan (approved by City Council in 2008) excluding the 244 units from Fiori Estates apartment complex, which is included as an approved project. Reserve at Dowdell is designated Residential High-Density and is planned for 84 units.

## Residential Sites Summary

This sites inventory has relied on the City's Inclusionary Housing Ordinance to inventory approved projects and potential projects/sites. However, if the City were to rely on the default density standard and general plan densities, all approved and potential projects that are designated mixed-use or high-density residential would be inventoried as lower-income units. This methodology would result in a total of 2,995 units inventoried as lower-income and 1,671 units inventoried as moderate and above moderate-income. Table 9-41 summarizes all approved projects and potential projects/sites by general plan designation.

<b>TABLE 9-41</b> <b>RESIDENTIAL CAPACITY BY GENERAL PLAN DESIGNATION</b> <b>City of Rohnert Park</b> <b>2014</b>				
<b>Land Use Designation</b>	<b>Acres</b>	<b>Allowable Density</b>	<b>Expected Units</b>	<b>Income Category Using Default Density Standard</b>
<b>Approved Projects</b>				
Rural/Estate Residential	28	2	55	Moderate and above-income
Low-Density Residential	88	6	510	Moderate and above-income
Medium-Density Residential	103	12	903	Moderate and above-income
Public/Institutional/Medium-Density	22	12	203	Moderate and above-income
High-Density Residential	20	24	462	Lower-Income
Mixed-Use	214	24	2,219	Lower-Income
<i>Subtotal</i>	<i>476</i>		<i>4,352</i>	
<b>Potential Projects/Sites</b>				
High-Density Residential	5	24	155	Lower-Income
Mixed-Use	8	24	159	Lower-Income
<i>Subtotal</i>	<i>13</i>		<i>314</i>	
<b>Total Capacity</b>	<b>489</b>		<b>4,666</b>	

However, the City has elected to rely on the Inclusionary Housing Ordinance to inventory lower-income units. This much more conservative methodology still results in 516 units inventoried as lower-income, 228 more than the 288 lower-income units assigned to Rohnert Park for the 2014-2022 planning period. As shown in Table 9-42, after accounting for capacity from approved projects and potential projects/sites, the City has more than enough capacity in all income categories to meet its fair share of regional housing.

<b>TABLE 9-42</b> <b>SITES SUMMARY 2014-2022 PLANNING PERIOD</b> <b>City of Rohnert Park</b> <b>2014</b>					
	<b>Very Low- Income</b>	<b>Low- Income</b>	<b>Moderate- Income</b>	<b>Above Moderate- Income</b>	<b>Total</b>
2014-2022 RHNA	181	107	127	484	899
Approved Projects	431		1,474	2,447	4,352
Potential Projects/Sites	85		0	219	314
<b>Total Capacity</b>	<b>516</b>		<b>1,474</b>	<b>2,666</b>	<b>4,656</b>

## Long-Term Growth Areas

The City's regional share of housing for the planning period is provided within the current city limits. However, significant, long-term residential growth could occur in areas outside of the limits. Namely, there are two specific plans and an existing subdivision. The largest of these areas are the Northeast and Northwest Specific Plans (depicted in Figure 2.4-1 of the Land Use and Growth Management Element). Except for the provisions of the Growth Management program, no phasing requirements have been imposed on these areas, and property owners of any specific plan area can submit a specific plan and annexation request to the City. The type and location of residential development for each of the specific plan areas is summarized below, as described in the Land Use and Growth Management Element. These areas are summarized in Table 9-43 below.

**TABLE 9-43**  
**LONG-TERM GROWTH AREAS OUTSIDE CURRENT CITY LIMITS**  
**City of Rohnert Park**  
**2014**

<b>Development</b>	<b>General Plan Designation</b>	<b>Realistic Unit Capacity</b>	<b>Existing Use</b>	<b>Infrastructure Capacity (Y/N)</b>	<b>On Site Constraints (Y/N)</b>
Canon Manor Rural Subdivision	Rural Estate, Low-Density Residential	304	Some Rural Homes, Underdeveloped	N	N
Northeast Specific Plan	Rural/ Estate Low-Density, Medium-Density, and High-Density Residential	1,090	Undeveloped	N	N
Northwest Specific Plan	High-Density Residential	363	Undeveloped	N	N
<b>Total</b>		<b>1,757</b>			

### Canon Manor

The Canon Manor rural subdivision of 229 units, an unincorporated area located immediately south of Sonoma State University, was once accessed by graveled roads and supported by individual water wells and septic systems. In the past the subdivision was plagued by failing sewer systems and contaminated water supplies, however, roads have now been paved, and water and sewer lines have been installed. Potential development of the Canon Manor area as provided for by the General Plan Diagram includes approximately 113 Rural Estate Residential infill units and 191 Low-Density Residential units south of Alice Drive. This area is not expected to be annexed by the City of Rohnert Park at any time in the near future but it is within the City's Sphere of Influence.

### **Northeast Specific Plan Area**

The General Plan Diagram provides for 23.1 acres of Rural Estate Residential and 109.1 acres of Low-Density Residential along the east side of Snyder Lane, between Copeland Creek and the “G Section” Neighborhood; as well as 6.6 acres of Medium-Density Residential and 12.5 acres of High-Density Residential along the north and south sides of Eleanor Avenue. Community Design Element Policy CD-43 stipulates that the High-Density Residential development is to be located adjacent to open space and along the proposed north-south arterial and collector streets to maximize accessibility. A total of 1,090 units are proposed for the Northeast area.

### **Northwest Specific Plan Area**

The Northwest Specific Plan proposes development of approximately 363 units on either side of the Wilfred Avenue extension. The Specific Plan was first reviewed by the Planning Commission and City Council in 2008, both of which then provided comments to the applicant. The Specific Plan has been resubmitted and is currently (2014) under review. Community Design Element Policies CD-44 and CD-47 are designed to ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and north, and beyond, and that adjacent commercial areas are compatible with the residential uses.

### **Provisions for a Variety of Housing Types**

State law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of a variety of housing types for all economic segments of the population. This includes single family homes, multifamily housing, second units, mobile homes, farmworker housing, homeless shelters, and transitional housing, among others.

The housing types allowed within the City of Rohnert Park zoning districts are described below.

#### **Single Family**

A “single-family dwelling, attached” is defined in the Rohnert Park Zoning Ordinance as two or more dwelling units situated on separate lots and having a common or party wall separating the dwelling units (duplex, townhouse, zero lot line developments). A “single family dwelling, detached” is defined as a detached building containing a single dwelling unit and surrounded by open space on the same lot. Single family dwellings are permitted in the R-R, R-E, R-L, and R-M zones. A Conditional Use Permit is required for single family units in the R-H zone.

#### **Multifamily**

Multifamily housing made up over 36 percent of the City’s housing stock in 2013. Multifamily developments are permitted in the R-M, R-H, and M-U zones. The maximum densities in these zones range from 6 units per acre in the R-M to 30 units per acre in the R-H zone.



## **Manufactured Housing and Mobile Homes**

Manufactured housing and mobile homes can be an affordable housing option for low- and moderate-income households. According to the California Department of Finance, in 2013 approximately 9 percent of Rohnert Park's housing stock was made up of mobile homes. Pursuant to State law, a mobile home built after June 15, 1976, certified under the National Manufactured Home Construction and Safety Act of 1974, and built on a permanent foundation may be located in any residential zone where a conventional single family detached dwelling is permitted subject to the same restrictions on density and to the same property development regulations. Mobile home parks are conditionally permitted in the R-M and R-H districts.

Manufactured housing requires a certificate of zoning compliance in R-R/R-E, R-L, R-M, and R-H. .

## **Second Units**

A "second dwelling or residential unit" is defined as an attached or detached dwelling unit that provides complete independent living facilities for one or more persons." It must include permanent provisions for living, sleeping, eating, cooking, and sanitation on the same parcel where the single family dwelling is situated. A second unit also includes an efficiency unit and a manufactured home. In Rohnert Park second units are allowed in all zones with a Certificate of Zoning Compliance and are subject to the following standards:

- A second residential unit is allowed on any residential lot of at least 4,000 square feet in size;
- A second residential unit must be architecturally compatible with the main unit and must maintain the appearance of a single family residence;
- Only one second unit is allowed per legal parcel;
- The total floor area of a second unit must not be more than 50 percent of the floor area of the existing or proposed main unit, nor can the total floor area exceed 700 square feet or contain more than one bedroom;
- One additional standard size off-street parking space must be provided in addition to the off-street parking requirements required for a single family dwelling; and
- Detached second units must meet the height and setback requirements for accessory structures.

## **Farmworker Housing**

Agricultural operations in the immediate vicinity of the city are generally limited to family-owned-and-operated-farms centered on cattle grazing and hay growing that does not customarily require hired and temporary farm labor. However, farmworker housing is permitted by right in the R-R, R-E, and R-H districts. The City also complies with the Employee Housing Act, which requires local governments to treat employee housing providing accommodations for six or fewer employees the same way as a single-family unit with a residential land use designation. The City does not require a conditional use permit or other permit that is not required of a family dwelling of the same type in the same zone, and use of a family dwelling for the purposes of employee housing for six or fewer occupants does not constitute a change of occupancy.

## **Residential Care Facilities**

Residential care facilities licensed or supervised by a Federal, State, or local health/welfare agency provide 24-hour non-medical care of unrelated persons who have a disability and are in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment.

In Rohnert Park small residential care facilities, serving six or fewer clients, are regulated similar to a single family use and are permitted in the R-R, R-E, R-L, R-M, and R-H zones. Large group homes, serving seven or more clients, are conditionally permitted in the same five zones.

## **Live/Work Lofts**

A live/work unit makes new and existing commercial buildings available for joint living and work quarters for individuals and families engaged in art-making, small-scale custom manufacturing, and similar creative endeavors. Live/work uses are conditionally permitted in commercial and mixed-use districts.

## **Mixed-Use**

Mixed-use projects combine both nonresidential and residential uses on the same site. Mixed-use development can help reduce the effects of housing cost burden by increasing density and offering opportunities for reduced vehicular trips by walking, bicycling, or taking public transportation. The preferred pattern of development will be ground floor commercial uses with residential and/or office uses located on the upper floors; however, standalone residential uses are also allowed in the Mixed-Used district. Mixed-use is permitted in the M-U district as well as commercial zones so long as the residential development is located in the same building as a non-residential use. In the commercial zones residential uses as a part of a mixed-use project are only permitted when located in the same building as a nonresidential use.

## **Emergency Shelters**

State law requires that local jurisdictions strengthen provisions for addressing the housing needs of the homeless, including the identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit. The statute permits the City to apply limited conditions to the approval of ministerial permits for emergency shelters. The identified zone must have sufficient capacity to accommodate at least one year-round shelter and accommodate the City's share of the regional unsheltered homeless population. Section 50801(e) of the California Health and Safety Code defines emergency shelters as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or fewer by a homeless person.

The City's Zoning Ordinance permits large emergency shelters (seven or more persons) in the R-H, C-O, C-N, and C-R zones and conditionally permits shelters in the PI zone.

Pursuant to State law, the City established standards for the following:

- Minimum square foot floor area;
- Proximity to other shelters (300 ft.);
- Length of stay (minimum-28 days, maximum-100 days);

- Security and lighting; and
- Provision of on-site management.

### **Transitional Housing**

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Residents of transitional housing are usually connected to supportive services designed to assist the homeless in achieving greater economic independence and a permanent, stable living situation. Transitional housing can take several forms, including group quarters with beds, single family homes, and multifamily apartments, and typically offers case management and support services to help return people to independent living (often six months to two years). Transitional housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

### **Supportive Housing**

Supportive housing links the provision of housing and social services for the homeless, people with disabilities, and a variety of other special needs populations. California Health and Safety Code (Section 50675.2) defines “supportive housing” as housing with no limit on length of stay, that is occupied by the low-income adults with disabilities, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. Supportive housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

### **Single Room Occupancy (SRO)**

SRO units are one-room units intended for occupancy by a single individual. They are distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. SROs are permitted in the R-R, R-E, R-H, and M-U districts with an administrative permit. The City has two names for its SRO units: the single room occupancy living unit facility, which is permitted strictly in the City’s residential zoning districts, and the single room occupancy residential hotel, which is permitted strictly in the City’s commercial zoning districts. Both are permitted in the M-U district.

### **Financial Resources**

Since the dissolution of Rohnert Park’s redevelopment agency in 2012, the Community Development Commission (CDC), the City has lost its main source of funding for housing and, therefore, coordinates with other agencies and organizations to provide housing programs. As the successor agency to the CDC, the City currently owns a few parcels of vacant land as well as three properties.

## **Administrative Resources**

### **Sonoma County Community Development Commission (SCCDC)**

The City contracts with SCCDC for administrative services for its rehabilitation programs. The SCCDC employs staff with training and experience in conducting such programs. Its services include marketing rehabilitation loan funds, taking applications and obtaining third-party verifications of application information, employing underwriting standards in the approval of loans, obtaining appraisals, verifying payment of taxes, ordering credit reports, obtaining title reports, verifying insurance coverage, procuring pest reports, preparing rehabilitation work programs, procuring contractors for rehabilitation work, monitoring construction and obtaining releases, and preparing and recording final loan documents.

### **Housing Rehabilitation Program**

The Sonoma County Community Development Commission (SCCDC) administers the Housing Rehabilitation Program to all cities in the county with the exception of the cities of Petaluma and Santa Rosa. The program assists low- and moderate-income households with incomes of up to 120 percent of area median income.

SCCDC uses CDBG funding in addition to funds and program incomes that have rolled over from previous years. The program received about \$231,000 in CDBG funds for the FY of 2013/14 plus an additional \$400,000 from roll over funds. The maximum loan amount is \$50,000 for single family homes, \$25,000 for multifamily units, and \$24,000 for mobile homes. Deferred, forgivable loans are available to very low- and low-income households, and amortized loans are available at below-market interest rates to moderate-income households.

The purpose of the program is to provide loans to low-income households to maintain owner-occupied residential properties located within the County, including Rohnert Park. The primary objective of the program is to provide decent, safe, and sanitary housing for low-income residents of the city through the correction of actual or potential health and safety problems in existing structures. The secondary objectives of the program are to preserve the city's affordable housing stock and to assist in the process of neighborhood revitalization. In fiscal year 2013/14, nine houses were rehabilitated in Rohnert Park. An additional five are in the process of being rehabilitated and should be completed by the end of the fiscal year.

SCCDC staff developed brochures, flyers, and press releases to market the program. Advertising and outreach includes newspaper articles and press releases, direct mailings to property owners, and neighborhood informational meetings.

### **Mortgage Credit Certificate Program**

The City participates in the Sonoma County Mortgage Credit Certificate (MCC) Program, which is a Federal income tax program that allows a household to take a portion of their mortgage interest as a credit rather than a deduction. The program is available to low- and moderate-income households. The allocation for 2013 for the cities of Rohnert Park, Cloverdale, Cotati, Healdsburg, Petaluma, Santa Rosa, Sebastopol, Sonoma, and the Town of Windsor was approximately \$3.2 million. This aided 15 to 17 first-time homeowners throughout the county.<sup>19</sup>

### **Mobile Home Rent Stabilization**

Mobile homes constitute a major source of affordable housing in Rohnert Park. In an effort to provide reasonable standards for, and limit space rent increases to reasonable levels, City voters approved Ordinance 494 in 1987. Rather than setting rent ceilings, as in some apartment rent control ordinances, Ordinance 494 established a process by which park owners may obtain adjustments in space rent, linked to changes in the Consumer Price Index and capital improvements within the parks.

The City established a Mobile Home Rent Appeals Board to ensure that Municipal Code Chapter 9.70 (Ordinance 494) is administered fairly for both mobile home park residents and park owners, who may file space rent petitions. If a petition is filed, the Board serves as a quasi-judicial body that issues rulings on the space rent issue. The Board is staffed by the Development Services Department Manager and Development Services Department Assistant. Mobile home park residents fund the Board through their registration fees.

### **Sonoma County Consolidated Plan**

In order to receive Community Development Block Grant, HOME Investment Partnership Act, and Federal Emergency Shelter Grant funds, the City of Rohnert Park executes a Joint Powers Agreement for Community Development with Sonoma County and six other cities within the county that do not qualify for their own entitlements. The City and town managers of the participating municipalities form the Technical Advisory Committee that reviews and makes recommendations to the Board of Supervisors on issues relating to the distribution of funds within their jurisdictions.

Community Development Block Grant (CDBG) funds have been used by the City in the past to facilitate the development of affordable housing, fund a rehabilitation program, and carry out an earthquake-bracing program for mobile homes.

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<sup>19</sup>Phone conversation with Fred Consulting Associates, March 13, 2014.

## **Section 8 Housing Choice Vouchers**

The Federal Section 8 program provides rental assistance to very low-income households in need of affordable housing. The Section 8 program assists a very low-income household by paying the difference between 30 percent of the gross household income and the cost of rent. Section 8 assistance is structured as vouchers; this allows the voucher recipients to choose housing that may cost above the fair market rent as long as the recipients pay for the additional cost.

The SCCDC acts as the Sonoma County Housing Authority, which operates the Section 8 program; the Housing Authority assists 679 households in Rohnert Park through its rental assistance programs. Specifically, 665 households are assisted through the Section 8 Housing Choice Voucher (HCV) program. Of these households 426 include a disabled family member, 269 include children under the age of 18, and 215 include a senior, age 65 or older. The head of household in 584 of the HCV households is identified as white, 46 as Black/African American, 15 as American Indian/Alaskan Native, 17 as Asian, and 3 as Native Hawaiian/Pacific Islander; 85 HCV heads of household identify as Hispanic.

The Sonoma County Housing Authority currently (2014) has 9,290 households countywide on its Section 8 Housing Choice Voucher Program waiting list. Preliminary screening of the people on the waiting list indicates that 4,310 are families with children, 3,406 are families that include a member with a disability, and 1,157 are families with an elderly head of households. Over 80 percent (7,498) of the households on the waiting list fall into the extremely low-income category; the remaining households on the waiting list include 1,792 very low-income households. Currently the populations with the most urgent special housing needs are seniors, persons with disabilities, persons and families leaving emergency homeless shelters, youth transitioning from foster care, and persons with HIV/AIDS. These are among the groups most vulnerable to unaffordable and substandard housing conditions.<sup>20</sup>

## **Fair Housing of Sonoma County**

Fair Housing of Sonoma County (FHOSC) is a joint project between Fair Housing of Marin and Sonoma County People for Economic Opportunity. FHOSC is funded by HUD to conduct fair housing services in Sonoma County, to counter illegal discrimination, and to educate Sonoma County tenants, managers, and property owners as to their rights and responsibilities under State and Federal fair housing laws.

FHOSC provides bilingual counseling, investigative services, mediation, and legal referrals to persons confronted with housing discrimination, followed by mediation or referrals to HUD, the California Department of Fair Employment and Housing, or to attorneys, as appropriate. There is no charge for these services. The agency also provides information and training for rental property owners, real estate agents, and apartment managers on discrimination issues.

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<sup>20</sup>[http://www.sonoma-county.org/cdc/pdf/cdplan/2010/con\\_plan\\_2010.pdf](http://www.sonoma-county.org/cdc/pdf/cdplan/2010/con_plan_2010.pdf)

## **Community Support Network**

Community Support Network (CSN) is a non-profit agency that provides a wide range of services to mentally and/or emotionally ill and homeless adults. CSN offers a network of social services, including residential alternatives to institutional care, social and vocational rehabilitation, chemical dependency counseling, case management, supportive housing, and other special social services.

## **California Homebuyers Fund**

In 2007 the City of Rohnert Park and the other cities in Sonoma County became an associate member in the California Homebuyers Fund (CHF). Participation in CHF provides Sonoma County residents, including those residing in Rohnert Park, access to a variety of home loan opportunities, including loans designed to benefit homebuyers having low- to moderate-incomes and homebuyers needing assistance with down-payments and related closing costs. The purchase price limits under the CHF guidelines are currently higher than the MCC program, benefiting more residents of Sonoma County.

## **Opportunities for Energy Conservation**

Energy efficiency is directly related to affordability of housing especially for low-income households, as money spent on utilities can substantially reduce the amount that can be spent on food, shelter, and other basic needs.

Rohnert Park has taken many actions to reduce its impact on the environment by becoming more sustainable. Highlights of recent efforts include:

- City Council adopted resolution 2004-111, which sets a goal for greenhouse gas reductions of 20 percent by the year 2010 for internal City operations (baseline year 2000) (May 2004).
- City Council adopted resolution 2005-233, which sets a goal for greenhouse gas reductions of 25 percent by the year 2015 for community-wide use, private and public (baseline year 1990) (July 2005).
- City Council passed resolution 2006-67 adopting Build It Green's (BIG) New Home Construction Green Building Guidelines, 2005 Edition as City of Rohnert Park Referenced Standards (March 2006).
- City Council approved agreement with University District LLC, including provisions for high level of green building construction standards for all new construction (May 2006).
- City staff conducts Sustainability Ordinance workshop with City Council (August 2006).
- Energy Efficiency Ordinance 2007-779. This ordinance also established Title 14-Sustainability in the Municipal Code (March 2007).
- Green Building Ordinance 2007-782 (July 2007).
- Building Permit issued for renovation of vacant office building to convert into a LEED Gold City Hall (September 2007).

On November 26, 2013, the City adopted the 2013 California Building Code which requires new residential buildings to meet a comprehensive set of standards for energy conservation. Builders of these units may achieve compliance by calculating energy performance in a prescribed manner or by selecting from alternative component packages that prescribe a fixed method of compliance. All proposed residential units are checked by the Building Department to ensure that their design and construction complies with Title 24 energy standards. Additions and alterations must also meet these standards if they increase the heated or cooled floor space of a building.

Opportunities for improving energy conservation in the design of residential development include ensuring the consistency of tentative tract maps with Section 66473.1 of the Subdivision Map Act, which requires the designs of subdivisions to provide for future passive or natural heating or cooling opportunities, and requires the planting of trees along streets and in parking lots to reduce heat.

In February 2012 the Regional Climate Protection Authority (RCPA) partnered with the County of Sonoma Permit and Resource Management Department (PRMD) to secure a Sustainable Communities Planning grant from the Strategic Growth Council for \$1 million. The Greenhouse Gas Reduction Implementation Program (GRIP)—which is now also referred to as “Climate Action 2020” is a collaborative effort among all nine cities and the County of Sonoma to take further actions in reducing GHG emissions community-wide.

Through the implementation of this program, participating jurisdictions will achieve compliance with Bay Area Air Quality Management District (BAAQMD) guidelines and other related policies that establish reduction targets for GHG emissions, including AB 32, CEQA, and local GHG reduction goals. Building upon the climate protection efforts and goals established in the 2008 Community Climate Action Plan created by the Climate Protection Campaign, the goal of the GRIP is to update all municipal and communitywide GHG inventories, evaluate emission targets, and create an implementation plan to reach those targets. The updated climate action plans that are developed for each jurisdiction will be tailored to specific circumstances, while at the same time benefiting from a countywide perspective.

The County will develop a comprehensive indicator monitoring program to measure the GRIP’s success toward achieving outcomes related to more sustainable communities and reduced GHG emissions.<sup>21</sup> The County will measure the decreased energy use by sector in accordance with the Sonoma County Community Action Plan through programs such as the Sonoma County Energy Independence Program to provide educational resources and a financing mechanism for energy retrofits. Additional measured outcomes include decreased municipal energy use through efforts of the Sonoma County Water Agency (SCWA) and General Services programs such as the construction of solar energy systems, fuel cells, geothermal heat exchange, and an increased local renewable energy portfolio through the existing Renewable Energy Secure Communities (RESCO) grant to SCWA.

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<sup>21</sup>[https://faast.waterboards.ca.gov/attachments/proposal\\_24274/attachment\\_63424.pdf](https://faast.waterboards.ca.gov/attachments/proposal_24274/attachment_63424.pdf)



## Pacific Gas and Electric

Pacific Gas and Electric Company (PG&E), which provides gas and electricity services in Rohnert Park, offers public information and technical assistance to homeowners regarding energy conservation. PG&E provides numerous incentives for energy-efficient new construction and home remodeling. Remodeling rebates include cool roofs, insulation, and water heaters. Residents are granted between \$100 and \$200 per 1,000 square feet for installed cool roofs and up to \$500 for attic and wall insulation. Installing new energy-efficient water heaters qualifies residents for a \$30 rebate.

PG&E also offers energy-efficiency tax credits under the Energy Policy Act of 2005 for both homeowners and builders. Existing homeowners are eligible for tax credits up to a maximum of \$500 for energy-efficient improvements. An additional tax credit is available for solar energy systems. Builders of energy-efficient new homes are eligible for tax credits up to a maximum of \$2,000.

PG&E provides a variety of energy conservation services for residents as well as offers a wealth of financial and energy-related assistance programs for low-income customers:

- **The Balanced Payment Plan (BPP).** Designed to eliminate big swings in a customer's monthly payments by averaging energy costs over the year. On enrollment PG&E averages the amount of energy used by the household in the past year to derive the monthly BPP amount. PG&E checks the household's account every four months to make sure that its estimated average is on target. If the household's energy use has increased or decreased dramatically, PG&E will change the amount of monthly payment so that the household does not overpay or underpay too much over the course of a year.
- **CARE (California Alternate Rates for Energy).** PG&E offers this rate reduction program for low- to middle-income households. PG&E determines qualified households by a sliding income scale based on the number of household members. The CARE program provides a 20 percent discount on monthly energy bills.
- **Energy Efficiency for Multifamily Properties.** The Energy Efficiency for Multifamily Properties program is available to owners and managers of existing multifamily residential dwellings containing two or more units. The program encourages energy efficiency by providing rebates for the installation of certain energy-saving products such as high-efficiency appliances, compact fluorescent light bulbs, attic and wall insulation, and efficient heating and cooling systems.
- **Energy Savings Assistance Program.** PG&E's Energy Savings Assistance program offers free weatherization measures and energy-efficient appliances to qualified low- to moderate-income households. PG&E determines qualified households through the same sliding income scale used for CARE. The program includes measures such as attic insulation, weather stripping, caulking, and minor home repairs. Some customers qualify for replacement of appliances including refrigerators, air conditioners, and evaporative coolers.
- **Energy Works Program/Energy Partners Program.** The Energy Works Program provides qualified low-income tenants free weatherization measures and energy-efficient appliances to reduce gas and electricity usage. In order to qualify for the program, a household's total annual gross income cannot exceed the income as set in the income guidelines ([http://www.hacsc.org/energy\\_works\\_program.htm](http://www.hacsc.org/energy_works_program.htm)); households must receive gas and/or electricity from PG&E; and the residence cannot have participated in the Energy Partners Program in the past 10 years.

- **The Family Electric Rate Assistance (FERA) Program.** PG&E offers a rate reduction program for low- to middle-income large households of three or more people. It enables low-income large households to receive a Tier 3 (131 percent to 200 percent of baseline) electric rate reduction on their PG&E bill every month.
- **The Low-Income Home Energy Assistance Program (LIHEAP) Block Grant.** Funded by the Federal Department of Health and Human Services, this program provides two basic types of services. Eligible low-income persons, via local governmental and nonprofit organizations, can receive financial assistance to offset the costs of heating and/or cooling dwellings and/or to have their dwellings weatherized to make them more energy efficient. This is accomplished through these three program components:
  - The Weatherization Program provides free weatherization services to improve the energy efficiency of homes, including attic insulation, weather-stripping, minor home repairs, and related energy conservation measures.
  - The Home Energy Assistance Program (HEAP) provides financial assistance to eligible households to offset the costs of heating and/or cooling dwellings.
  - The Energy Crisis Intervention Program (ECIP) provides payments for weather-related or energy-related emergencies.
- **Medical Baseline Allowance Program.** The Medical Baseline Allowance program is available to households where a California-licensed physician has certified that a full-time resident is either dependent on life-support equipment while at home; a paraplegic, hemiplegic, quadriplegic, or multiple sclerosis patient with special heating and/or cooling needs; a scleroderma patient with special heating needs; or suffering from a life-threatening illness or compromised immune system with special heating and/or cooling requirements to sustain the patient's life or prevent deterioration of the patient's medical condition. The program allows customers to get additional quantities of energy at the lowest or baseline price for residential customers.
- **PG&E's SmartAC™ program.** This program offers a simple and convenient way to help prevent power interruptions. When customers sign up, PG&E installs a free SmartAC device that slightly reduces the energy the air conditioner uses automatically in case of a state or local energy supply emergency. PG&E customers receive \$50 for signing up for the SmartAC™ program.
- **REACH (Relief for Energy Assistance through Community Help).** The REACH program is sponsored by PG&E and administered through the Salvation Army. PG&E customers can enroll to give monthly donations to the REACH program. Through the REACH program qualified low-income customers who have experienced uncontrollable or unforeseen hardships that prohibit them from paying their utility bills may receive an energy credit up to \$200. REACH assistance is available once per 18-month period, with exceptions for seniors and mentally- and physically-disabled persons. The Salvation Army determines eligibility by a sliding income scale based on the number of household members. To qualify for the program, the applicant's income cannot exceed 200 percent of the Federal poverty guidelines.

## Section 9.5 Housing Constraints

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

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

### Governmental Constraints

Governmental regulations and exactions are designed to achieve desirable land use patterns, coordinate development with infrastructure expansion, finance capital improvements, equitably distribute the cost of public services, maintain the ambiance of existing neighborhoods, improve the urban environment, and preserve open space and unique ecosystems. Local policies and regulations, however, can impact the price and availability of housing and, in particular, the provision of affordable housing. Land use controls, site improvement requirements, fees and exactions, and permit processing procedures, among other issues, may constrain the maintenance, development, and improvement of housing. This section discusses potential governmental constraints in Rohnert Park.

### Land Use Controls

#### General Plan Policies

In addition to the Housing Element, the Land Use and Growth Management Element and the Community Design Element of the General Plan directly affect the location and type of housing that may be developed as well as the timing of development.

#### Land Use and Growth Management Element

The Land Use and Growth Management Element provides for a variety of housing types, particularly higher-density housing, in order to meet the needs of a growing population and lower-income households.

As shown in Table 9-44, the Element includes five residential land use designations with a density range from 2 units per acre to 24 units per acre. The density and FAR provisions are sufficiently high to allow the development of affordable housing for all income levels. Minimum densities are included in all residential designations in order to maximize residential development on a limited supply of land as well as achieve a balance and variety of housing types.

<b>TABLE 9-44</b> <b>RESIDENTIAL LAND USE DESIGNATIONS</b> <b>City of Rohnert Park</b> <b>2014</b>		
<b>Land Use Designation</b>	<b>Description</b>	<b>Density (units/gross acre)</b>
Rural Estate	This area is predominantly single family residential development and is intended for Canon Manor, Southeast Specific Plan Area, and designated locations at the city's ultimate physical edge, providing transition between urban and open space uses.	up to 2.0
Low-Density	This classification is mainly intended for detached single family dwellings, but the Zoning Ordinance may permit attached single family units in selected or all areas, provided each unit has ground-floor living area and private outdoor open space. A separate district for mobile home subdivisions or zero-lot-line developments may be included.	4.0 – 6.0
Medium-Density	Dwelling types may include attached or detached single family housing. Multifamily housing type is not permitted, whereas side-by-side duplexes not separated by a property line are permitted.	6.1 – 12.0
High-Density	This designation permits a wide range of housing types, ranging from single family attached to multifamily. It is intended for specific areas where higher densities may be appropriate.	12.1 – 24.0
Mixed-Use Development	This designation accommodates a variety of compatible businesses, stores, institutions, service organizations, and residences in a pedestrian-oriented setting. Allowable uses include multifamily residences, retail shops, financial, businesses, personal services, and restaurants. Automotive and drive-through establishments are not permitted.	FAR-2.0 <sup>1</sup>

<sup>1</sup>Floor Area Ratios (FARs) for mixed-use classifications are for combined residential and non-residential development; in Planned Developments and Specific Plan areas, limitations on maximum FAR will be set forth in the applicable zoning district. No separate residential density limitations are specified.

Source: City of Rohnert Park General Plan, 2014.

### **Urban Growth Boundary and Growth Management**

The Land Use and Growth Management Element provides for the establishment of an Urban Growth Boundary (UGB). The UGB delineates the ultimate edge of urban activity within the Rohnert Park Planning Area through 2020. It includes the area within the current city limits as well as annexed and specific plan areas identified in the General Plan. In November 2000 a 20-year Urban Growth Boundary ballot measure was approved by the voters replacing Policy GM-2 in the General Plan. It may be modified only by public vote, except in certain circumstances. The City then adopted a Growth Management Ordinance that is consistent with General Plan policies.

The UGB promotes a compact urban form that ensures the efficient provision of services and preserves agricultural and open space outside of the boundary. The City's growth management provisions are intended to ensure that growth within the UGB is paced to achieve General Plan buildout over a 20-year period, representing an annual average population growth rate of 1 percent. The provisions also ensure the necessary infrastructure and public facilities are provided for new development.

The growth management program anticipates an average of approximately 225 new housing units per year and only applies a development cap if residential building permits in any two successive calendar years exceed 560 units. Housing that is affordable to very low- and low-income households is not included in the total housing counts. The program also allows the cap to be adjusted up or down by as much as 10 percent by the City Council on an annual basis to accommodate changes in land use program assumptions (e.g., vacancy rate factors and household size).

When applications for residential approvals exceed the growth management program's annual limits, a project's contribution towards housing affordable to lower-income households will be given top priority in determining preference for allocation of development approval (Policy GM-5). The growth management program is also reviewed annually to determine, in part, whether priority should be given to specific housing types to achieve a balanced land use and housing program (Policy GM-4).

During this planning period the City's RHNA allocation is 899 units, of which 288, or 32 percent, are to be affordable to very low- and low-income households. The growth management program's provisions for annual growth (225) exceed the 69-unit annual average needed to meet the moderate and above moderate regional housing need allocated to the City for the 2014-2022 period.<sup>22</sup>

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<sup>22</sup>Given that 288 of the City's 899-unit RHNA is made up of units affordable to very low- and low-income households, 611 units remain that are affected by the growth management program; affordable units do not count toward the trigger cap calculations. Dividing the 611 units by 8.83 years (the length of time remaining in this planning period), an average of 69 per year would need to be built to fulfill the RHNA. This is well below the 225 unit per year limit imposed by the growth management program.

### ***Balance of Housing Types***

The General Plan encourages a balance of housing types. It requires that specific plans and implementing ordinances construct planned housing types at buildout. Based on this evaluation, it can be concluded that the provisions of the Land Use and Growth Management Element do not represent a constraint on the development of housing for all income levels.

### **Community Design Element**

The Community Design Element is intended to protect and enhance Rohnert Park's physical and visual character. Several of its policies promote a diverse and affordable housing base, including the integration of townhomes and multifamily dwellings with single family residences (Policy CD-17). Policies can also facilitate the reduction of parking requirements for high-density and senior housing (Policy CD-29).

The following is a list of several other policies in the Community Design Element:

- Ensure that the University District is developed in a manner that is sensitive to the existing residential developments to the west (CD-31);
- Ensure that development in existing neighborhoods is respectful of the character of existing uses and causes minimal design intrusion (CD-53);
- Develop linkages within and between neighborhoods through linear parks, interconnected networks of streets (CD-2);
- Promote connections with adjacent neighborhoods (CD-B and CD-2);
- Ensure a fine-grained and integrated pattern of streets that provide continuity between neighborhoods, have a human scale, and enhance the character of neighborhoods (CD-24); and
- Minimize the visual dominance of garages (CD-21).

None of the Community Design Element's goals or policies negatively impacts the affordability or design of new residential development.

### **Specific Plans**

#### **University District Specific Plan**

The University District Specific Plan was originally approved in May 2006 and was updated in 2014, but is not yet constructed. It encompasses approximately 297 acres specifically for mixed-use, pedestrian-oriented development. The development will provide diverse residential opportunities as well as a commercial center to accommodate the needs of the residents of new and existing neighborhoods and SSU students, faculty, and staff.

The plan proposes the following:

- 26 estate units with low-density housing designations;
- 382 low-density residential units;
- 869 medium-density units, consisting of single family detached, clustered housing, and alley-loaded housing (attached housing could also be developed under this designation);
- 218 high-density units, including stacked-flats, carriage units, condominiums, townhouses, apartments; and
- 150 mixed-use units.

#### **Southeast Specific Plan**

The Southeast Specific Plan was adopted December 7, 2010. The plan provides for a maximum of 475 residential units, including 81 multifamily and attached single family residential units, and up to 10,000 square feet of commercial/retail space within an 80-acre planning area. Residential land uses proposed within this area include three types of single family dwellings:

- Rural Estate on 16 acres;
- Low-Density on 21.0 acres; and
- Medium-Density 27.3 acres.

#### **Northeast Specific Plan**

The Northeast Specific Plan is located within unincorporated Sonoma County. The draft plan calls for the development of a residential community of approximately 1,114 units in a variety of housing densities and types, 16.5 acres of parks and bikeways, and nearly 38 acres of other open space on an approximate 275-acre site adjacent to the northeastern edge of the city.

#### **Northwest Specific Plan**

The proposed Specific Plan Area is located just outside the northwest City Limits, west of Highway 101. The planning process will be aimed at identifying a community-based vision for the area. Based on a defined vision, a framework will be developed to guide future land uses, development, and public improvements in the area.

A specific plan or specific plan amendment provides the framework to phase and pace growth within the Specific Plan area so as to ensure the completion of all necessary public facilities concurrently with completion of the Specific Plan. A specific plan identifies adequate financing mechanisms for the infrastructure and public facilities required to support the development.

## Zoning Ordinance

The City regulates the type, location, density, and scale of residential development primarily through the Zoning Ordinance. In general the City's zoning regulations are designed to balance the goal of providing affordable housing opportunities for all income groups, while protecting the health and safety of residents and preserving the character of existing neighborhoods. The provisions of the City's Zoning Ordinance directly control the approval process for residential development and affect the type and design of housing that may be constructed. A complete revision of the Zoning Ordinance was undertaken and a new Zoning Ordinance was adopted in 2003 following the adoption of the General Plan in 2003. The Zoning Ordinance reflects General Plan policies and programs and incorporates State-mandated provisions. It is designed to protect and promote public health, safety, and welfare, as well as to promote quality design and quality of life.

The City's Zoning Ordinance specifies the zoning districts in which residential development may occur and under what circumstances. There are four basic residential zones and one mixed-use zone:

- R-R/R-E District allows single family dwellings as a permitted use. Manufactured housing requires a certificate of zoning compliance as do second units. This is done as a ministerial act. SRO units are allowed with an administrative permit.<sup>23</sup>
- R-L District allows single family dwellings as a permitted use. This district is comprised of four sub-districts: R-L-5,000, R-L-6,000, R-L-8,000, and R-L-10,000. As in the R-R/R-E district, Manufactured housing and second units require a certificate of zoning compliance.
- R-M District allows single family dwellings as well as side-by-side duplexes as permitted uses. Manufactured housing and second units require a certificate of zoning compliance. Multifamily projects are not permitted.
- R-H District allows multifamily housing as a permitted use. This district is comprised of two sub-districts: R-H-2,000 and R-H-1,800. Single family dwellings are allowed with a conditional use permit. SRO units are allowed with an administrative permit. As with the other districts, manufactured housing and second units require a certificate of zoning compliance.
- M-U District allows live/work, multifamily, and townhouse housing as a permitted use. SRO units are also permitted by right.

Table 9-45 summarizes residential uses permitted in residential and commercial districts. Single family residential zoning includes three districts: R-R/R-E, R-L, and R-M. Single family units are permitted right in all single family residential districts. Emergency shelters and residential care facilities with fewer than six people are allowed in single family zoning districts.

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<sup>23</sup> An Administrative Permit is a permit that is conditionally approved by Community Development staff—a faster process than a Conditional Use Permit, which is approved by the Planning Commission.



Multifamily residential zoning includes the R-M and R-H districts. Single story duplexes are permitted by right in the R-M and R-H districts, while other multifamily dwellings are permitted by right only in the R-H district. Single family dwellings are permitted conditionally in the R-H district. Emergency shelters and residential care facilities of six or fewer occupants are permitted by right in the R-M and R-H districts. Emergency shelters greater than six persons are permitted by right in the R-H district as well as all commercial districts (C-O, C-N, and C-R).

**TABLE 9-45  
HOUSING TYPES PERMITTED BY ZONE**

**City of Rohnert Park  
2014**

<b>Housing Types Permitted</b>	<b>R-R/R-E Districts</b>	<b>R-L Districts</b>	<b>R-M Districts</b>	<b>R-H Districts</b>	<b>M-U District</b>	<b>C-O District</b>	<b>C-N District</b>	<b>C-R District</b>	<b>P-I District</b>
Affordable Housing Density Bonus	A	A	A	A					
Farmworker Housing	P			P					
Emergency Shelters (6 or fewer residents)	P	P	P	P		P	P	P	
Emergency Shelters (7 or more persons)				C		P	P	P	C
Live/Work					P	C	C		
Manufactured Housing	Z	Z	Z	Z					
Mobile Home Park or Subdivision			C	C					
Multifamily Housing (Duplexes-Single Story)			P	P					
Multifamily Housing (Other)				P	P				
Recovery Facility (6 or fewer persons)	P	P	P	P		A	A	A	
Recovery Facility (7 or more persons)				C		C		C	
Residential Care Facility (6 or fewer persons)	P	P	P	P					
Residential Care Facility (7 or more persons)	C	C	C	C					
Second Residential Unit	Z	Z	Z	Z				A	
Single Family Dwellings	P	P	P	C					
Single Room Occupancy Living	A			A	P				
Townhouse					P				

Note: P=permitted by right; C=conditionally permitted by planning commission, A=administrative permit, Z=certificate of zoning compliance

Source: City of Rohnert Park Zoning Ordinance, Section 17.06.

## **Residential Development Standards**

Table 9-46 summarizes the Zoning Ordinance minimum standards for residential lot sizes, yards, open space per unit, and maximum lot coverage. Development standards specific to each zone district are designed to protect and promote the health, safety, and general welfare of residents, as well as implement the policies of the General Plan. These standards also serve to preserve the character and integrity of existing neighborhoods. Generally, development standards can limit the number of units that may be constructed on a particular piece of property. Limiting the number of units would mean higher per-unit land costs and, all other factors being equal, result in higher development costs that could impact housing affordability.

**TABLE 9-46  
SELECTED DEVELOPMENT STANDARDS FOR RESIDENTIAL ZONES**

**City of Rohnert Park  
2014**

District	Minimum Site Requirements			Maximum Density (units/ acre)	Minimum Setbacks			Min. Open Space/ Dwelling Unit (s.f.)	Max. Lot Coverage (%)	Max. Height (ft.)
	Lot Size (sq. ft.)	Width (ft.)	Depth (ft.)		Front (ft.)	Side (interior/ corner) (ft.)	Rear (ft.)			
R-R	40,000	100	150	1	50	10/20	50	N/A	30	35
R-E	17,000	100	150	2	25	10/20	25	N/A	40	35
R-L	5,000	50	100	6	20	5/10	20 <sup>3</sup>	N/A	50	35
R-M	3,700	40	80	12	20	5/10 <sup>1</sup>	20 <sup>3</sup>	500 <sup>4</sup>	40	35
R-H	10,000	60	100	30	20	5/10 <sup>1,2</sup>	20 <sup>3</sup>	400 <sup>4</sup>	40	45
M-U	10,000	60 <sup>5</sup>	100 <sup>5</sup>	24 <sup>6</sup>	10 <sup>1</sup>	10/10 <sup>5</sup>	10 <sup>5</sup>	200	80	45
C-O	10,000	60	100	N/A	15	10/15 <sup>2</sup>	10	N/A	50	45
C-N	10,000	40	100	N/A	15	10/15 <sup>7</sup>	10	N/A	60	35
C-R	20,000	50	100	N/A	15	10/15 <sup>7</sup>	10	N/A	60	65
P-I	10,000	N/A	N/A	N/A	15	10	15	N/A	50	45

<sup>1</sup>The interior side yard setback may be eliminated for attached dwelling units in the R-M and R-H Districts, provided the applicable building code requirements can be met.

<sup>2</sup>In the R-H and C-O districts, interior side yards shall be increased by one foot for every foot of building over thirty-five feet.

<sup>3</sup>The rear yard setbacks may be reduced to ten feet for one-store building additions that are no wider than 50 percent of the buildable width of the lot.

<sup>4</sup>This shall include private open space of a minimum area of 100 square feet when on ground level and/or 60 square feet if equal to or greater than 6 feet above ground.

<sup>5</sup>In the M-U District front, rear, and/or side yard setbacks may be reduced or eliminated if approved by the Planning Commission and if structures remain outside an easement and comply with City-approved design guidelines.

<sup>6</sup>Maximum density within the M-U District shall be dependent on the dimensional requirements of the property (e.g., setbacks, FAR, parking).

<sup>7</sup>The interior side yard setback may be eliminated for attached commercial units in the C-N and C-R districts, provided the applicable building code requirements can be met.

*Source: Rohnert Park Zoning Ordinance, 2014.*

Modifications to minimum standards are allowed under many circumstances as described below:

- A minimum lot size of 4,500 square feet may be allowed in the RL-District for projects that use design features such as clustering and common open space areas. This is done through specific plan, planned development, and/or subdivision review.
- In the M-U District front, rear, and/or side yard setbacks may be reduced or eliminated if approved by the Planning Commission and if structures remain outside of an easement and comply with City-approved design guidelines. This is done through design review.
- The interior side yard setback may be eliminated for attached dwelling units in the R-M and R-H districts, provided the applicable building code requirements can be met. This is done through specific plan, planned development, and/or subdivision review.

Maximum height limitations on residential development are as follows: 35 feet in R-R, R-E, R-L, and R-M districts, 45 feet in the R-H and M-U districts for primary structures.

None of these development standards have been identified by applicants as prohibitively restrictive. Developers report that meeting the minimum open space and maximum lot coverage provisions has not been an obstacle to the development of housing. Furthermore, non-profit housing groups seeking to provide housing affordable to lower-income households have found the densities allowed in the higher-density districts to be sufficient for their needs, especially with a density bonus. It should also be noted that the maximum allowed density in the R-H zone (30 units/acre) exceeds the City's State-defined default density (20 units/acre) for very low- and low-income housing.

## Parking Standards

Table 9-47 summarizes the residential parking requirements in Rohnert Park. Parking requirements do not constrain the development of housing directly. However, parking requirements may reduce the amount of available lot areas for residential development. The City requires one parking space per dwelling be in a carport or garage (except for multifamily units), allowing greater flexibility in site design and building configuration.

<b>TABLE 9-47</b> <b>RESIDENTIAL PARKING REQUIREMENTS</b> <b>City of Rohnert Park</b> <b>2014</b>	
<b>Type of Residential Development</b>	<b>Required Parking Spaces</b>
Single family units (detached)	2 spaces enclosed in a garage or carport
Single family units (attached)	2 spaces per unit, 1 of which must be covered 1 space per four units for guest parking
Duplexes	4 spaces, two of which must be in a garage or carport 1 space per four units for guest parking
Multifamily units	1 space per studio or one-bedroom unit 2 spaces per two-bedroom unit 2.5 spaces per three-bedroom unit 1 additional space per bedroom for units with four or more bedrooms One guest parking space for every four units
Mobile home parks and trailer parks	1.5 spaces per unit, one of which must be covered
Off-campus student housing	0.75 spaces per bedroom unit or occupant, whichever is greater
Residential care facility	1 space per 500 square foot of gross floor area
Senior housing	1 covered space per unit, plus 1 space per 4 units for guest parking

Source: Rohnert Park Zoning Ordinance, 2014.

The Zoning Ordinance recently reduced parking requirements for residential care facilities, senior housing, and off-campus student housing.

The Development Services Director may grant exceptions to parking requirements through an administrative permit. This provision has been used in the past to allow the conversion of garages to living space without a requirement for any new covered parking to offset the loss of parking.

## Design Review

The Zoning Ordinance requires architectural and design review for any new residential building other than a single family home on a single lot. The site plans, elevation drawings, and landscaping plans of larger projects are typically reviewed by the Planning Commission.

The City adopted a new set of design guidelines in 2012. These guidelines include general principles relating to site design, scale of buildings, and the orientation of structure as well as street and path access to creeks to promote neighborhood and open space connectivity. Guidelines associated with residential design include:

- Variation from adjoining structures in the height, bulk, area, openings or breaks in the facade facing a street, and/or line and pitch of roof.
- Variation from adjoining structures in the arrangement on the parcel.
- Variation in architectural motifs.
- Variation from directly adjacent structures of materials, color, and arrangement of exterior materials.
- Specific guidelines pertaining to main entrances, garages, and driveways.
- Specific guidelines pertaining to multifamily developments including breaking up building facades and rooflines to give the appearance of a collection of smaller structures, and orienting windows of frequently used rooms (e.g., living and dining areas) to overlook common open space and child play areas for increased security.

City adopted specific plans each have a set of design guidelines. Subdivisions of single family units are required to have specific numbers of exterior design variations depending upon the number of lots in the subdivision, and to provide architectural designs that vary from those in adjacent subdivisions. Developers are encouraged to provide a variety of floor plans.

The Zoning Ordinance also includes design standards for manufactured homes to ensure that they are compatible with conventionally-built residential structures in the surrounding area. These standards do not exceed the limitations prescribed by State law.

Although the Zoning Ordinance delegates design review authority to the Director of Planning and Community Development, in practice most residential projects are reviewed and approved by the Planning Commission. The Zoning Ordinance was amended to reflect current procedures and clearly delegated certain responsibilities to the Director during the 2002 Housing Element planning period.

## **Density Bonus**

State law requires the provision of certain incentives for residential development projects that set aside a certain portion of the units to be affordable to lower- and moderate-income households and for senior citizen housing developments. The City implements State law through its density bonus for affordable housing ordinance. Under current State law jurisdictions are required to provide density bonuses and development incentives on a sliding scale, where the amount of density bonus and number of incentives vary according to the amount of affordable housing units provided. The City of Rohnert Park offers a density bonus consistent with State law to developers who agree to construct any of the following:

- At least 10 percent of the total units are designated for low-income households;
- At least 5 percent of the total units are designated for very low-income households;
- A senior citizen housing development as defined in Sections 51.3 and 51/12 of the Civil Code; or
- At least 10 percent of the total in a condominium project for moderate-income households.

The amount of density bonus granted varies depending on the percentage of affordable units provided and ranges from 5 percent to 35 percent. To obtain a density bonus in Rohnert Park, the developer must submit a preliminary proposal for staff review prior to the submittal of any formal request for approval of a density bonus. The purpose of the preliminary proposal is to determine whether the proposed housing development is in compliance with applicable planning regulations. Confirmation of compliance of the preliminary proposal does not constitute approval of the housing development. Rather it indicates that the housing development nominally complies with the City's applicable planning and zoning regulations.

## **Project Review**

Delays in processing housing development applications through a City's review and approval process can add to housing costs. If the developer buys the land outright, there are interest costs, and if they obtain an option to purchase, there are option costs to hold the land.

## **Length of Review**

In recent years varying amounts of time were taken to consider and approve housing construction proposals. However, in general, typical entitlements take three to six months and larger projects—such as a specific plan—take one to two years. As in other cities, CEQA adds considerable time to the process. Generally, the greater the public controversy regarding a proposal, the longer the time spent in the review process. Controversy and resulting delays are often prompted by a zoning change—in other words, if sites are already zoned for residential use, expected delays are minimal. Public hearing continuances have resulted from requests by project opponents for additional information, studies, and project re-designs. Each change in the project design can have associated architect and engineering fees, which grow with each revision.

Processing delays can also result from incomplete submittals by project applicants, inadequate responses to staff requests for additional information and exhibits, and failure to design projects to City standards.

## **Appeal Process**

The review process can also be delayed by provisions of the Municipal Code. A prior provision in the Zoning Ordinance (Section 17.62.070 D.) used to allow the Council to decide whether it wanted to hear an appeal. In 2003 the City Council revised the Zoning Ordinance, eliminating the step of having the City Council first determine if it will hear an appeal before actually hearing the appeal itself.

## **Specific Plan Requirement**

The Land Use Element requires the preparation of specific plans prior to development in any of the growth areas. While this requirement will lengthen the review and approval process, it is necessary to ensure that development occurs in a manner consistent with land use and design criteria, environmentally-sensitive areas are conserved, and adequate infrastructure is provided. Furthermore, the Sonoma Local Agency Formation Commission (LAFCo) requires a “plan for services,” which may be in the form of a specific plan, depending on the size and nature of the project. Under the current General Plan, the City has chosen to use specific plans in relation to future annexations; especially for large, complex projects, a specific plan is an effective tool to meet a variety of agency needs as well as conform to legal mandates. Prior to the Commission's consideration of a change of organization involving annexation of territory to a city, the applicant must provide a plan for services including written evidence from the affected city that it has the physical and fiscal capacity to adequately serve the subject territory. The plan for providing services must include all of the following information and any additional information required by the Commission or the Executive Officer:

- An enumeration and description of the services to be extended to the affected territory;
- The level and range of those services;
- An indication of when those services can feasibly be extended to the affected territory;



- An indication of any improvement or upgrading of structures, roads, sewer, or water facilities, or other conditions the local agency would impose or require within the affected territory, if the change of organization or reorganization is completed; and
- Information with respect to how those services will be financed.

The City has three professional planning staff to expedite the preparation and approval of specific plans, as well as the residential growth anticipated by the Land Use Element.

## **Adopted Codes**

The City has adopted the 2013 California Building Code incorporating the National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, the Uniform Housing Code, and the California Fire Code. The City has amended these codes in a few instances when necessary to protect the health, safety, and welfare of its residents. For example, the City has amended the Building Code with additional requirements for concrete slab floors to mitigate local expansive soil conditions. Lighted address numbers are required to improve identification of homes by emergency personnel. Smoke detectors are required in single family homes and automatic fire alarm systems must be provided in multifamily complexes and condominium complexes. Automatic fire suppression systems must be installed in new residential structures and substantially-remodeled dwelling units. While these measures result in higher initial housing costs, they are offset over the long run by savings on homeowners insurance and property damage.

In January 2013 the California Building Standards Commission (CBSC) adopted the 2013 California Green Building Standards Code, otherwise known as “CALGreen,” which became effective January 1, 2014. CALGreen is California’s first green building code and a first-in-the-nation State-mandated green building code. It is formally known as the California Green Building Standards Code, Title 24, Part 11, of the California Code of Regulations. CALGreen establishes mandatory minimum green building standards and includes more stringent optional provisions known as Tier 1 and Tier 2. Cities and counties, at their discretion, may adopt Tier 1 or Tier 2 as mandatory or adopt and enforce other standards that are more stringent than the CALGreen Code. The City of Rohnert Park has adopted CALGreen, including voluntary residential and nonresidential Tier 1 measures for all new construction except for the Energy Efficiency Provisions contained in Appendix A4 Division A4.2 and Appendix A5 Division A5.2.

CALGreen requirements for new buildings include:

- Reduce water consumption by 20 percent;
- Divert 50 percent of construction waste from landfills;
- Install low pollutant-emitting materials;
- Separate water meters for nonresidential building indoor and outdoor water use;
- Moisture-sensing irrigation systems for larger landscape projects; and
- Mandatory inspections of energy systems (e.g., heat furnace, air conditioner, mechanical equipment) for nonresidential buildings over 10,000 square feet to ensure that all are working at their maximum capacity and according to their design efficiencies.

The City’s building code requirements do not adversely impact the cost of construction. The requirements address basic health and safety considerations.

On average five residential code enforcement actions occur each month. Given that buildings constructed in Rohnert Park are aging, the need for building code enforcement activity has increased in recent years.

## Site Improvements

The City has residential development requirements for landscaping, street width, fences, and walls. The City adopted these standards to ensure that minimum levels of design and construction quality are maintained and adequate levels of street and facility improvements are provided. While the City's development standards are similar to those in other jurisdictions, there may be some standards that exceed the level necessary to ensure adequate circulation and parking, drainage, environmental protection, and protection from visual nuisances. The City's standards are summarized below. The standards included in this summary are those which typically have a potential to affect housing costs, but are necessary to provide a minimum level of design and construction quality in the city's neighborhoods.

**Landscaping:** Landscape plans should demonstrate a recognizable theme for the overall development by choice and location of materials. Street trees (minimum 15 gallon size) are required, as is the installation of utility lines underground to enhance the appearance of residential neighborhoods. Planters must be installed and maintained adjacent to every street frontage for the full length.

**Residential Streets:** The Community Design Element calls for a 52-foot wide local neighborhood street section (CD Figure 3.2-5) that provides two travel lanes, two parking lanes, sidewalks, and curbs and gutters on either side. This design is intended to adequately accommodate traffic, parking, pedestrians, and drainage.

These requirements are standard and reasonable; most architects would regularly incorporate them into their plans and are not seen as particularly onerous for developers.

## Water Availability

Issues related to water supply are complex in Sonoma County. Rohnert Park has been party to multiple water supply-related lawsuits, including one on the 1999 General Plan EIR that the City settled and a Water Supply Assessment (WSA) prepared by the City in 2005.<sup>24</sup> As the culmination of several years of litigation, in November 2008 a State Court of Appeals ruled in favor of the City of Rohnert Park, upholding the validity of the City's 2005 WSA, which states that the City has adequate and sufficient water supplies to implement its General Plan. The General Plan provides the framework for all of the specific plans described in the Residential Sites Inventory chapter of this Housing Element along with the number of housing units they are to contain. The City will have adequate water supply to fulfill the 2014-2022 RHNA.

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<sup>24</sup>Final Water Supply Element <<http://www.ci.rohnert-park.ca.us/index.aspx?page=417>>.

The City of Rohnert Park currently derives its drinking water supply from 26 active municipal wells, the Sonoma County Water Agency (SCWA) Petaluma Aqueduct, and recycled water. The sources of the aqueduct water are from the Dry Creek, Eel River, and Russian River watersheds. The City is able to achieve a balance of these supplies as necessary to meet demands and limit impacts. For instance, between June and September, in accordance with the Temporary Impairment MOU, the City may reduce its use of SCWA water and make up for this reduction with groundwater and recycled water.

In 2003 the City installed residential water meters. Water demand has dropped as a result of meter installation and commodity pricing. The 2005 WSA assumed a 10 percent reduction in single family residential unit demand between 2005 and 2025 as a result of water conservation efforts; this is consistent with the City's water conservation policy, which seeks to achieve a voluntary 10 percent reduction through conservation efforts.

Recycled water is supplied by the City of Santa Rosa Subregional System. The Subregional System maintains a contract with each individual user on the Rohnert Park Urban Reuse system, including the City. Rohnert Park is one of the largest users of reclaimed water in the county. Sites in Rohnert Park that use reclaimed water include all parks and school grounds south of Golf Course Drive, the North and South Rohnert Park Municipal Golf Courses, Roberts Lake, and various commercial and industrial sites.

According to the City's 2010 Urban Water Management Plan, "combined projected water supplies are sufficient to meet projected demands." While new development extending to the 2020 Urban Growth boundary would necessitate the installation of additional distribution lines to serve growth outside of the existing city limits, specific plan developers are aware of this additional cost and are prepared to incur it.

### **Impact Fees and Exactions**

The City charges a variety of development impact fees. While in the past the City charged fees for capital outlay, water and sewer connections, water reclamation, traffic impacts, and parks/open space/recreation, these were simplified in 2004 with the adoption of the Public Facilities Financing Plan (PFFP), which was last updated in 2012. The PFFP outlines a comprehensive strategy for managing the costs of capital facilities, maintenance, and services that are impacted by new development. Fees are adjusted for inflation annually, and vary by unit type and location. For example, fees charged per single family dwelling unit are higher than those charged per multifamily dwelling unit and fees charged to greenfield development are higher than those charged to infill development.

While development impact fees may affect housing prices, the only alternatives would be their payment by the existing taxpayers of the City of Rohnert Park or no further residential development, either of which is infeasible.

Table 9-48 summarizes the 2014 development impact fees charged by Rohnert Park. The average fees for a typical single family home are \$24,000 per unit, which represents 11.6 percent of the median price of \$277,500 for a three-bedroom home (Table 9-23). The average fees for a typical multifamily unit are \$15,000 per unit, which represents 4.6 percent of a typical multifamily unit development costs.<sup>25</sup>

**TABLE 9-48**  
**PER UNIT DEVELOPMENT IMPACT FEES ON HOUSING**  
 (Public Facilities Finance Plan)  
 City of Rohnert Park  
 2014

Location	Single family	Multifamily	Senior Housing	Assisted Living
Northeast Specific Plan Area	\$27,873	\$17,340	N/A	N/A
University District Specific Plan Area	\$28,270	\$17,434	N/A	N/A
Southeast Specific Plan Area	\$25,590	\$16,560	N/A	N/A
Wilfred Dowdell Specific Plan	N/A	N/A	N/A	N/A
Northeast Specific Plan Area	\$27,873	\$17,340	N/A	N/A
Stadium Lands Planned Development	N/A	\$12,964	N/A	N/A
Canon Manor Specific Plan Area	\$20,130	\$13,144	\$N/A	\$N/A
Infill West of Highway 101	\$19,445	\$12,520	\$11,907	\$10,013
Infill East of Highway 101	\$17,967	\$11,569	\$10,983	\$9,551

Source: City of Rohnert Park: Council Agenda Item, Resolution No. 2012-44–Updating the Public Facilities (PF) Fee for All Development in the City of Rohnert Park <<http://www.rpcity.org/Modules/ShowDocument.aspx?documentid=6927>>, accessed January 16, 2014.

<sup>25</sup>Based on development costs for a typical studio, one-, two-, and three-bedroom unit provided by Burbank Housing Development Conversation.

The Development Services Department also charges development fees (9-49). The Department recently updated the fee schedule, making as much an effort to be in-line with neighboring communities as possible. Furthermore, the previous study concluded that fees charged were significantly lower than all surveyed cities, and that the City provided services with limited cost recovery from applicants for staff time and materials.

TABLE 9-49 PLANNING FEES AND DEPOSITS City of Rohnert Park 2013		
Type	Fee/Deposit	
Fees		
Administrative Permit	\$650	
Sign Program Reviews	New	\$520
	Revised	\$348
Site Plan and Architectural Review (Building Remodel)	\$1,210 <sup>1</sup>	
Rezoning	\$6,450	
Appeals <sup>3</sup>	City Council	\$281 <sup>1</sup>
	Planning Commission	\$390 <sup>1</sup>
Deposits		
Specific Plans	Preliminary Plan	-- <sup>2</sup>
	Amendment	
	Preparation	
Use Permits	\$1,000	
Site Plan and Architectural Review (New Structure)	\$1,200	
Planned Development	-- <sup>2</sup>	
Negative Declaration (Initial Study)	\$2,000	
Tentative Maps	Minor (less than or equal to 4 lots)	\$4,000
	Major (greater than or equal to 5 lots)	-- <sup>2</sup>
Development Agreements	-- <sup>2</sup>	
Variance	\$2,500	
General Plan Amendments	\$5,000	

<sup>1</sup>Plus the actual cost of publishing/noticing

<sup>2</sup>Actual cost of time and materials charged against an Initial Deposit as determined by staff. An approved Reimbursement Agreement is required.

<sup>3</sup>This is the fee for residents. Non-resident fee is \$1,125 for Planning Commission and \$1,560 for City Council.

Source: City of Rohnert Park, accessed January 16, 2014.

## **Park and School Dedications**

Rohnert Park has developed according to the neighborhood concept. Residential neighborhoods are constructed around a park and/or school site, the dedication of which is required by the City's subdivision regulations. The required area is approved by the City Council upon approval of the tentative map with the City's Parks and Recreation Commission providing input regarding the proposed park site and its improvements. Standards in the General Plan provide guidance as to how much land needs to be dedicated.

## **Inclusionary Housing Program**

The inclusionary housing requirement is a critical component of the City's housing program and an active means of providing affordable units to households typically excluded from the housing market. In 2009, the case of *Palmer/Sixth Street Properties, L.P. vs. City of Los Angeles*, 175 Cal. App 4th 1396 (2009), held that the City of Los Angeles Inclusionary Housing Ordinance was invalid for rental properties under the Costa Hawkins Act. Since that time there have been no contrary court decisions to *Palmer*, and there have been no legislative changes to alter the holding of *Palmer*. In light of this court case, Rohnert Park no longer requires market rate rental projects to provide affordable units. The City only applies the inclusionary requirements to ownership projects. Developers of residential ownership projects over five units are required to sell 15 percent of the units at prices affordable to low- and moderate-income households. It is City practice to require that affordable units are comparable in number of bedrooms, exterior appearance, and overall quality of construction to market rate units in the same project.<sup>26</sup> Homes must remain affordable for 45 years.

Furthermore, the inclusionary program is intended to promote the economic integration of lower-income households in neighborhoods and the dispersion of such units throughout the city. The requirement may also provide an incentive for developers to take the next step and increase their project's share of units affordable to lower-income households to 35 percent in order to qualify for a housing density bonus.<sup>27</sup>

The inclusionary requirement is also intended to offset the negative effects of new market-rate housing on the provision of non-market rate housing. The construction of above moderate-income housing depletes the amount of available residential land, while contributing to rising land prices because of a greater scarcity of developable sites, although given that the Rohnert Park General Plan can accommodate a much greater population than projected by ABAG or housing units required by the RHNA, housing sites are not scarce. Market-rate housing development also exacerbates the affordable housing problem by creating greater needs for goods and services typically provided by employees earning lower wages.

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<sup>26</sup>Any differences in size or interior features of affordable units compared to those of market-rate units requires written approval of the Planning Manager and the City Manager, and requires that construction be of similar quality to market-rate units and consistent with contemporary housing standards.

<sup>27</sup>In way of further explanation, there is nothing in either the density bonus or inclusionary housing provisions from preventing a developer from taking advantage of the density bonus option as well as complying with the inclusionary housing requirements, creating more flexibility for the developer.

Since 2003, when the Inclusionary Housing Program (as well as the In-Lieu Fee requirements and Housing Trust Fund) was adopted by City Council, 599 affordable units have been constructed and an additional 314 affordable units approved.

### **Inclusionary Housing Options**

Instead of building at least 15 percent affordable units, developers have two options: (1) pay in-lieu fees that will be used to create affordable housing, or (2) commit to one of three “alternative equivalent actions.”

#### **In-Lieu Fees**

In certain circumstances developers have the option of paying in-lieu fees into the Housing Trust Fund, which is solely dedicated to assisting in the development of affordable housing. In June 24, 2012, the Housing Trust Fund had a balance of \$240,000. Two developers have taken advantage of the in-lieu fee option so far. In the case of one developer, in-lieu fees were calculated based on the maximum HUD assistance for low- and very low-income one-, two-, and three-bedroom units in Sonoma County.<sup>28</sup> In the case of the other developer, the required affordable units were built, but the moderate-income units would not sell (given current market conditions) so an agreement was negotiated with the City to pay in-lieu fees for those units to enable them to be marketed without restrictions. The City has not adopted an in-lieu fee, but this option is available to future developers subject to the completion of an in-lieu study.

In-lieu fees can be made for fractions of required units or when a project is located on less than one acre of land or if it contains 10 or fewer units. However, in-lieu fees will only be accepted to meet the inclusionary housing requirement if the developer can produce financial data showing that it is not feasible to build affordable units (i.e., the array of incentives offered by the City do not mitigate additional costs incurred by the developer).<sup>29</sup> In the case of demonstrated infeasibility, the cumulative impact on development costs is eased by the ability to pay in-lieu fees instead of requiring the on-site building of affordable units.<sup>30</sup>

There has been extensive debate over the question of who bears the cost of an inclusionary requirement. Depending on the relative strength of the housing market, the costs may be incurred by:

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<sup>28</sup>In case the developer decided to build the 15 percent required low-income units (35 units—the entire project has 200 units) and pay into the Housing Trust Fund to help facilitate a future affordable project which would include 17 very low-income units. The unit size proportions of the development were used to calculate that the 17 units should be broken down as follows: 8 one-bedroom, 8 two-bedroom, and 1 three-bedroom unit. The subsidies per unit were \$14,500 (per one-bedroom unit), \$17,500 (per two bedroom), and \$23,000 (per three bedroom unit).

<sup>29</sup>To prove financial infeasibility, developers must submit a report identifying: (1) all overriding conditions impacting the project that prevent the developer from meeting the inclusionary requirement, (2) sufficient independent data, including appropriate financial information, that supports the developer’s claim that it is not feasible to construct the required affordable units, and (3) a detailed analysis of why the concessions and incentives provided will not mitigate the identified overriding conditions preventing the construction of the affordable units.

<sup>30</sup>See the further discussion that follows on the cumulative effects of the inclusionary housing requirement in general.

- Landowners who may receive a lower price for their land if developers are expecting a lower profit margin from the inclusionary requirement;
- Developers who may have to accept lower profits if housing prices cannot be raised; and/or
- The purchasers of market-rate units who may have to pay higher housing prices if the local and regional housing supply is limited and prices are at least as high in areas outside the city.

The fact that landowners, developers, and/or the purchasers of market-rate units may incur a portion of the cost of providing affordable units, may be construed to act as a constraint to the overall development of housing in a community. Rohnert Park's inclusionary ordinance, however, mitigates this prospect by providing a wide range of incentives to developers who provide affordable housing units. These incentives include:

- Expedited processing for development applications;
- Deferral of fee payment;
- An additional density bonus (to the maximum 35 percent already granted by the City, subject to City Council review and approval);
- Development standard reductions/modifications (i.e., minimum lot size, open space, parking and/or setback requirements);
- Approval of mixed-use zoning in conjunction with a housing project if non-residential uses will reduce the cost of residential development and if non-residential uses are compatible with residential uses and surrounding development; and
- Direct financial assistance in the form of a loan or grant (money from the trust fund).

These incentives are meant to offset development costs by, for example, providing a density bonus above that currently allowed in the City (a maximum of 35 percent). In the case of the developer that elected to pay in-lieu fees, a parking reduction was also granted, helping offset costs.

### **Alternate Equivalent Actions**

Instead of building affordable units or paying in-lieu fees, developers can choose to propose among three other options: donate land; transfer inclusionary credits; or create second units. An applicant may donate land to a nonprofit housing developer in place of actual construction of required affordable units upon approval by the City Council. The dedicated land must be appropriately zoned, buildable, free of toxic substances and contaminated soils, and large enough to accommodate the number of required affordable units. An applicant may also transfer inclusionary unit credits from one residential development project to another, upon approval of the City Council. Credit certificates are issued for specific income categories and may only be used to satisfy the requirements for affordable units within the same category. Finally, an applicant may develop second units to meet not more than 50 percent of the inclusionary housing requirement at a ratio of two second units per required affordable unit. Furthermore, these second units must meet the City's continued affordability requirements for affordable housing.



## **Conclusion**

The inclusionary housing requirements have not had a negative effect on housing production in the city since they were instituted in 2003. A substantial number of housing units have been built in the city since 2003, and property owners have initiated and completed specific plans for virtually all growth areas. The inclusionary requirements do not have the effect of diverting residential development to other Sonoma County jurisdictions, since inclusionary requirements have been adopted by neighboring Santa Rosa, Petaluma, and Cotati, as well as Healdsburg, Sonoma, Sebastopol, and Windsor. Also, given that the City's development processing procedure times and impact fees are in-line with those in neighboring communities, the cumulative effect of City development requirements is not overly burdensome.

Limiting the inclusionary requirement to 15 percent, providing alternative means of compliance, as well as various incentives, the program is not seen as an undue or onerous constraint on the provision of market-rate housing.

## **Constraints to Housing for Persons with Disabilities**

Given that persons with disabilities frequently have difficulty finding housing that meets their needs, the State requires special analysis of governmental constraints to housing for persons with disabilities.

## **Zoning and Land Use Policies and Practices**

The City complies with State and Federal fair housing laws and has a number of its own fair housing practices (See 9.3). The Zoning Ordinance's definition of "family" complies with applicable statutory and case law and does not restrict the number of individuals who may reside in a unit that otherwise complies with the Building Code. The Land Use Element does not require any minimum distance for the siting of community care facilities housing disabled persons. The City works with affordable housing developers to provide housing tailored to those with physical and mental disabilities. There are approximately 6 adult residential facilities in Rohnert Park for developmentally disabled adults that can accommodate up to 36 individuals.<sup>31</sup>

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<sup>31</sup>"Find Licensed Care." California Department of Social Services, Community Care Licensing Division. 1/10/2014. [http://www.cclid.ca.gov/docs/cclid\\_search/cclid\\_search.aspx](http://www.cclid.ca.gov/docs/cclid_search/cclid_search.aspx)

## **Evaluation of the Permit and Processing Procedures for Reasonable Accommodations**

The City has adopted a reasonable accommodation ordinance, which provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. A request may be made by any person with a disability, their representative, or any entity. A request may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities. These modifications would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice. Requests will be reviewed by the development services director, who will make a written determination within 45 days and either grant, grant with modifications, or deny a request for reasonable accommodation. In granting a request, the reviewing authority may impose any conditions of approval deemed reasonable and necessary.

The City complies with all State laws regulating licensed residential care facilities. Facilities with fewer than six persons in single-family zones are treated the same as any other single-family home. The City also complies with State laws regarding facilities with seven or more people (a conditional use permit is required in High Density Residential zones). The public comment period for group homes is no different from that for other types of residential development.

## **Building Code Review**

The City has adopted the 2013 California Building Standards Code.

## **Nongovernmental Constraints**

Nongovernmental constraints are those that are not created by local governments, but may be lessened through their actions.

## **Construction Costs**

Construction costs vary widely according to the type of development, with multifamily housing being somewhat less expensive to construct than single-family homes, on a per square foot basis. They are also influenced by market demands and market-based changes in the cost of materials.

## Construction Materials

Housing prices are also influenced partly by the types construction materials used. Homes in Rohnert Park are generally of wood frame construction and finished with stucco or wood siding. This type of construction is the least expensive conventional method (brick, stone, and concrete block are more costly). Composition shingle and built-up roofs, which are found on a large share of the community's homes, are also the least expensive, followed by wood shingle, wood shake, concrete tile, metal tile, and clay tile.<sup>32</sup>

A reduction in amenities and the quality of building materials can result in lower construction costs and lower purchase prices. Per-unit costs also decline with the size of the project, as developers benefit from economies of scale and are able to produce housing at a lower per-unit cost. However, high quality design and sufficient tenant amenities are generally required by City policies and standards to maintain minimum health and safety standards, and to achieve a minimum standard of design quality.

The cost of lumber and wood products accounts for one-third of the costs of materials used to build a home. A typical 2,000-square foot home uses nearly 16,000 board feet of lumber and 6,000 square feet of structural panels, such as plywood.<sup>33</sup> The composite price for lumber has increased with the increase in housing prices from under \$300 per 1,000 board feet for much of 2007 and 2008 to \$394 per 1,000 board feet in 2013 and \$400 per 1,000 board feet in 2014. In 2014 RS Means (a reliable published source for construction industry costs) estimated that the hard construction costs in the Santa Rosa area was \$186 per square foot for a typical one- to three-story multi-family residential project with wood siding and frames and a floor area of 22,500. Based on the International Code Council Building Valuation Data, a one- and two-family residential construction would cost approximately \$118 per square foot. This equals a rough estimate of \$186,000 for a 1,000 square foot apartment and \$236,000 for a 2,000 square foot single-family home.

The average home in the U.S. in August and September 2013 was built on 14,359 square feet, had 2,607 square feet of finished area, and sold for \$399,532. The average share of the home's sale price that goes to construction cost jumped from 59 percent in both 2009 and 2011 to 62 percent in 2013. Finished lot costs, accounting for the second largest share of the sales price, dropped from 22 percent in 2011 to 19 percent in 2013. On average, lot sizes are shrinking, but both the cost and the size of the home are on the rise.

## Land Costs

Land costs have a demonstrable influence on the cost and availability of affordable housing. As land becomes less available, the price of land increases. Approximately 25 percent of housing costs are attributable to land costs in most real estate markets. Land costs are also affected by such factors as zoning density, the availability of infrastructure, the existence or absence of environmental constraints, and the relative amount of similar land available for development.

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<sup>32</sup>Residential Cost Handbook, 1990.

<sup>33</sup>National Association of Home Builders

According to online listings from Zillow.com, in March 2014 three vacant residential parcels were listed for sale in the city. These vacant parcels ranged in price from \$99,000 to \$980,000. The prices of land vary depending on a number of factors, including size, location, the number of units allowed on the property, and access to utilities. The asking price for land available ranged from \$8.11 to \$19.80 per square foot, with an average price of \$14.90 per square foot (or \$650,000 per acre).

Developed residential, commercial, and industrial properties that are zoned for residential uses can also be redeveloped with new housing developments. The cost to clear an acre of land for redevelopment significantly increases the cost of development, as do the local, State, and Federal policies relating to relocation and replacement of low-income housing residents. Depending on the existing improvements that must be removed to redevelop a site, the total cost to acquire a parcel, relocate occupants, and possibly mitigate hazardous materials can be quite expensive. This can pose a problem for development if Rohnert Park rents or sales prices cannot support the higher cost development.

## **Financing Costs**

### **Mortgage Interest Rates**

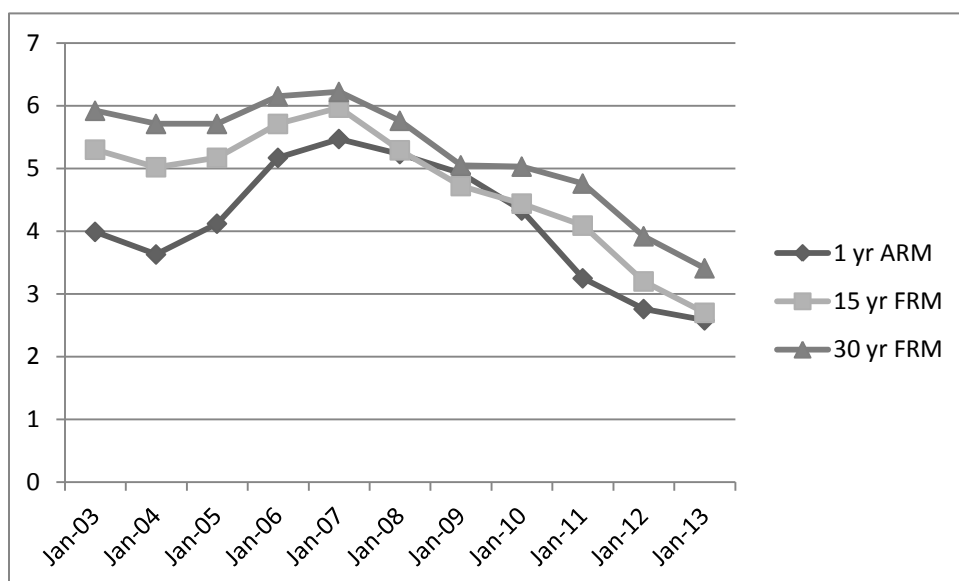
Mortgage interest rates have a large influence over the affordability of housing. Higher interest rates increase a homebuyer's monthly payment and decrease the range of housing that a household can afford. Lower interest rates result in a lower cost and lower monthly payments for the homebuyer. Besides lowering monthly interest payments for new buyers, lower interest rates allow existing homeowners to refinance their homes, thereby lowering monthly housing costs and perhaps preserving their ownership status.

When interest rates rise, the market typically compensates by decreasing housing prices. Similarly, when interest rates decrease, housing prices begin to rise. There is often a lag in the market, causing housing prices to remain high when interest rates rise until the market catches up. Lower-income households often find it most difficult to purchase a home during this time period.

As shown in Figure 9-7, mortgage rates decreased from 2007, hitting a historic low in 2013 of 3.41 percent for a 30-year fixed-rate mortgage. In 2013 interest rates started to increase; but still remain historically low as of 2014. The mortgage banking crisis that began in 2008 affected the availability of construction financing and mortgage loans. Lenders that had once offered mortgage loans more freely became much more restrictive after 2008. Lenders required down payments of 20 percent and credit scores higher than 680 to receive competitive interest rates. These restrictions placed homeownership out of reach for many, though in 2013 lenders began to ease the qualifications required for a competitive mortgage rate. As the economy continues its slow recovery, lenders may continue to make mortgage loans more accessible, although they may never be as easy to obtain as they were prior to 2008.

**FIGURE 9-7 MORTGAGE RATES**

January 2003-January 2013



Notes: Mortgage Rates:

ARM-Adjustable Rate Mortgage

FRM- Fixed Rate Mortgage

Source: Freddie Mac Primary Mortgage Market Survey, January 2014.

## Construction Financing

Financing costs for construction are affected partly by how early in the development process loans must be taken out and how long the loans must be carried. Project delays can increase total interest payments, and create greater financial risk for a project. Overall, construction financing usually represents a small contribution to total housing costs.

While there is more scrutiny of developer credentials and banks are requiring a higher loan-to-value ratio, the cost of construction financing is historically low, with prime rates below 5 percent in 2014. Faced with a lagging housing market, the Federal Reserve has been cutting interest rates since late 2007, enabling many projects to pencil out that would not otherwise. Where financing is available, construction capital seems to be directed at the best transactions—those with large, established, and well-capitalized sponsors. Given recent trends, the availability of financing is likely to be less of a constraint on new housing construction during this Housing Element planning period than it has been in the recent past. The City is already noticing increased interest in new projects and an increase in stalled projects restarting.

## **Down Payments and Move-In Costs**

The ability to accumulate a down payment remains a formidable barrier to many potential homebuyers. Low-income households find it difficult to make the transition from rental to ownership units because they cannot accumulate a down payment while renting.<sup>34</sup> In December 2013 a \$317,750 home (the median price in Rohnert Park) would require a 20 percent down payment of \$63,350.<sup>35</sup>

Similarly, low-income households may find it difficult to obtain rental housing because they may have problems accruing the necessary down payment in the form of security deposits and first and last months' rents.

## **Environmental Constraints**

In its 2010 Draft Local Hazard Mitigation Plan, the City assessed Rohnert Park's vulnerability to natural disasters based on information provided by ABAG. The ABAG multi-jurisdictional Local Hazard Mitigation Plan lists nine hazards that impact the Bay Area, including five related to earthquakes (faulting, shaking, earthquake-induced landslides, liquefaction, and tsunamis) and four related to weather (flooding, landslides, wildfires, and drought). Of the five earthquake-related hazards listed, surface faulting, landslides, and tsunamis are not considered hazardous to the city. Rohnert Park is also not subject to dam inundation, as there are no dam structures that would pose a threat within the vicinity.

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<sup>34</sup>CDBG Program Application for First Time Home Buyer Program, 2000.

<sup>35</sup>DQNews: <http://www.dqnews.com/Charts/Monthly-Charts/CA-City-Charts/ZIPCAR.aspx>

Table 9-50 shows the acreages of urban land that are subject to the respective hazard list.

<b>TABLE 9-50</b> <b>ACRES OF URBAN LAND VULNERABLE TO NATURAL DISASTER IMPACTS</b> <b>City of Rohnert Park</b> <b>2010</b>			
<b>Hazard</b>	<b>Plan Year 2005</b>	<b>Plan Year 2010</b>	<b>Change</b>
<b>Total acres of urban land</b>	<b>4,156</b>	<b>4,155</b>	<b>-1</b>
Earthquake faulting <sup>1</sup>	None	None	--
Earthquake shaking (within highest two shaking categories) <sup>2</sup>	4,142	4,146	4
Earthquake-induced landslides <sup>1,3</sup>	N/A	N/A	--
Liquefaction (within moderate, high, or very high liquefaction susceptibility)	4,060	4,053	-7
Flooding <sup>4</sup> (within 100-year floodplain)	152	18	-134
Flooding (within 500-year floodplain)	85	64	-21
Landslides (within areas of existing landslides)	N/A	N/A	--
Wildfire (subject to high, very high, or extreme wildfire threat)	N/A	N/A	--
Wildland-urban interface fire threat	521	510	-11
Dam inundation (within inundation zone)	N/A	N/A	--
Sea level rise <sup>5</sup>	N/A	N/A	--
Tsunamis <sup>6</sup> (within inundation area)	N/A	N/A	--
Drought <sup>7</sup>	4,156	4,155	-1

<sup>1</sup>Within California Geological Survey zone.

<sup>2</sup>In large part because the Healdsburg-Rogers Creek fault and the San Andreas Fault System.

<sup>3</sup>No acreage is susceptible to landslides, as the City is relatively flat and not adjacent to hillier areas.

<sup>4</sup>The decrease is due to better and more accurate mapping.

<sup>5</sup>The sea level rise map is not a hazard map. It is not appropriate to assess infrastructure exposure to sea level rise.

<sup>6</sup>The City of Rohnert Park is not subject to tsunami inundation.

<sup>7</sup>The entire City of Rohnert Park is subject to drought.

Source: City of Rohnert Park Draft Local Hazard Mitigation Plan 2010.

The City was impacted by the 2005 and 2006 winter storms, with general ramifications ranging from flooding events to power outages.<sup>36</sup> The City's public works crews assessed the flooded areas and were able to clean out blocked drainage trash gates, remove debris from ditches and culverts, and place flooded, road closed ahead, and road closed signs, as needed, to warn the public of flooded areas. Today, public works has some provisions for sandbags that are primarily available to areas where living space is at risk of being flooded or impacted. Vehicles, properties, and buildings sustained damage from flood waters particularly on Martin Avenue and Heartwood Court. The City's 2010 Draft Local Hazard Mitigation Plan has policies to reduce the flood risk by ensuring new development pays its fair share of improvements to the storm drainage system, providing sandbags and plastic sheeting to residents (delivering, if necessary), and ensuring the design of new subdivisions to reduce or eliminate flood damage. Additionally, when trees fall in the roadway, they are moved out of the roadway, and when the storm clears, the trees are cut up and removed.

Rohnert Park is subject to periodic drought conditions as part of the climacteric cycle for the region. The City's adopted Water Supply Assessment (WSA) examines the city's future development under its General Plan and the ability of the current and projected water supply to accommodate the existing population as well as future growth. Potential drought problems have been examined in the City's WSA and are accompanied by measures recommended to help address these problems. Furthermore, the City expects to work with ABAG, the Sonoma County Water Agency, and any applicable water supply agency on this issue. The City also plans to work with ABAG to develop specific information about the kind and level of damage to buildings, infrastructure, and critical facilities, which might result from any of the hazards previously noted. The City has reviewed the hazards identified and ranked the hazards based on past disasters and expected future impacts. The conclusion is that earthquakes (particularly shaking), pose the greatest risk for potential loss of properties.

Since 1855 more than 140 earthquakes have been felt in the Santa Rosa area. The 1906 earthquake caused 61 deaths and major damage in Santa Rosa, Sebastopol, Healdsburg, and other communities. The last major earthquake felt by Sonoma County was a 5.7-magnitude seismic event on the Healdsburg Fault in Santa Rosa in 1969. Since 1965 nine major earthquakes have resulted in significant physical and structural damage in Sonoma County. Analysis of seismic data indicates that 8.5 and 7.5 magnitude earthquakes can be expected for the San Andreas and the Healdsburg-Rodgers Creek Faults respectively. Earthquakes of magnitudes 8.0 or more on the San Andreas Fault can be expected every 50 to 200 years.

The City of Rohnert Park would be subjected to very high levels of shaking in the event of a 7.1 earthquake on the Healdsburg-Rodgers Creek Fault. In such an event the Association of Bay Area Governments estimated in 1996 that at least 13,669 dwelling units in Sonoma County would be uninhabitable.<sup>37</sup> ABAG estimated that 1,821 acres of existing residential land would have high potential for shaking based on 2009 hazard mapping estimates.

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<sup>36</sup><http://www.ci.rohnert-park.ca.us/Modules/ShowDocument.aspx?documentid=5583>

<sup>37</sup>"Shaken Awake!," Association of Bay Area Governments, 1996.



More than half of the “red-tagged” units, deemed unlivable in its current condition, are anticipated to be mobile homes, which tend to sustain greater damage from equivalent intensities of shaking than wood-frame buildings. During an earthquake the jacks on which a coach is typically placed will tip, causing the coach to fall off some or all of its supports. Although the jacks may punch holes through the floor of the coach, it is usually relatively undamaged. Despite the minimal damage, however, the mobile home becomes uninhabitable, as it must be returned to its foundation, leveled again, and reconnected to utilities. The City’s Draft Local Hazard Mitigation Plan in 2010 stated that the housing department should identify and work toward tying down mobile homes used as year round permanent residents an appropriate cost-sharing basis.

Although single family, wood-framed homes are less likely to be red-tagged, significant damage can occur from falling hot water heaters, failed cripple walls, falling unreinforced masonry chimneys, and dislocation of structures from their foundations. Two-story homes with living space over garages are particularly vulnerable to damage.

Similarly, multifamily wood-framed buildings may have living areas above parking areas, supported only by posts. The “soft” first story may also be constructed of concrete masonry unit bearing walls. These designs offer little resistance to lateral seismic forces. In 2001/2002 the City’s building official identified 30 to 40 multifamily units in four buildings with ground floor parking that could be highly susceptible to seismic damage. A consultant was retained by the City in 2005 to collect data on the susceptibility of all residences in Rohnert Park to seismic activity with the goal of producing a seismic retrofit ordinance. The Building Division is in the process of preparing such an ordinance based on the data that was collected. The City’s Draft Local Hazard Mitigation Plan in 2010 required engineering plan sets for retrofitting of heavy two story homes with living areas over garages, split level homes, and soft story retrofits, until standard plan sets and construction details become available. It also mentioned that the Building Department is responsible for providing technical assistance in seismically strengthening soft-story structures.

During the previous Housing Element planning period, the Rohnert Park Community Development Commission (CDCRP) completed the installation of earthquake-resistant bracing systems in more than 474 mobile homes, which represent nearly one-third of the 1,466 mobile homes within the city. Community Development Block Grant (CDBG) funds, which are allocated through the County, are periodically used to install Mobile home bracing systems.<sup>38</sup>

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<sup>38</sup>Email correspondence with Gary Tabbert, Sonoma County Community Development Commission, Community Development Associate, 2/17/09.

## Section 9.6 Housing Goals, Policies, and Programs

This Section contains the City's Housing Plan for the 2015-2023 Housing Element planning period. State law recognizes the vital role local governments play in the supply and affordability of housing. Each local government in California is required to adopt a comprehensive, long-term general plan for the physical development of the city or county. In order to make adequate provision for the housing needs of all economic segments of the community, the Housing Element must do all of the following:

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

The following goals, policies, and programs are designed to address the existing and projected housing needs of the City of Rohnert Park. Each program has one or more individuals, bodies, or agencies responsible for its implementation, along with a potential or committed funding source, and a schedule for its implementation during the 2015-2023 planning period.

### GOAL HO-1: NEW HOUSING DEVELOPMENT

#### GOAL HO-1

Provide opportunities for housing development that accommodates projected growth and facilitates mobility within the ownership and rental markets.

### Policies

#### Policy HO-1.1 Residentially Zoned Land

The City shall continue to provide an adequate supply of residentially zoned land at sufficient densities to accommodate its fair share of the existing and future housing needs.

**Policy HO-1.2      Specific Plan and Annexation Assistance**

The City shall facilitate residential development within new growth areas by assisting with the preparation of specific plans and annexation applications.

**Policy HO-1.3      Downzoning**

The City shall deny proposals for residential down-zonings or reclassifications of residentially-designated property to nonresidential uses if such changes would have adverse impacts on the achievement of the City's Quantified Objectives that could not be offset or minimized.

**Policy HO-1.4      Public Facilities Financing Plan**

To ensure the adequate provision of streets, water, wastewater, solid waste and parks, the City shall require a Public Facilities Financing Plan for all new developing areas to ensure all necessary infrastructure and public facility improvements are constructed concurrently with development.

**Policy HO-1.5      Assessment Districts and Agreements**

The City shall continue to establish assessment districts and use subdivision agreements to finance adequate infrastructure.

**Policy HO-1.6      Housing Priorities**

As part of any allocation criteria related to implementation of the City's Growth Management Ordinance, the City shall give priority to projects that address the housing needs identified in the Housing Element and further the City's housing programs.

**Programs**

Program HO-1.A      Following the approval of a specific plan and prior to construction, the City shall require program applicants to post sites designated for high-density housing with visible, durable signs containing information about the site's development potential. The City shall require such information to be provided in appropriate sales offices and to prospective buyers of homes within the project.

Responsibility:      Development Services Director

Funding Source:      Project Applicant

Timing:              Ongoing (following approval of specific plans and prior to issuing building permits)

Program HO-1.B      The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.

Responsibility:      Engineering and Public Works Departments; City Council

Funding Source:      Developer Fees; General Fund

Timing:              Ongoing

Program HO-1.C      The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance, and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved.

Responsibility:      City Council

Funding Source:      General Fund

Timing:              Annual

The sixth annual policy review of the Growth Management Program was completed May 24, 2014, and concluded that the Ordinance was not creating an impediment to the City achieving its fair share allocation.

## GOAL HO-2: BALANCE OF HOUSING TYPES

### GOAL HO-2

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

## Policies

### Policy HO-2.1      **Housing Diversity**

The City shall promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multifamily rental and ownership units, second units, and units combined with non-residential uses.

### Policy HO-2.2      **Specific Plan Housing Types**

During the application and review process for specific plans that include housing, the City shall ensure that the projects provide for the diversity of housing types specified in the Land Use and Growth Management Element.

**Policy HO-2.3      Distributed Affordable Housing**

The City shall continue to ensure that an over-concentration of lower-income housing does not occur in one or more neighborhoods.

**Policy HO-2.4      Central Rohnert Park Housing Densities**

The City shall encourage a mix of land uses and residential densities in the Central Rohnert Park Priority Development Area (PDA) to increase the supply of housing.

The City of Rohnert Park has started the process of developing a Priority Development Area (PDA) Plan for the Central Rohnert Park area. The PDA Plan will help the community foster the development of a center of economic and community activity and provides housing choices in the neighborhood.

**Policy HO-2.5      Sustainably-Located Housing**

The City shall encourage housing and commercial mixed-use development in locations that enhance pedestrian access and reduce traffic, particularly in the Central Rohnert Park Priority Development Area (PDA) and near public transit.

**GOAL HO-3: PROVISION OF AFFORDABLE HOUSING**

**GOAL HO-3**

Address, to the maximum extent feasible, the housing needs of all economic segments of existing and future residents, giving highest priority to lower income households and minimizing the impact of potential governmental constraints.

**Policies**

**Policy HO-3.1      Maximum Use of City Resources**

The City shall make the maximum use of its available resources for the provision of housing affordable to lower-income households.

**Policy HO-3.2      Coordination of Resources**

The City shall continue to work with other agencies to take advantage of their administrative resources and receive a reasonable share of Federal, State, and private funding for housing.

**Policy HO-3.3      Inclusionary Housing**

The City shall continue to require below-market-rate housing to be included as part of residential ownership projects throughout the community, as required by the City's Inclusionary Housing Ordinance.

**Policy HO-3.4      Minimize Governmental Constraints**

The City shall strive to minimize governmental constraints on the provision of housing that is affordable to lower-income households.

**Policy HO-3.5      Avoiding Unnecessary Costs to Housing**

The City shall strive to ensure that its policies, regulations, and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development (e.g., long application review times).

**Policy HO-3.6      Clear Development Standards and Approval Procedures**

The City shall continue to maintain and administer clear development standards and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters.

**Policy HO-3.7      Residential Development Review Assistance**

The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development.

**Policy HO-3.8      Affordable Market-rate Housing**

The City shall encourage the development of market-rate housing types that are affordable to low- and moderate-income, first-time homebuyers.

**Policy HO-3.9      Affordability in the Central Rohnert Park Priority Development Area**

The City shall strive to ensure affordable housing opportunities in the Central Rohnert Park Priority Development Area (PDA) to avoid displacement of lower-income residents in the area.

**Programs**

Program HO-3.A      The City shall continue to issue, in cooperation with other jurisdictions in Sonoma County, mortgage credit certificates to qualified low- and moderate-income, first-time homebuyers. The City shall work with the Sonoma County Housing Authority to ensure that Rohnert Park receives a share of future allocations.

Responsibility:      Planning Staff

Funding Source:      State program

Timing:              Ongoing

Program HO-3.B	<p>The City shall publicize affordable housing programs through the City’s public communications and publications.</p> <p>Responsibility: City Manager, Planning Staff</p> <p>Funding Source: General Fund</p> <p>Timing: Ongoing</p>
Program HO-3.C	<p>The City shall work with the development community to conduct a fee study to evaluate options and determine an appropriate methodology for its Inclusionary Housing in-lieu fee calculation. Based on findings from the study, the City shall adopt an in-lieu fee methodology/calculation.</p> <p>Responsibility: City Manager, Planning Staff, City Council</p> <p>Funding Source: Developer-Funded</p> <p>Timing: As requested by the development community</p>
Program HO-3.D	<p>The City shall amend the Inclusionary Housing Ordinance to remove the inclusionary housing requirements for market rate rental projects, consistent with current City practices.</p> <p>Responsibility: City Council, City Manager, Planning Staff</p> <p>Funding Source: General Fund</p> <p>Timing: 2015</p> <div><p>The case of Palmer/Sixth Street Properties, L.P. vs. City of Los Angeles held that the City of Los Angeles Inclusionary Housing Ordinance was invalid for rental properties under the Costa Hawkins Act. Since that time there have been no contrary court decisions to Palmer, and there have been no legislative changes to alter the holding of Palmer. In light of this court case, Rohnert Park no longer requires market rate rental projects to provide affordable units. The City only applies the inclusionary requirements to ownership projects.</p></div>
Program HO-3.E	<p>The City shall develop an affordable housing and anti-displacement strategy as part of the Central Rohnert Park Priority Development Area (PDA).</p> <p>Responsibility: City Council, City Manager, Planning Staff</p> <p>Funding Source: FOCUS grant funding</p> <p>Timing: 2015</p>

Program HO-3.F	<p>The City shall maintain and periodically review and update a packet of information about the characteristics of affordable housing, high-density development, and lower-income families. The City shall actively provide this information to City staff and decision-makers so that they can act in an informed manner and educate the community.</p> <p>Responsibility: Planning Staff</p> <p>Funding Source: General Fund</p> <p>Timing: Ongoing</p>
Program HO-3.G	<p>The City shall apply for regional, State, and Federal funding for affordable housing and provide documentation as needed in support of partner applications for State and Federal financial assistance.</p> <p>Responsibility: Planning Staff</p> <p>Funding Source: General Fund</p> <p>Timing: Ongoing</p>
Program HO-3.H	<p>The City shall conduct annual meetings with the development community to discuss opportunities for collaboration between market-rate and affordable housing developers.</p> <p>Responsibility: Planning Staff</p> <p>Funding: General Fund</p> <p>Schedule: 2015, and annually thereafter</p>
Program HO-3.I	<p>The City shall maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing, and shall refer potential developers of such housing to these organizations for assistance.</p> <p>Responsibility: Planning Staff</p> <p>Funding: General Fund</p> <p>Schedule: Ongoing</p>



Program HO-3.J      The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).

Responsibility:      Planning Staff

Funding:              General Fund

Schedule:             2016

## **GOAL HO-4: PRESERVATION OF AFFORDABILITY**

### **GOAL HO-4**

Preserve the city's existing affordable housing stock and ensure the long-term affordability of new non-market rate units.

### **Policies**

#### **Policy HO-4.1      Existing Affordable Housing**

The City shall strive to preserve the affordability of the city's existing housing stock.

#### **Policy HO-4.2      Long-term Resale and Rent Affordability**

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

#### **Policy HO-4.3      Federal Housing Assistance Programs**

The City shall encourage and facilitate, to the extent possible, participation by property owners in Federal for-sale and rental housing assistance programs that maintain affordability for very low- and low-income residents.

**Policy HO-4.4      Mobile Home Lease Controls**

The City shall continue to enforce Chapter 9.70 of the Zoning Code, which controls space lease increases, to protect the interests of mobile home park residents and park owners, and continue to provide staffing to the Mobile Home Rent Appeals Board.

**Policy HO-4.5      Mobile Home Park Conversions**

The City shall continue to enforce Chapter 16.58 of Title 16 (Subdivisions), which regulates the cessation of use, change of use, or conversion of use in mobile home parks.

The provisions of Chapter 16.58 of Title 16 (Subdivisions) require the filing of a report with the City Council when a subdivision application is filed for the conversion of a mobile home park to another use, or at least six months before the closure of a park or the cessation of use of the land as a mobile home park. The report must address the impact of the conversion, closure, or cessation of use. The Council holds a public hearing on the report and may impose measures to mitigate associated impacts.

**Policy HO-4.6      Condominium Conversions**

The City shall ensure the conversion of rental housing to condominiums does not significantly reduce the rental housing supply.

**Programs**

Program HO-4.A      The City shall monitor units at risk of conversion to market-rate by developing a list of units at risk of conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis.

Responsibility:      Planning Staff

Funding Source:      General Fund

Timing:              2015; Annual

Program HO-4.B      The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing.

Responsibility:      Planning Staff

Funding Source:      General Fund

Timing:              Ongoing

Program HO-4.C	<p>The City shall meet with owners of at-risk units who intend to opt out of a Section 8 contract to examine potential strategies to preserve or replace the units (e.g., transferring the units to a nonprofit developer).</p> <p>Responsibility: Planning Staff</p> <p>Funding Source: General Fund</p> <p>Timing: Ongoing</p>
Program HO-4.D	<p>The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements are met and to assist the tenants in finding other locations for affordable housing.</p> <p>Responsibility: Planning Staff; City Council</p> <p>Funding Source: General Fund</p> <p>Timing: Ongoing</p>
Program HO-4.E	<p>The City shall examine the feasibility of providing financial resources and assisting owners with funding applications and providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units.</p> <p>Responsibility: Planning Staff</p> <p>Funding Source: General Fund</p> <p>Timing: 2016</p>

## GOAL HO-5: HOUSING FOR SPECIAL NEEDS

<b>GOAL HO-5</b>	Provide a range of housing opportunities for Rohnert Park residents with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farmworkers, the homeless, and residents with extremely low incomes.
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## Policies

<b>Policy HO-5.1</b>	<p><b>Affordable Housing for Special Needs Groups</b></p> <p>The City shall reduce or strive to ensure the provision of adequate and affordable housing for persons with special needs, including seniors and the elderly, person with disabilities, single female-headed households with children, large households, farmworkers, the homeless, and extremely low-income residents.</p>
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**Policy HO-5.2      Deferred Fees for Special Needs**

The City shall defer fees for housing projects that meet the needs of special needs groups, when necessary to improve the financial feasibility of such projects.

**Policy HO-5.3      Reasonable Accommodation**

The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities.

**Policy HO-5.4      Sonoma County Community Development Commission Programs**

The City shall work with the Sonoma County Community Development Commission (CDCRP) to promote CDCRP's rehabilitation programs (e.g., Owner-Occupied Home Rehabilitation and the Rebuilding Together) to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.

**Policy HO-5.5      Mentally/Emotionally-Disabled Adults**

The City shall support efforts of disability advocacy groups to provide housing for mentally- or emotionally-disabled adults.

**Policy HO-5.6      Housing Accessibility**

The City shall require developers to strictly comply with HUD regulations and State Law concerning housing for persons with disabilities in order to increase the stock of housing accessible to persons with disabilities.

**Policy HO-5.7      Senior and Elderly Housing**

The City shall assist in maintaining existing senior housing and in encouraging an increase in the supply of housing to meet the needs of seniors and the elderly, particularly in areas that are accessible to public transit, commercial services, and health and community facilities.

**Policy HO-5.8      Aging in Place**

The City shall encourage the development, rehabilitation, and preservation of housing for seniors and older residents to facilitate Rohnert Park residents aging in place.

**Policy HO-5.9      Homeless Prevention**

The City shall strive to prevent homelessness and support efforts to provide emergency shelters, transitional housing, and permanent supportive housing for homeless persons.

**Policy HO-5.10 Homeless Services**

The City shall maintain information regarding homeless services to ensure City staff that come in contact with those needing shelter can direct such persons to the appropriate agencies and services.

**Programs**

Program HO-5.A      The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.

Responsibility:      Planning Staff

Funding Source:      General Fund

Timing:              Ongoing

Program HO-5.B      The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless.

Responsibility:      Planning Staff

Funding Source:      General Fund

Timing:              Ongoing

Program HO-5.C      The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.

Responsibility:      Planning Staff

Funding Source:      Reach out annually to developers and support applications as appropriate.

Timing:              Ongoing

## GOAL HO-6: FAIR HOUSING

### GOAL HO-6

Promote housing opportunities for all people, regardless of race, religion, disability, gender, marital status, ancestry, or national origin.

### Policies

#### Policy HO-6.1

##### **Social Equity**

The City shall encourage economic and racial integration, fair housing opportunity, and the elimination of discriminatory housing practices.

#### Policy HO-6.2

##### **Fair Housing**

The City shall support fair housing education programs offered by local organizations, such as the Apartment Owners Association, Fair Housing of Sonoma County, and the Board of Realtors.

#### Policy HO-6.3

##### **Fair Housing Information**

The City shall maintain information about Fair Housing of Sonoma County to ensure City staff who receive fair housing complaints can direct such persons to the appropriate agencies and services.

### Programs

#### Program HO-6-A

The City shall post information regarding local, State, and Federal fair housing programs in public places, such as City Hall, the Community Center, the Senior Center, and local post offices.

Responsibility: Planning Staff

Funding Source: General Fund

Timing: Ongoing

## **GOAL HO-7: PRESERVATION AND IMPROVEMENT OF HOUSING STOCK AND RESIDENTIAL NEIGHBORHOODS**

### **GOAL HO-7**

Preserve and improve the City's existing housing stock and the character and quality of residential neighborhoods.

### **Policies**

#### **Policy HO-7.1 Existing Housing Stock Maintenance**

The City shall promote the ongoing maintenance of the existing housing stock in order to prevent blight and deterioration of housing units resulting from deferred maintenance.

#### **Policy HO-7.2 Well-Maintained Mobile Home Parks**

The City shall promote well-maintained mobile home parks in viable condition for continued use.

#### **Policy HO-7.3 Minimize Earthquake Damage**

The City shall minimize the extent of potential earthquake damage to housing.

### **Programs**

Program HO-7.A The City shall continue to partner with the Sonoma County Community Development Commission (CDCRP) on housing rehabilitation program for low- and moderate-income households.

Responsibility: Planning Staff

Funding Source: CDBG

Timing: Ongoing

Program HO-7.B The City shall maintain guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes.

Responsibility: Planning and Building Staff

Funding Source: General Fund

Timing: Ongoing

Program HO-7.C	The City shall inform owners of multifamily housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting.
	Responsibility: Planning and Building Staff
	Funding Source: General Fund
	Timing: Ongoing
Program HO-7.D	The City shall include information about the need for residential seismic retrofitting and retrofitting methods in the City's communications with residents, and shall publicize Fannie Mae's Project Impact Disaster Prevention Loan Program.
	Responsibility: Planning Staff
	Funding Source: General Fund
	Timing: Ongoing

## GOAL HO-8: ENERGY CONSERVATION

<b>GOAL HO-8</b>	Increase energy efficiency of existing and new residential developments.
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### Policies

<b>Policy HO-8.1</b>	<b>Energy Efficiency/Renewable Energy Features</b> The City shall promote the use of energy efficiency features and renewable energy facilities in the design and construction of residential developments.
<b>Policy HO-8.2</b>	<b>Tree Planting</b> The City shall continue to require the planting of trees as part of residential projects to provide cooling during the summer months.
<b>Policy HO-8.3</b>	<b>Retrofitting Existing Structures</b> The City shall encourage homeowners and property owners of existing residential buildings to incorporate energy efficient features and renewable energy generation facilities in structures.



## Programs

Program HO-8.A      The City shall prepare and distribute handouts to the public and maintain up-to-date information on the City’s website on ways to improve energy efficiency in existing homes and in new construction, and shall publicize programs available to assist homeowners and landlords in making energy efficiency retrofits.

Responsibility:      Planning and Building Staff

Funding Source:    General Fund

Timing:              Ongoing

## GOAL HO-9: ATTAINMENT OF HOUSING GOALS

<b>GOAL HO-9</b>	Maximize attainment of the Housing Element’s goals and programs.
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## Policies

### Policy HO-I.1      **Housing Element Implementation**

The City shall actively lead implementation of the policies and programs of the Housing Element.

## Programs

Program HO-9.A      The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City shall submit the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year.

Responsibility:      City Staff, Planning Staff, City Council

Funding Source:    General Fund, Other Identified Funding Sources

Timing:              Ongoing; Annual

## QUANTIFIED OBJECTIVES

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

The quantified objectives shown in Table 9-51 represent goals. They are estimates based on past experience, anticipated funding levels, and anticipated housing market conditions. The quantified objectives are not designed to be minimum requirements. Rather they are based largely upon implementation programs that have measurable outcomes. However, the Housing Element contains several policies and implementation programs that reduce barriers and create opportunities for affordable housing. These policies and programs are essential in meeting the City's housing needs, but are more qualitative in nature and are difficult to quantify.

<b>TABLE 9-51</b> <b>SUMMARY OF QUANTIFIED OBJECTIVES</b> <b>City of Rohnert Park</b> <b>2015-2023</b>					
<b>Program Types</b>	<b>Extremely Low-Income</b>	<b>Very Low-Income</b>	<b>Low-Income</b>	<b>Moderate-Income</b>	<b>Above Moderate-Income</b>
New Construction	50	125	100	125	475
Rehabilitation	-	-	50	60	
Preservation (At Risk Housing)	-	29	70	-	
Homeowner Assistance	-	-	15	40	
<b>Total</b>	<b>50</b>	<b>154</b>	<b>235</b>	<b>225</b>	<b>475</b>

*Source: City of Rohnert Park, 2014.*

## Appendix A: Housing Accomplishments

This section contains an evaluation of past performance and an assessment of the continued relevance of the previous Housing Element programs in addressing Rohnert Park's existing and projected housing needs.

### Comparison of 2007-2014 RHNA with Units Built

The 2007-2014 Regional Housing Needs Assessment (RHNA) by income category, which was established for Rohnert Park by ABAG in 2008, is shown in Table A-1 and compared with actual construction. Between 2007 and 2014, 31 units were constructed, or 1.9 percent of the City's RHNA allocation. When the allocation was calculated, the housing market was going through a boom period, but the subsequent economic downturn made the allocation difficult to achieve. The market is only now starting to recover.

<b>TABLE A-1</b> <b>RHNA MET IN ROHNERT PARK</b> <b>City of Rohnert Park</b> <b>2007-2014</b>				
	<b>RHNA for 2007-2014</b>	<b>Available Sites 2007-2014</b>	<b>Units Built 2007-2014<sup>1</sup></b>	<b>Percent</b>
Very Low	371	1,313	24	6.4%
Low	231		0	0%
Moderate	373	5,548	1	0.3%
Above Moderate	679		6	0.9%
<b>Total</b>	<b>1,654</b>	<b>6,861</b>	<b>31</b>	<b>1.9%</b>

Source: City of Rohnert Park, 2014.

### Review of 2009-2014 Housing Element Policies and Programs

Table A-2 on the following pages provides an assessment of the City's progress in implementing the policies and programs contained in the 2009 Housing Element. It is evident that the City of Rohnert Park has been successful in implementing the policies and programs of the 2009 Housing Element, even during the recession and with the dissolution of the Redevelopment Agency. Available affordable housing funding has been used effectively to assist with new construction of affordable housing, to assist first-time homebuyers, to rehabilitate affordable housing, and to provide a variety of housing and services to special needs populations. However, the review of past accomplishments reveals that additional measures are warranted.

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TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<b>Housing Supply</b>			
<b>Goal HO-A:</b> Promote opportunities for housing development to accommodate projected growth and facilitate mobility within the ownership and rental markets.			
<b>Policy HO-1:</b> Promote residential development within the current city limits.			
<b>Program 1.1.</b> Require that development of the following site designated as “Mixed Use” by the General Plan Diagram include at least the specified number of multifamily units: a) The Southwest Boulevard Shopping Center redevelopment site: a minimum of 100 multifamily units <u>Responsibility:</u> Planning Staff, Planning Commission, City Council <u>Funding Source:</u> Developer fees for review of proposals <u>Schedule:</u> February 1, 2007 -June 30, 2014, as development proposals for the mixed-use sites are submitted	Ongoing	The City implements this policy as development proposals for mixed-use sites are submitted. Construction of new units in mixed-use developments has not taken place during the review period.	Retain as a policy.
<b>Policy HO-2:</b> Facilitate residential development within the growth areas.			
<b>Program 2.1.</b> Facilitate the preparation of specific plans and annexation applications. <u>Responsibility:</u> Planning Division <u>Funding Source:</u> Developer Fees <u>Schedule:</u> Draft specific plan applications for the Southeast and Northeast areas are currently in review and should be approved in 2009, with annexation applications to the Sonoma County Local Agency Formation Commission (LAFCO) to follow. A Preliminary Draft Specific Plan for the Northwest Area has been adopted and a Final Plan is expected to be submitted in 2009-10. Final applications are expected by 2011, with an annexation application to LAFCO to follow. February 1, 2007 –December 31, 2011, as applications are submitted	Ongoing	The City approved the Southeast Specific Plan on December 7, 2010, which includes a total of 475 units. Sonoma County LAFCo approved the annexation of the Southeast Specific Plan area in 2011.	Retain as a policy.
<b>Program 2.2.</b> Deny proposals for residential down-zonings or reclassifications of residentially-designated property to nonresidential uses if such changes would have adverse impacts on the achievement of the City’s Quantified Objectives that could not be offset or minimized.  When applications are reviewed to change zoning districts that also require General Plan amendments, Planning Staff check to see how the General Plan is impacted. Staff also checks for compatibility with the General Plan when they review a specific plan, planned development, or design review application for a residential project. <u>Responsibility:</u> Planning Commission, City Council <u>Funding Source:</u> Developer fees <u>Schedule:</u> Ongoing program; continue	Ongoing	The City did not approve any downzonings that would have an adverse impact on the quantified objectives during the planning period.	Retain as a policy.

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<p><b>Program 2.3.</b> Following the approval of a specific plan, require the applicant to post signs designated for high-density housing with visible, durable signs containing information about the site's development potential. Require such information to be provided in appropriate sales offices and provided to prospective buyers of nearby homes.</p> <p><u>Responsibility:</u> Community Development Director</p> <p><u>Funding Source:</u> Project Applicant</p> <p><u>Schedule:</u> Following approval of specific plans (Ongoing; in Zoning Ordinance)</p>	Ongoing	No construction has occurred at either location.	Retain as a program.
<b>Policy HO-3:</b> Ensure that residential sites are served by adequate infrastructure and services.			
<p><b>Program 3.1.</b> Continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.</p> <p>The City complied with State law (SB1087) by approving Resolution No. 2006-192, to guarantee water and sewer priority for developments with affordable housing.</p> <p><u>Responsibility:</u> Engineering and Public Works departments, City Council</p> <p><u>Funding Source:</u> General Fund, Developer fees</p> <p><u>Schedule:</u> February 1, 2007 -June 30, 2014</p>	Ongoing	The City of Rohnert Park delivers treated water to its customers provided primarily by the Sonoma County Water Agency (SCWA).	Retain as a program.
<p><b>Program 3.2.</b> Continue to establish assessment districts and utilize subdivision agreements to finance adequate infrastructure.</p> <p><u>Responsibility:</u> City Council and Engineering Public Works Staff</p> <p><u>Funding Source:</u> Developer Fees</p> <p><u>Schedule:</u> February 1, 2007 -June 30, 2014, during the processing of specific plans</p>	Ongoing	The primary residential sites in Rohnert Park are located in areas approved under a Specific Plan. The Specific Plan provides for infrastructure and services, such as neighborhood commercial and park and recreation facilities. It is the developer's responsibility to provide the necessary infrastructure and/or upgrade the existing infrastructure. The Public Facilities Finance Plan (PFFP) provides for the necessary infrastructure including streets, water supply, and wastewater disposal systems. The City also requires new residential development to prepare a Public Facilities Finance Plan (PFFP) that outlines how infrastructure and services will be provided and maintained.	Retain as a policy.
<b>Balance of Housing Types</b>			
<b>GOAL HO-B:</b> Provide for a range of housing types within the community to accommodate a variety of incomes and lifestyles, and enable residents to remain in Rohnert Park throughout their lives if they so choose.			
<b>Policy HO-4:</b> Promote a diversity of housing types, including single-family detached and attached residences, mobile homes, multifamily rental and ownership units, second units, and units combined with non-residential uses.			
<p><b>Program 4.1.</b> During the application and review process for specific plans, ensure that they provide for the diversity of housing types specified in the Land Use and Growth Management Element.</p> <p><u>Responsibility:</u> Planning Division, Planning Commission, City Council</p> <p><u>Funding Source:</u> Developer fees</p> <p><u>Schedule:</u> The City has already reviewed draft specific plans for the Northeast and Southeast areas, a Preliminary specific plan for the Northwest Area, and a Draft development plan for Sonoma Mountain Village. Housing type mix will continue to be reviewed as plans are finalized.</p> <p>February 1, 2007 – December 31, 2011, as applications are reviewed</p>	Ongoing	The City reviewed draft specific plans for the Northeast and Southeast areas, a preliminary specific plan for the Northwest Area, and a draft development plan for Sonoma Mountain Village. The approved Southeast Specific Plan includes approximately 7 acres of mixed-use development, which is anticipated to result in approximately 81 units, 21.0 acres of Low Density Residential, and 27.3 acres of Medium Density Residential in the Southeast Specific Plan Area. The Southeast Area also includes about 16 acres of Rural Estate Residential land.	Retain as a policy.

TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<p><b>Program 4.2.</b> Encourage the development of housing affordable to extremely low-income households.</p> <p>Single Room Occupancy (SRO) units are a good source of housing affordable to extremely low-income households. Amend the Zoning Ordinance to define SRO units as residential instead of commercial facilities, and provide incentives for SRO development such as reduced development standards and potential funding from the Housing Trust Fund.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Plan</p> <p><u>Schedule:</u> The Zoning Ordinance was amended in 2012 to reflect this change.</p>	Complete	<p>The City amended the Zoning Ordinance in 2012 to expand provisions for SROs, allowing them in both commercial and residential zones. The Zoning Ordinance allows SROs in residential districts as "single-room occupancy (SRO) living unit facility" and in commercial districts as "single-room occupancy (SRO) residential hotel."</p> <p>The Zoning Ordinance was not updated to provide incentives for SRO development.</p>	Delete.
<p><b>Program 4.3.</b> Amend the Zoning Ordinance to update the design guidelines.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Plan</p> <p><u>Schedule:</u> The Zoning Ordinance will be amended by 2010 to reflect the updated design guidelines.</p>	Complete	In 2012 the City adopted Design Guidelines for Commercial, Mixed-use, and Multifamily development (Resolution 2012-95).	Delete.
<b>Provision of Affordable Housing</b>			
<b>Goal HO-C:</b> Address to the maximum extent feasible the housing needs of all economic segments of the present and future community, giving highest priority to lower income households.			
<b>Policy HO-5:</b> Minimize governmental constraints on the provision of housing that is affordable to lower income households			
<p><b>Program 5.1.</b> Revise the Zoning Ordinance’s parking standards to provide reduced parking requirements for student housing near Sonoma State University.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Schedule:</u> February 1, 2007 - June 30, 2014</p>	Complete	In 2012 the City amended the Zoning Ordinance to reduce the parking requirements for off-campus student housing to 0.75 spaces per bedroom.	Delete.
<p><b>Program 5.2.</b> Continue Article 34 authority to use redevelopment set-aside funds to provide financing for lower income housing.</p> <p>In November 2001 an Article 34 measure was approved by voters to allow construction of very low- and low-income housing units with the assistance of redevelopment set-aside housing funds. See Governmental Constraints section for description of Article 34 authority.</p> <p><u>Responsibility:</u> City Council</p> <p><u>Funding Source:</u> General and Redevelopment Funds</p> <p><u>Schedule:</u> Ongoing program; continue.</p>	Discontinued	In 2010/11 the Rohnert Park Community Development Commission allocated \$1,777,923 toward affordable housing projects and programs. In 2012 all California Redevelopment Agencies were eliminated.	Delete.

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<p><b>Program 5.3.</b> Continue annual review pursuant to Policy GM-4 and the Growth Management Ordinance of the Growth Management Program Annual reviews evaluate the Growth Management Program's "trigger cap" to ensure that the City's fair share allocations can be achieved within the context of the Ordinance. The sixth annual policy review of the Growth Management Program was completed in May 2008 and concluded that the Ordinance was not creating an impediment to the City achieving its fair share allocation.</p> <p><u>Responsibility:</u> City Council  <u>Funding Source:</u> General and Redevelopment Funds  <u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The most recent annual policy review of the Growth Management Program was completed May 24, 2014, and concluded that the Ordinance was not creating an impediment to the City achieving its fair share allocation.	Continue. Remove reference to redevelopment funds.
<p><b>Program 5.4.</b> Amend the Zoning Ordinance to take away the CUP requirement for density bonus projects.</p> <p>Currently, projects that apply for density bonuses must also attain a CUP, even if without the density bonus, these projects would be allowed by-right. This amounts to a governmental constraint on providing affordable housing.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council  <u>Funding Source:</u> General Fund  <u>Schedule:</u> The Zoning Ordinance will be amended by 2010 to reflect this change.</p>	Complete	The Zoning Ordinance only requires an Administrative Use Permit to apply for a density bonus and incentive(s) or concession(s).	Delete.
<p><b>Program 5.5.</b> Amend the Zoning Ordinance to include for the provision of a hearing in the Administrative Permit process.</p> <p>Per State law, when development is subject to discretionary approval, the opportunity for a hearing should be provided.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council  <u>Funding Source:</u> General Fund  <u>Schedule:</u> The Zoning Ordinance will be amended by 2010 to reflect this change.</p>	Complete	The Zoning Ordinance allows for appeals to the Planning Commission in instances of a disapproved Administrative Use Permit.	Delete.
<b>Policy HO-6:</b> Facilitate the availability of market-rate housing to low- and moderate-income, first-time homebuyers.			
<p><b>Program 6.1.</b> Continue to issue, in cooperation with other jurisdictions in Sonoma County, mortgage credit certificates to qualified low- and moderate-income, first-time homebuyers. Work with the Sonoma County Housing Authority to ensure that Rohnert Park receives a share of future allocations. (Potential number of households assisted: 36 first-time buyers)</p> <p><u>Responsibility:</u> CDCRP  <u>Funding Source:</u> State program  <u>Schedule:</u> Ongoing program</p>	Ongoing	The CDC authorized and approved continued participation with the nine other jurisdictions within Sonoma County that comprise the parties to a Cooperative Agreement with the Sonoma County Community Development Commission (SCCDC) to allow Rohnert Park residents to be eligible to qualify for the Mortgage Credit Certificate Program (the MCC Program).	Continue. Change responsibility to Planning Staff.
<b>Policy HO-7:</b> Comply with the affordable housing requirements of California Community Redevelopment Law to maximize the number of affordable units provided. <i>[In 2012, all California Redevelopment Agencies were eliminated. Recommend Deleting this policy.]</i>			



TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<p><b>Program 7.1.</b> Ensure that at least 30 percent of all dwelling units developed by the CDCRP are affordable to low- or moderate-income households, and that not less than 50 percent of these are affordable to very low-income households. Ensure that at least 15 percent of all dwelling units developed in the redevelopment project area by public or private entities or persons other than the agency are affordable to low- or moderate-income households, and that not less than 40 percent of these are affordable to very low-income households.</p> <p>These requirements are consistent with California Community Redevelopment Law (Health and Safety Code Section 33413). They may also be satisfied by several alternative methods.</p> <p><u>Responsibility:</u> Planning Division, City Council, CDCRP</p> <p><u>Funding Source:</u> CDCRP</p> <p><u>Schedule:</u> Ongoing program; continue.</p>	Discontinued	In 2012 all California Redevelopment Agencies were eliminated.	Delete.
<b>Policy HO-8:</b> Make the maximum use of resources available for the provision of housing affordable to lower income households.			
<p><b>Program 8.1.</b> Continue to work with other agencies to take advantage of their administrative resources and receive a reasonable share of federal, state and private funding for housing.</p> <p><u>Responsibility:</u> City Manager, Planning Staff, City Council</p> <p><u>Funding Source:</u> General funds</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City works with several local organizations and agencies. Rohnert Park-Cotati Rebuilding Together rehabilitates the homes of low-income homeowners, particularly the elderly, the physically challenged, and families with children. Through the Family Center and the Mary Isaak Center, the Committee on the Shelterless (COTS) provides shelter, food, and life skills to help homeless individuals and families function and thrive. The Rohnert Park Family Resource Center provides health and human service programs to local residents.	Continue as a policy.
<p><b>Program 8.2.</b> Maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing. Refer potential developers of such housing to these organizations for assistance.</p> <p><u>Responsibility:</u> Planning Staff, City Manager, CDCRP</p> <p><u>Funding Source:</u> General funds</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City maintains contacts with several local organizations and agencies to provide programs and share resources, such as Rohnert Park-Cotati Rebuilding Together, the Family Center and the Mary Isaak Center, and the Rohnert Park Family Resource Center. The City has not had much of an opportunity to maintain contacts with housing non-profit organizations or to refer developers to these organizations, as development activity is recent.	Continue as a policy.
<p><b>Program 8.3.</b> Publicize affordable housing programs through the City’s public communications and publications.</p> <p><u>Responsibility:</u> City Manager, Planning Staff, CDCRP</p> <p><u>Funding Source:</u> General funds</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City maintains information on housing and City housing programs on its website. Website information includes: Keep Your Home California; Owner Occupied Rehabilitation Loan Program; Mobile Home Parks Rent Appeals Board; Fair Housing of Sonoma County; Sonoma County 2-1-1 Community Resource Directory; Countywide Income Limits (before December 2012); Countrywide Income Limits (after December 2012); and the AB 987 Affordable Housing Database. Specific local programs include: Rohnert Park-Cotati Rebuilding Together; Committee on the Shelterless-COTS; and the Rohnert Park Family Resource Center. The City has provided information on the City website as well as at City Hall.	Continue.

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<p><b>Program 8.4.</b> Impose a housing impact (linkage) fee on businesses that generate a significant number of jobs in the community.</p> <p>The City adopted a workforce housing linkage fee that went into effect in 2008.  <u>Responsibility:</u> City Council, Planning Staff  <u>Funding Source:</u> Developer fees  <u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City considered rescinding in 2011 since it was considered to be a possible barrier to job creation, but the ordinance was not adopted. The amount of the fee has been capped at 2009 levels.	Continue
<p><b>Program 8.5.</b> Prioritize 10 percent of Housing Trust Fund money to assist extremely low-income households through housing rehabilitation or new construction.</p> <p>The descriptions of the Rebuilding Together and Owner-Occupied Housing Rehabilitation programs in the Administrative Resources section, discuss extremely low-income household assistance.  <u>Responsibility:</u> CDCRP, Planning Staff, City Council  <u>Funding Source:</u> Redevelopment funds  <u>Schedule:</u> This action will occur by 2011.</p>	Ongoing	In 2011 and 2012 the City allocated \$70,000 and \$21,000, respectively, in financial assistance to Rebuilding Together, which provides financial assistance and home rehabilitation services to low- and very low- income homeowners. In 2012 all California Redevelopment Agencies were eliminated, which cut off the funding source for this program.	Delete.
<b>Policy HO-9:</b> Require the provision of affordable housing as part of residential development throughout the community.			
<p><b>Program 9.1.</b> Require below-market rate housing to be included as part of residential projects, as required by the city inclusionary housing ordinance.</p> <p><u>Responsibility:</u> Planning Staff, Assistant City Manager, City Attorney, Planning Commission, City Council  <u>Funding Source:</u> Developer fees  <u>Schedule:</u> Ongoing program; continue</p>	Complete	The City continues to implement the inclusionary housing ordinance. No new projects were built during the previous planning period that were subject to the inclusionary ordinance. There are approved projects in the pipeline that are subject to the inclusionary ordinance.	Continue.
<p><b>Program 9.2.</b> Forward preferred methodology for inclusionary housing in-lieu fee calculation to City Council for approval.</p> <p>The municipal code provides in-lieu fees as an option available to developers in place of constructing affordable housing units. A developer funded fee-study and City adoption would be required prior to the establishment of a fee.  <u>Responsibility:</u> Planning Staff, Assistant City Manager, City Attorney, Planning Commission, City Council  <u>Funding Sources:</u> Developer Funded  <u>Schedule:</u> Pending subject to developer interest</p>	Incomplete	Completion of the study is subject to developer interest in the in-lieu option.	Continue.

TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<p><b>Program 9.3.</b> Evaluate in-lieu fee options and present findings to City Council.</p> <p>The municipal code provides in-lieu fees as an option available to developers in place of constructing affordable housing units. A developer funding fee-study and City adoption would be required prior to the establishment of a fee.</p> <p><u>Responsibility:</u> Planning Staff, Assistant City Manager, City Attorney, Planning Commission, City Council</p> <p><u>Funding Sources:</u> General Fund</p> <p><u>Schedule:</u> Pending subject to developer interest</p>	Incomplete	Completion of the study is subject to developer interest in the in-lieu option.	Continue.
<b>Preservation of Affordability</b>			
<b>Goal HO-D:</b> Preserve the City’s existing affordable housing stock and ensure the long term affordability of new non-market units.			
<b>Policy HO-10:</b> Preserve the affordability of the City’s existing affordable housing stock.			
<p><b>Program 10.1.</b> Continue to enforce Chapter 9.70, which controls space lease increases to protect the interests of mobile home park residents and park owners, and provide staffing to the Mobile Home Rent Appeals Board.</p> <p><u>Responsibility:</u> City Council, Assistant City Manager, City Attorney, Housing and Redevelopment Division</p> <p><u>Funding Source:</u> General Fund, Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City enforces all requirements of the Municipal Code regarding fair mobile home operation practices. The Mobile Home Parks Rent Appeals Board ensures the Mobile Home Ordinance is administered fairly for both mobile home park residents and park owners. Mobile home park owners and residents may file space rent petitions. If a petition is filed, the Board serves as a quasi-judicial body that issues rulings on the space rent issue.	Retain as a policy.
<p><b>Program 10.2.</b> Continue to enforce Chapter 16.58 of Title 16 (Subdivisions), which regulates the cessation of use, change of use, or conversion of use in mobile home parks.</p> <p>The provisions of this chapter require the filing of a report with the City Council when a subdivision application is filed for the conversion of a mobile home park to another use, or at least six months before the closure of a park or the cessation of use of the land as a mobile home park. The report shall address the impact of the conversion, closure, or cessation of use. The Council is required to hold a public hearing on the report and may impose measures to mitigate associated impacts.</p> <p><u>Responsibility:</u> Planning Division, City Council</p> <p><u>Funding Source:</u> General Fund, Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City enforces all requirements of the Municipal Code regarding the conversion of a mobile home park.	Retain as a policy.
<b>Policy HO-11:</b> Ensure the long-term affordability of units developed or provided with City Assistance			
<p><b>Program 11.1.</b> Impose resale or rent controls on all units that receive City financial assistance or state housing density bonuses for not less than 45 years for for-sale units and 55 years for rental units.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Fund, Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue, as projects are approved</p>	Ongoing	Any units that receive City assistance have resale or rent control that guarantees they remain affordable to very low-, low-, and moderate-income households where applicable. No projects have received financial assistance since 2009.	Retain as a policy.

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<b>Program 11.2.</b> Impose long-term re-sale or rental controls on affordable units provided through the inclusionary housing program or City subsidies to ensure that they remain affordable to the targeted income groups. The Inclusionary Housing Ordinance was amended to increase the affordability period from 30 years to 55 years for rental units and 45 years for sale units. <u>Responsibility:</u> Planning Commission and City Council <u>Funding Source:</u> General <u>Schedule:</u> Ongoing program; continue, as projects are approved	Ongoing	Any units that receive City assistance have resale or rent control that guarantees they remain affordable to very low-, low-, and moderate-income households, where applicable.	Retain as a policy. Combine with Program 11.1, above.
<b>Program 11.3.</b> Encourage and facilitate to the extent possible, participation by property owners in federal for-sale and rental housing assistance programs that maintain affordability for very low- and low-income residents. <u>Responsibility:</u> City Housing and Redevelopment staff, CDCRP <u>Funding Source:</u> General <u>Schedule:</u> Ongoing program; continue	Ongoing	The City contracts with the Sonoma County Housing Authority to operate the jurisdiction's share of the Section 8 program. The Housing Authority assists 655 households in Rohnert Park through the Section 8 Housing Choice Voucher Program. Currently the Sonoma County Housing Authority has 9,290 households on its Section 8 Housing Choice Voucher Program waiting list. Preliminary screening of the people on the waiting list indicates that 4,310 are families with children, 3,406 are families that include a member with a disability, and 1,157 are families with an elderly head of household.	Retain as a policy.
<b>Program 11.4.</b> Monitor units at-risk of conversion to market-rate. Create a list of units at-risk of conversion within the current and next planning periods and update it on an annual basis. Publicize existing State and federal notice requirements to nonprofit developers and property owners of at-risk housing. Meet with owners of at-risk units; if they intend to opt-out of a Section 8 contract, hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements and potential strategies (such as transferring the units to a nonprofit developer) are examined to preserve or replace the units or otherwise assist the tenants. In addition, the City will examine the possibility of: (1) providing financial resources and assisting owners with funding applications and (2) providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units. <u>Responsibility:</u> City Housing and Redevelopment staff, CDCRP <u>Funding Source:</u> General <u>Schedule:</u> These actions will occur by 2011.	Partially completed	The City maintains a list of affordable housing with information on the expiration date for units on the City website.	Continue.
<b>Housing for Special Needs</b>			
<b>Goal HO-E:</b> Promote housing opportunities for special needs groups.			
<b>Policy HO-12:</b> Promote the provision of housing for persons with special needs.			
<b>Program 12.1.</b> Defer City fees for housing projects that meet special needs when necessary to improve the financial feasibility of such projects. <u>Responsibility:</u> CDCRP, City Council <u>Funding Source:</u> General Funds (until reimbursed by developers) <u>Schedule:</u> Ongoing program; continue	Ongoing	The City did not defer any fees for housing projects that met special needs groups between 2009 and 2014.	Retain as a policy.
<b>Policy HO-13:</b> Promote the provision of rental units for larger families.			
<b>Policy HO-14:</b> Promote the provision of disabled accessible units and housing for the disabled.			

TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<p><b>Program 14.2.</b> Target households with disabled persons when promoting the CDCRP’s rehabilitation program.</p> <p>Two programs currently exist, both of which are available to persons with disabilities. These programs are the Owner-Occupied Home Rehabilitation and the Rebuilding Together programs. Both programs use CDCRP housing funds. The City sends out fliers about these programs to various senior and disability advocacy organizations.</p> <p><u>Responsibility:</u> Housing and Redevelopment staff</p> <p><u>Funding Source:</u> Redevelopment Fund</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Discontinued	Two programs existed during the first part of the Housing Element planning period, both of which were available to persons with disabilities. These programs were the Owner-Occupied Home Rehabilitation and the Rebuilding Together programs. Both programs used CDCRP housing funds. The City sent out fliers about these programs to various senior and disability advocacy organizations. In 2012 all California Redevelopment Agencies were eliminated. Housing rehabilitation programs are now carried out by the Sonoma County Community Development Commission.	Replace with a program to work with the Sonoma County Community Development Commission.
<p><b>Program 14.3.</b> Support efforts to provide housing for mentally- or emotionally-disabled adults.</p> <p><u>Responsibility:</u> City Council</p> <p><u>Funding:</u> Source: General fund</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City did not partner with or support any NGOs that provide housing for mentally or emotionally disabled adults between 2009 and 2014.	Retain as a policy.
<p><b>Program 14.4.</b> Review City building codes to determine their consistency with HUD regulations and State law concerning housing for persons with disabilities. Require developers to strictly comply with these regulations in order to increase the stock of housing accessible to persons with disabilities. Review for compliance will occur at plan check.</p> <p><u>Responsibility:</u> City Council, Building Division</p> <p><u>Funding Source:</u> General , Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City has adopted the 2013 California Building Code incorporating the National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, the Uniform Housing Code, and the California Fire Code. The City has amended these codes in a few instances when necessary to protect the health, safety, and welfare of its residents.	Retain as a policy.
<p><b>Program 14.5.</b> Amend the Zoning Ordinance to allow Staff approval of development standard modifications for features needed to accommodate persons with disabilities (e.g. wheelchair ramps that encroach into required yards).</p> <p><u>Responsibility:</u> Housing and Redevelopment staff</p> <p><u>Funding Source:</u> Staff time</p> <p><u>Schedule:</u> The Zoning Ordinance will be amended by 2010 to reflect this change.</p>	Complete	The City adopted a reasonable accommodation ordinance in 2012, creating a process for people with disabilities to request modifications or exceptions to City development standards.	Delete.
<p><b>Program 14.6.</b> Consider standards that would apply to all group living situations (e.g. dormitories, assisted living, and residential care facilities).</p> <p>A set of standards for all group living situations would assure equal treatment and eliminate ad-hoc determinations.</p> <p><u>Responsibility:</u> Housing and Redevelopment staff</p> <p><u>Funding Source:</u> Staff time</p> <p><u>Schedule:</u> A Zoning Ordinance amendment will be considered by 2011 to reflect this change.</p>	Complete	In 2012 the City reviewed its Zoning Ordinances and adopted new standards for group living situations to ensure equal treatment. The standards were considered at public workshops and were then adopted and incorporated into the Zoning Ordinance.	Delete.
<b>Policy HO-15:</b> Promote housing for the elderly.			

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<p><b>Program 15.1.</b> Target elderly households when promoting the CDCRP’s rehabilitation programs. Two programs currently exist, both of which are available to elderly households. These programs are the Owner-Occupied Home Rehabilitation and the Rebuilding Together programs. Both programs use CDCRP housing funds. The City sends out fliers about these programs to various senior and disability advocacy organizations.</p> <p><u>Responsibility:</u> Housing and Redevelopment staff</p> <p><u>Funding Source:</u> Redevelopment Fund</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Discontinued	Two programs existed during the first part of the Housing Element planning period, both of which were available to elderly households. These programs were the Owner-Occupied Home Rehabilitation and the Rebuilding Together programs. Both programs used CDCRP housing funds. The City sent out fliers about these programs to various senior and disability advocacy organizations. In 2012 all California Redevelopment Agencies were eliminated. Housing rehabilitation programs are now carried out by the Sonoma County Community Development Commission.	Replace with a program to work with the Sonoma County Community Development Commission.
<b>Policy HO-16:</b> Prevent homelessness and support efforts to provide housing for the homeless.			
<p><b>Program 16.1.</b> Revise the Zoning Ordinance to allow emergency shelters that can house seven or more people in High Density Residential and Commercial districts by-right to facilitate the provision of such shelters. Ensure that development standards encourage and facilitate the use and only subject shelters to the same development and management standards that apply to other allowed uses within High Density Residential and Commercial districts.</p> <p>High Density Residential and Commercial districts make up nearly 20 percent of the City’s acreage. Potential shelter locations include the following sites that may become available after construction of the new City hall: former finance office building, and any school sites determined to be surplus. See discussion of emergency shelter need in the Special Needs Housing section, page 9.3-23.</p> <p><u>Responsibility:</u> Planning Director, Planning Commission, City Council</p> <p><u>Funding:</u> Source: General Fund</p> <p><u>Schedule:</u> The Zoning Ordinance will be amended by 2010 to reflect this change.</p>	Complete	The City amended the Zoning Ordinance in 2012 to allow homeless shelters serving seven or more persons as a permitted use in conjunction with a place of worship and as stand-alone shelters in all Commercial zones and in the High Density Residential zone (i.e., the R-H, C-O, C-N, and C-R districts). The City also adopted standards for the siting and management of homeless shelters. One of the adopted provisions—the locational restriction of 600 feet from another shelter—is inconsistent with State law and needs to be amended.	Delete.
<p><b>Program 16.2.</b> Include definition of permanent supportive housing in the Zoning Ordinance and clarify that transitional and supportive housing is permitted as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.</p> <p>While the Zoning Ordinance already contains a definition of transitional housing, it does not provide a definition of supportive housing nor does it clarify that transitional and supportive housing should be treated the same as other residential uses in the same zone.</p> <p><u>Responsibility:</u> Planning Staff, Planning Commission, City Council</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Schedule:</u> The Zoning Ordinance will be amended by 2010 to reflect this change.</p>	Complete	The City amended the Zoning Ordinance in 2012 to define transitional and supportive housing consistent with State law. The definitions clearly state that transitional and supportive housing “shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.”	Delete.

TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<p><b>Program 16.3.</b> Continue providing homeless prevention and support services by providing funding to agencies that work to prevent homelessness and/or provide services to the homeless. (The County has 215 shelter beds that are almost always occupied every night of the year.)</p> <p>Currently the City provides funding to Sonoma County Adult and Youth Development (SCAYD) to support their Homeless Prevention and Rental Assistance Program and to Committee on the Shelterless (COTS), to manage the City’s supportive and transitional housing.</p> <p><u>Responsibility:</u> CDCRP</p> <p><u>Funding Source:</u> Redevelopment Fund (FY 08-09: \$145,000 to SCAYD, \$130,000 for homeless prevention and \$15,000 for Sonoma Mountain Grove rent subsidy; \$114,500 to COTS)</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	<p>Some churches in Rohnert Park provide short-term sleeping facilities for homeless persons and Rohnert Park has five transitional homes for homeless persons.</p> <p>The City does not have a homeless shelter, but gives money to Sonoma County Adult and Youth Development (SCAYD) to support their Homeless Prevention and to Rental Assistance Program and to Committee on the Shelterless (COTS).</p>	Delete since funding from redevelopment is no longer available
<p><b>Program 16.5.</b> Provide information regarding homeless services to City employees who are likely to be in contact with those needing shelter. Direct employees to refer such persons as appropriate.</p> <p><u>Responsibility:</u> Specified City employees; City Manager</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	The City maintains a list of contacts that is available to City employees.	Retain as a policy.
<b>Fair Housing</b>			
<b>Goal HO-F:</b> Promote housing opportunities for all people, regardless of race, religion, disability, gender, marital status, ancestry, or national origin.			
<b>Policy HO-18:</b> Discourage discriminatory housing practices.			
<p><b>Program 18.1.</b> Provide information about Fair Housing of Sonoma County to City employees who are likely to receive fair housing complaints. Direct employees to refer such persons as appropriate.</p> <p><u>Responsibility:</u> City employees specified by City Manager</p> <p><u>Funding Source:</u> General Fund</p> <p><u>Schedule:</u> Ongoing program; continue</p>		The City advises residents who feel they have been discriminated against on the procedures they may take to address the problem. Rohnert Park City Attorney is responsible for taking any necessary action when cases of discrimination in housing are brought to the attention of the City.	Retain program.
<p><b>Program 18.2.</b> Post information regarding local, state and federal fair housing programs in such public places as City Hall, Community Center, Senior Center, and the post office.</p> <p><u>Responsibility:</u> Housing</p> <p><u>Funding Source:</u> General</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	Information is provided on the City website and brochures are available at the City Hall.	Retain program.
<p><b>Program 18.3.</b> Continue to review the fair housing records and practices of agencies and firms during contract negotiations, and include provisions in contracts allowing City inspection of fair housing documentation.</p> <p><u>Responsibility:</u> City Housing and Redevelopment staff, City Attorney</p> <p><u>Funding Source:</u> General and Redevelopment funds, Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	City staff has found this policy difficult to implement because it is vague.	Delete.

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<b>Program 18.4.</b> Continue to include fair housing practices among the items addressed by the CDCRP's auditor during annual visits to the sites of contracting agencies and firms. Conduct occasional site visits and program audits of agency contractors for fair housing and discrimination compliance. <u>Responsibility:</u> City Housing and Redevelopment staff <u>Funding Source:</u> General and Redevelopment funds <u>Schedule:</u> Ongoing program; continue	Discontinued	In 2012 all California Redevelopment Agencies were eliminated.	Delete. The Community Development Commission was eliminated.
<b>Program 18.5.</b> Monitor the occupancy characteristics of housing projects targeted to lower income households to ensure that minorities, families, and the disabled are fairly represented by collecting demographic information from development managers on an annual basis. <u>Responsibility:</u> <u>Funding Source:</u> General funds <u>Schedule:</u> January 1, 2007-June 30, 2014	Ongoing	The 2008 Housing and Economic Recovery Act (HERA) included a provision directing State Housing Finance Agencies (HFAs) to collect and submit to HUD demographic and economic information on tenants living in LIHTC properties	Delete.
<b>Program 18.6.</b> Monitor the racial and ethnic characteristics of loan recipients in City-supported projects and programs to promote equal representation and discourage discrimination or restrictions in housing choice. This will be achieved by collecting data and monitoring the demographic information of loan recipients on an annual basis. <u>Responsibility:</u> City Housing and Redevelopment staff <u>Funding Source:</u> General and Redevelopment funds <u>Schedule:</u> Ongoing program; continue	Ongoing	The Home Mortgage Disclosure Act (HDMA) includes both data on the terms of the mortgage as well as demographic information on borrowers, including race, ethnicity, and income.	Delete
<b>Program 18.7.</b> Continue to require contractors to file monthly or annual progress reports that include information on program beneficiaries. Review fair housing and discrimination compliance when these reports are examined. <u>Responsibility:</u> City Housing and Redevelopment staff <u>Funding Source:</u> General and Redevelopment funds <u>Schedule:</u> Ongoing program; continue	Ongoing	The Home Mortgage Disclosure Act (HDMA) includes both data on the terms of the mortgage as well as demographic information on borrowers, including race, ethnicity, and income.	Delete
<b>Program 18.8.</b> Continue to provide equitable public services throughout the City, including public transportation, crime prevention, police protection, street lighting, street cleaning, trash collection, recreational facilities and programs, and schools. <u>Responsibility:</u> City Council <u>Funding Source:</u> General Fund <u>Schedule:</u> Ongoing program; continue	Ongoing	Public services are provided throughout the city on an equitable basis. There are no neighborhoods in Rohnert Park that have an over-concentration of lower-income housing.	Delete program. This is not a housing program.
<b>Program 18.9.</b> Continue to publicize openings on City boards and commissions through several newspapers. <u>Responsibility:</u> City Council, City Clerk <u>Funding Source:</u> General Fund <u>Schedule:</u> Ongoing program; continue	Ongoing	The City posts openings on City boards and commissions on the City's website and in the local newspaper.	Delete. This is not a housing program.



TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<b>Program 18.10.</b> Continue to ensure that an over-concentration of lower income housing does not occur in neighborhoods. <u>Responsibility:</u> Planning Division, Planning Commission, City Council <u>Funding Source:</u> General Fund <u>Schedule:</u> Ongoing program; continue; as projects are reviewed	Ongoing	No neighborhoods in Rohnert Park have an over-concentration of lower-income housing. The majority of lower-income housing in the future will take place within approved Specific Plan areas. Housing types and affordable housing developments within Specific Plan areas are required to be dispersed throughout the community to avoid a concentration of any one housing type or socio-economic/demographic group.	Retain as a policy.
<b>Program 18.11.</b> Contact Fair Housing of Sonoma County to inform them of possible rental discrimination against students, and request an investigation of its existence, followed by possible remediation. <u>Responsibility:</u> Housing and Redevelopment staff <u>Funding Source:</u> General and Redevelopment funds <u>Schedule:</u> Ongoing program; continue	Ongoing	The City advises residents who feel they have been discriminated against on the procedures they may take to address the problem. Sonoma State Housing Services provides contact information for Fair Housing of Sonoma County for those who have questions regarding legalities of renting in Sonoma County and are in need of counsel, investigation of discrimination, mediation, and referrals to attorneys for legal help.	Delete program. Sonoma State University provides this service.
<b>Preservation and Improvement of Housing Stock</b>			
<b>Goal HO-G:</b> Preserve and improve the City’s existing housing stock.			
<b>Policy HO-19:</b> Promote the maintenance of the existing housing stock.			
<b>Program 19.1.</b> Continue administering the adopted housing rehabilitation program, seeking to rehabilitate as many units as possible. (Potential households assisted: 28) The program provides deferred, twenty-year loans of up to \$24,000 to mobile home owners, up to \$25,000 for multifamily homeowners, and up to \$50,000 to conventional homeowners with incomes of less than 120% of area median income. Loans can be forgiven under the discretion of the CDCRP Executive Director. The program’s priority is making the moderate quality improvements necessary to assure that the homes meet code requirements and basic housing quality standards. <u>Responsibility:</u> City Housing and Redevelopment staff, Sonoma County Housing Authority <u>Funding Source:</u> Redevelopment Fund (There is \$100,000 allocated in the 2008/09 budget) and CDBG funds (almost \$86,000 is allocated for 2008/09) <u>Schedule:</u> Ongoing program; continue	Discontinued	The CDC approved a Housing Rehabilitation Program in 1999 and contracts with the Sonoma County Community Development Commission to assist with the implementation of the program. Funding for the Housing Rehabilitation Program has been historically derived from three sources: tax increment, CDBG funds and the CalHome Program. However, in 2012 all California Redevelopment Agencies were eliminated, reducing funding for the Rehabilitation Program. The last loan was made in 2008/2009.	Delete. With the elimination of the CDC, this program is no longer administered by the City.
<b>Program 19.3.</b> Fund a Rebuilding Together program in Rohnert Park, focusing on lower income households, particularly the elderly and people with disabilities. (Total households assisted in 2006: 23 very low- and low-income households.) Using community volunteers, this program rehabilitates homes to provide warmth, safety, and security. Typical repairs include fixing leaky roofs, building wheelchair ramps, electrical rewiring, repairing plumbing, installing new furnaces and hot water heaters, installing smoke detectors, replacing doors and windows, landscaping, and painting. <u>Responsibility:</u> City Housing and Redevelopment staff <u>Funding Source:</u> Redevelopment Fund (In FY 2008-09, allotted funding was \$50,000) <u>Schedule:</u> Ongoing program; continue	Ongoing	The City formerly supported, with redevelopment funds, Rebuilding Together Rohnert Park-Cotati, an organization that rehabilitates the homes of low-income homeowners, particularly the elderly, the physically challenged, and families with children. In 2009/10 and 2011/12 each, the City provided \$70,000 to Rebuilding Together Rohnert Park-Cotati. However, in 2012 all California redevelopment agencies were eliminated; therefore, the City no longer contributes to Rebuilding Together programs.	Delete.
<b>Policy HO-22:</b> Minimize the extent of potential earthquake damage to housing.			

**TABLE A-2  
REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**

**City of Rohnert Park  
2009-2014**

<b>Housing Programs</b>	<b>Status</b>	<b>Achievement</b>	<b>Recommendation</b>
<b>Program 22.1.</b> Encourage owners of wood-frame homes to ensure that they are adequately secured to foundations and have adequate bracing by providing guidelines and sample plans at the Building Department. <u>Responsibility:</u> Building Official <u>Funding Source:</u> General Fund <u>Schedule:</u> Ongoing program; continue	Ongoing	New housing and additions to existing homes must comply with the current seismic standards in the California Building Code as they apply to residential development. The City maintains information on its website about residential seismic retrofitting of existing buildings and bracing for mobile homes.	Retain as a policy.
<b>Program 22.2.</b> Inform owners of multifamily housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting. As mentioned above, the City hired a consultant to review existing buildings to determine where seismic retrofitting may be needed. <u>Responsibility:</u> Building Official, CDCRP <u>Funding Source:</u> General Funds <u>Schedule:</u> Ongoing program; continue	Ongoing	New housing and additions to existing homes must comply with the current seismic standards in the California Building Code as they apply to residential development. The City maintains information on its website about residential seismic retrofitting of existing buildings and bracing for mobile homes, including tips for apartment and mobile home park managers from the Governor's Office of Emergency Services.	Continue.
<b>Program 22.3.</b> Include information about the need for residential seismic retrofitting and retrofitting methods in the City's communications with residents. Publicize Fannie Mae's Project Impact Disaster Prevention Loan Program. <u>Responsibility:</u> Building Division, City Manager's Office <u>Funding Source:</u> General funds <u>Schedule:</u> Ongoing program; continue	Ongoing	The City maintains information on its website about residential seismic retrofitting of existing buildings and bracing for mobile homes including tips for apartment and mobile home park managers from the Governor's Office of Emergency Services.	Retain program. Modify to limit to the City's retrofit programs.
<b>Program 22.4.</b> Consider funding and implementing another mobile home bracing program. A previous bracing program reinforced more than 474 of the City's mobile homes. <u>Responsibility:</u> Building Division, CDCRP <u>Funding Source:</u> Redevelopment Fund <u>Schedule:</u> Consider during preparation of FY 2010-2011 CDCRP budget	Discontinued	Due to the elimination of the Redevelopment Agency, staff and financial resources were not available to implement this program.	Delete.
<b>Policy HO-23:</b> Use the provisions of California Community Redevelopment Law to ensure that a share of housing units are rehabilitated are affordable to lower income households.			
<b>Program 23.1.</b> Continue to ensure that at least 30 percent of all dwelling units substantially rehabilitated by the CDCRP are affordable to low- or moderate-income households, and that not less than 50 percent of these are affordable to very low-income households. Ensure that at least 15 percent of all dwelling units substantially rehabilitated in the redevelopment project area by public or private entities or persons other than the agency are affordable to low- or moderate-income households, and that not less than 40 percent of these are affordable to very low-income households. These requirements are consistent with California Community Redevelopment Law. They may also be satisfied by several alternative methods. <u>Responsibility:</u> City Manager, City Council, CDCRP <u>Funding Source:</u> Redevelopment Fund <u>Schedule:</u> Ongoing program; continue	Discontinued	The CDCRP enforced California Community Redevelopment law. However, in 2012 all California Redevelopment Agencies were eliminated.	Delete. The Community Development Commission was eliminated.
<b>Energy Conservation</b>			
<b>Goal HO-H:</b> Encourage energy conservation in housing.			

TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<b>Policy HO-24:</b> Promote the use of energy conservation features in the design of residential development.			
<b>Program 24.1.</b> Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process. The City has also developed a green building/sustainability ordinance that will address energy conservation. <u>Responsibility:</u> Planning and Building staff <u>Funding Source:</u> Developer fees <u>Schedule:</u> Ongoing program; continue	Ongoing	New residential design in Specific Plan areas is subject to the City’s green building/sustainability ordinance to address energy conservation. New residential buildings must also confirm to all energy conservation requirements of the California Building Code. Substantial tree planting is required in new residential and commercial development.	Retain as a policy.
<b>Program 24.2.</b> Continue to require the planting of trees as part of residential projects to provide cooling during the summer months. <u>Responsibility:</u> Planning, Engineering, and Public Works staff <u>Funding Source:</u> Developer fees <u>Schedule:</u> Ongoing program; continue, as projects are submitted	Ongoing	Tree planting is required in new residential and commercial development in accordance with the regulations of Section 17.14.070 of the Zoning Ordinance and/or as stipulated by a master tree planting palette.	Retain as a policy.
<b>Policy HO-25:</b> Promote energy conservation in the City’s older homes.			
<b>Attainment of Housing Goals</b>			
<b>Goal HO-I:</b> Maximize attainment of the Housing Element’s goals and programs.			
<b>Policy HO-26:</b> Provide an active leadership role in fulfilling the programs of the Housing Element.			
<b>Program 26.1.</b> Follow through on the actions and programs prescribed in the Housing Element in a timely manner and monitor progress annually. <u>Responsibility:</u> As designated by program; Planning Staff responsible for preparation of annual monitoring report <u>Funding Source:</u> As designated by program; General Fund <u>Schedule:</u> Ongoing program; continue; annual progress report by April 1st	Ongoing	The leadership role in fulfilling the programs of the Housing Element is the responsibility of the Development Services Department. The participants are the Development Services Director and planning staff in reviewing and recommending project approval. Staff prepares an annual progress report on the Housing Element in April of each year.	Retain program.
<b>Program 26.2.</b> Provide information to the City’s staff and decision makers about the characteristics of affordable housing, high-density development, and lower income families so that they can act in an informed manner and education the community. Provide such resources as “Myths and Facts About Affordable and High-Density Housing” (California Planning Roundtable), “The Effects of Subsidized and Affordable Housing on Property Values: A Survey of Research (HCD), “Every Community Needs Good Multifamily Housing” (NAHB), “Growing Smarter with Apartments (NMHC), and videos that show exemplary high-density housing designs and feature interviews with project residents and neighbors. A packet of information regarding affordable housing and high-density housing is available in the Community Development Library. <u>Responsibility:</u> City Manager, Planning staff <u>Funding Source:</u> General Fund <u>Schedule:</u> Ongoing program; continue	Ongoing	City staff is kept informed regarding affordable housing, high-density development, and lower-income housing. A packet of information regarding affordable housing and high-density housing is available in the Community Development Library.	Retain program.
<b>Policy HO-27:</b> Use the growth management program to promote the City’s housing program.			

TABLE A-2 REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS City of Rohnert Park 2009-2014			
Housing Programs	Status	Achievement	Recommendation
<p><b>Program 27.1.</b> As part of any allocation criteria related to implementation of the City’s Growth Management Ordinance, give priority to projects that address the housing needs identified in this element and further the City’s housing program.</p> <p>To date, the City’s Growth Management Program has not resulted in the need for allocations.</p> <p><u>Responsibility:</u> City Council</p> <p><u>Funding Source:</u> Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	There are surplus units available to be constructed under the City’s Growth Management Ordinance.	Retain as a policy, but modify to more specifically identify housing needs.
<p><b>Program 27.2.</b> To ensure the adequate provision of streets, water, wastewater, solid waste and parks, require a Public Facilities Financing Plan for all new developing areas demonstrating completion of all necessary infrastructure and public facility improvements concurrently with development.</p> <p><u>Responsibility:</u> City Council, Planning and Engineering Staff</p> <p><u>Funding Source:</u> Developer fees</p> <p><u>Schedule:</u> Ongoing program; continue</p>	Ongoing	In 2004 the City adopted its Public Facilities Finance Plan (PFFP) which outlined a comprehensive strategy for managing the costs of capital facilities, maintenance, and services that are impacted by new development. The 2006 Update of the Public Facilities Finance Plan added Nexus Analysis and Mitigation Fees for capital facilities and strategies for bond financing and for funding new demands for maintenance and services. On November 22, 2011, Council approved Resolution No. 2011-112, repealing Resolution 2006-165 and Resolution No. 2008-126 and updating the Public Facilities Finance Plan. All of the existing Specific Plans require a PFFP for all new development to pay for infrastructure and public facility improvements.	Retain as a policy.

Source: City of Rohnert Park Housing Element, 2014.

Appendix B: Homeless Facilities in the Vicinity of Rohnert Park

TABLE B-1 HOMELESS FACILITIES Sonoma County 2014						
Provider Name	Facility Name	Target Population	2005 Year-Round Units/Beds			2005 All Beds
			Family Units	Family Beds	Individual Beds	Year-Round
Catholic Charities	Family Support Center	Families With Children	30	130	8	138
Catholic Charities	City of Santa Rosa Brookwood Center	Mixed Populations	5	20	20	40
Catholic Charities	Nightingale House (adults needing bed rest)	Single Males and Females (18 years and older with no children)			5	5
Catholic Charities	Russell Avenue	Single Males and Females (18 years and older with no children)			30	30
Catholic Charities	Emergency Shelter Program (Armory) (November – March only)	Single Males and Females (18 years and older with no children)			170	
COTS	Center for Children and their Families	Families With Children	4	15		19
COTS	Mary Isaak Center	Adults			100	100
Community Action Partnership- Sonoma County	Chanate Shelter	Single Females (18 years and older)			15	15
North County Community Services	Wallace House, Cloverdale	Single Males and Females (18 years and older with no children)	1	10		10
North County Community Services	Spare Room, Healdsburg	Single Males and Females (18 years and older with no children)			4	4
Redwood Gospel Mission	Women’s Shelter	Mixed Populations	3	14	20	34
Redwood Gospel Mission	Men’s Shelter	Single Males (18 years and older);			50	50
River Counselors	Emergency Housing	Mixed Populations	4	8	8	16
Social Advocates for Youth	Coffee House (Youth)	Unaccompanied Young Females and Females (under 18 years)			6	6
So. Co. Dept. of Health Services, Mental Health Division / Community Support Network	Opportunity House (adults with serious, persistent mental illness)	Single Males and Females (18 years and older with no children)			13	13
Sonoma Overnight Support	Sonoma Overnight Support	Mixed Populations	1	6		
Women’s Recovery Services	WRS/Hendley (alcohol/ drug dependent women & their children)	Families With Children	8	32		32
YWCA	Women’s Shelter, Location Suppressed	Families With Children Only Domestic Violence victims	6	27		27
Total			62	262	449	539

Note: These facilities serve homeless people throughout Sonoma County, including those who reside in Rohnert Park. At this time there are no facilities in the city.  
Source: Sonoma County Consolidated Plan 2005, May 2005, and email correspondence with Warren Theuret, Operations Manager, Housing & Family Services, Committee on the Shelterless (COTS), January 1, 2014.

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## Appendix C: Community Outreach

### Stakeholder Workshop Summary

On January 27, 2014, the City held a Stakeholder Workshop at City Hall. Approximately 16 local agencies, community organizations, stakeholders, and residents attended the workshop. At the workshop City staff and the Housing Element consulting firm, Mintier Harnish, presented a brief overview of the Housing Element Update and facilitated an interactive discussion to solicit ideas from participants about the most critical housing issues facing Rohnert Park residents and new ways the City and community might address these issues.

### Attendance Sheet

- Andrea Rodriguez-Jereb, Sonoma State University
- Jim Walters, Community Child Care Council
- Ken Baker, Senior Advocate
- Marianne Lim, Burbank Housing Development
- Norm Mushnick, Senior Advocate
- Elece Hempel, Fair Housing of Sonoma County
- Brooke Robertson, North Bay Housing Coalition
- Mary Eble, North Bay Housing Coalition
- Anne Barron, Cotati-Rohnert Park Unified School District
- Carol Ingerman, Sonoma State University
- Cathy Boostani, Housing Land Trust of Sonoma County
- Dev Goetschius, Housing Land Trust of Sonoma County
- David Grabill, Housing Advocacy Group
- Karla Fabbri, Hills and Homes Property Management
- Melody Sea, Petaluma People Services Center
- Jane Peterson, Oaks of Hebron

### Major Housing Issues and Barriers to Affordable Housing

The issues and barriers listed below were identified by workshop participants based on the experience with housing issues throughout the region. Many of the issues and barriers verbalized at the meeting are opinions of workshop participants and do not necessarily represent the opinions of City of Rohnert Park staff or City policy. The following list is not arranged in any particular order of importance or sequence:

- The loss of redevelopment.
- Need workforce and faculty housing.
  - Need faculty housing for different generations and lifestyles (smaller rental units for young faculty).

- Increase owner-occupied home ownership for low- to moderate-income families. This will give renters a place to move to and keep the workforce in Rohnert Park, allowing people who are the fabric of the community to live and work locally. This model is used by the UC's and can be applied for SSU staff and faculty.
- Housing element should describe seniors as 55 and over (vs. 65 and over).
- Most seniors are on fixed incomes.
- Need to have housing for students and others close to new SMART station.
- Rental prices are driven up by students causing other residents to compete for housing.
- Due to the influx of new casino employees, rental rates have increased (now approximately \$1,300 vs. \$1,100-1,200).
- Apartments previously accepting Section 8 are declining in number and some tenants are forced to move.
- A lot of people are doubling up in Rohnert Park and countywide.
- People are moving to Santa Rosa making it harder for Rohnert Park service providers to serve residents.
- Rental increases are very recent (within the past few months).
- Sales prices of housing are increasing.
- The RHNA underestimates the actual need.
- The RHNA for 2007-2014 was not met (units were not built).
- ABAG didn't consider the impacts of the casino.
- The City is considering selling City-owned sites that could be used for affordable housing.
- Landlords are not maintaining properties; there is less incentive because demand is so high.
  - Housing stock is old, leading to maintenance issues.
- The School District needs more students—need single-family homes to attract more families.
- Need all housing types (small and large/owner and renter).
- One of the mobile home parks went through a condo conversion recently—impacting rental rates in the park. State law now allows the City to consider resident views.
- The City has a rent control ordinance that sets a maximum price that landlords can charge within mobile home parks.
- There is no market for new mobile home parks—requires low land costs.
- There is community opposition to affordable housing.
- Only about 50 percent of the needed childcare is provided in the city.
- Landlords are increasing rent on people with disabilities.
  - People are living on fixed incomes.
  - Discrimination against people with disabilities disallows them to compete in the market.
- Need to create affordable housing for people on fixed incomes.
- The City's inability to waive or defer development fees can be seen as a barrier.



- Limited capacity of the local government.
- The cost of providing infrastructure and utilities for new housing is expensive (even when land is donated).
- Need to make it attractive to builders to build homes in Rohnert Park—incentives. The demand exists, as there is a lot of pressure on the rental market; prices are being driven up by people who can afford a mortgage and would purchase single-family homes if they were available.

## **Opportunities and Potential Solutions for Providing Housing**

The opportunities and solutions listed below represent ideas for how to overcome the challenges listed above and help provide needed housing within the community. The ideas are from workshop participants and do not necessarily represent the perspective of City of Rohnert Park staff or City policy. The following list is not arranged in any particular order of importance or sequence:

- The City needs political support for inclusionary zoning and it needs to remove the in-lieu fee option (although the City has not seen any developers use this option).
- The City should continue to require 15 percent affordable housing for all new development.
- Integrating affordable units into market rate projects is the best way to provide affordable housing.
- Redevelop properties for affordable senior housing.
- Need more Section 8 vouchers and apartments that accept Section 8.
- A greater supply of single-family homes would take pressure off rental units; now is a good time for buyers to qualify.
- RDA “Boomerang” Fund—Cities should set aside 20 percent for housing (Cities in the County are not doing this).
- Former RDA sites are opportunities for affordable senior housing (the City could sell to Burbank Housing).
- Need to provide a variety of housing types to allow residents to move up and stay.
- Need affordable senior housing (studio and one-bedroom units).  
Amend the condo conversion ordinance to allow the City to take the views of mobile home residents into account.
- Improve “community” development with senior housing built integrated with family housing (but many seniors want a quiet place to live like the Altamont).
- Build multi-generational family housing (e.g., second units, units for seniors, and students).
- In an eight-year stretch, the Council can provide rent control for seniors.
- Integrate childcare into housing (e.g., home day care, on-site day care, etc.).
- City could adopt policies to facilitate day care.
- Need community investment in child care (e.g., Boys & Girls Club).

- Density Bonus for affordable housing (up to 35 percent density increase with additional three concessions).
  - If the developer provides on-site child care, State law also allows density bonus.
  - City could update density bonus ordinance.
- Promote housing near train station (multifamily/high-density housing)—SmartTrain is in the future.
- Need land for new mobile home parks.
  - Provide affordable housing, good management, and well-maintained parks.
- Increase non-profit partnerships with the City—adjunct City staff on particular issues
  - Non-profits are solutions-oriented and good stewards of the public.
  - The City could facilitate partnerships between the developers and local non-profits (e.g., partnership at Sonoma Mountain Village and University).
- The City has done a lot for the homeless (Vida Nueva is a national model).
- The City helped fund operating expenses for housing for people with disabilities (24 units).
- Committee on the Shelterless (COTS) provides permanent supportive housing.
- There is a lot of affordable housing in the works in Rohnert Park.
- Need land trusts to hold affordable housing projects in perpetuity. When housing is created, the land is held in trust to make the land a community asset while still allowing persons to own locally and build equity.

The City and non-profits should partner to create more effective affordable housing solutions. The City is currently working with developers on different affordable housing solutions including graded building pads complete with utilities ready to go for an affordable housing developer, as well as plans for affordable single family homes interspersed throughout project sites.

## Community Workshop Summary

On May 29, 2014, the City of Rohnert Park held a Community Workshop on the Housing Element Update. To advertise the workshop, the City sent an email notice to residents, noticed the workshop in Community Voice, and advertised the workshop on a digital freeway sign along Highway 101. At the workshop City staff and the Housing Element consulting firm, Mintier Harnish, presented a brief overview of the Housing Element Update. Attendees were then allowed to review key parts of the Housing Element at stations located throughout the meeting room. Staff and consultants were on hand to answer questions, discuss issues, and solicit ideas from participants. Two comments were provided:

- Increase and develop additional affordable housing financing resources to develop new affordable housing units within the city. [Burbank Housing]
- Provide opportunities to create land trusts for the creation and long-term availability of affordable and workforce housing. [Housing Land Trust of Sonoma County]