



11 Housing Element

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

Section	Title	Page
11.1	Introduction and Summary	2
11.2	Housing Strategy	29
11.3	Housing Sites.....	60
11.4	Conclusion.....	87

11.1 Introduction and Summary

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

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

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

State Law and Local Planning

Consistency with State Law

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

New State law requires that the Safety Element be updated to address climate adaptation upon revision of the Housing Element. Climate change adaptation will be addressed in the Health and Safety and Climate Change Elements, which are currently being updated along with the City's General Plan Update scheduled for completion in 2023.

Water and Sewer Service Priority

The City is responsible for its own water and sewer service and has coordinated with these divisions throughout the preparation of the Housing Element. The City will provide a copy of the Housing Element to the water and sewer service division within 30 days of adoption. In addition, the City will continue to coordinate with these divisions to ensure awareness of and compliance with the state mandate that providers grant water and sewer service priority for housing projects that will help Rohnert Park meet its regional housing need for lower-income households (Government Code Section 65589.7).

General Plan Consistency

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

Definitions of Terms

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

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

Data Sources

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

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

Housing Element Organization

The Housing Element is organized into five main sections:

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

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

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

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

Community Involvement

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

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

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

- February 2022: The public had the opportunity to participate and comment at the February 24 Planning Commission Initial Sites Assessment and Policy Options presentation. Following this effort, the City hosted a stakeholder workshop to receive comments from developers, community-based organizations, and health and housing service providers.
- March 2022: The public had the opportunity to participate and comment at the March 22 City Council Initial Sites Assessment and Policy Options presentation. The City also conducted a housing needs survey of Sonoma State University students, staff, and alumni.
- May 2022: The City released the Draft Housing Strategy to the public and held public workshops with the City Council and the Planning Commission. The public had the opportunity to participate and comment at these events on May 24 and May 26, respectively.
- August 2022: The City released a Public Review Draft Housing Element to the public on August 5, 2022 and sought public feedback during a 30-day window. The Element was revised to incorporate public input received.
- November – December 2022: The City released an Initial Study – Negative Declaration (IS-ND) in compliance with the California Environmental Quality Act (CEQA) for the Housing Element and made this document available for a 30-day public review window from November 23, 2022 to December 23, 2022. The City released revised versions of the Draft Housing Element on November 30 and December 7, 2022 and made each revision available for a 7-day public review period.

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

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

Community Profile

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

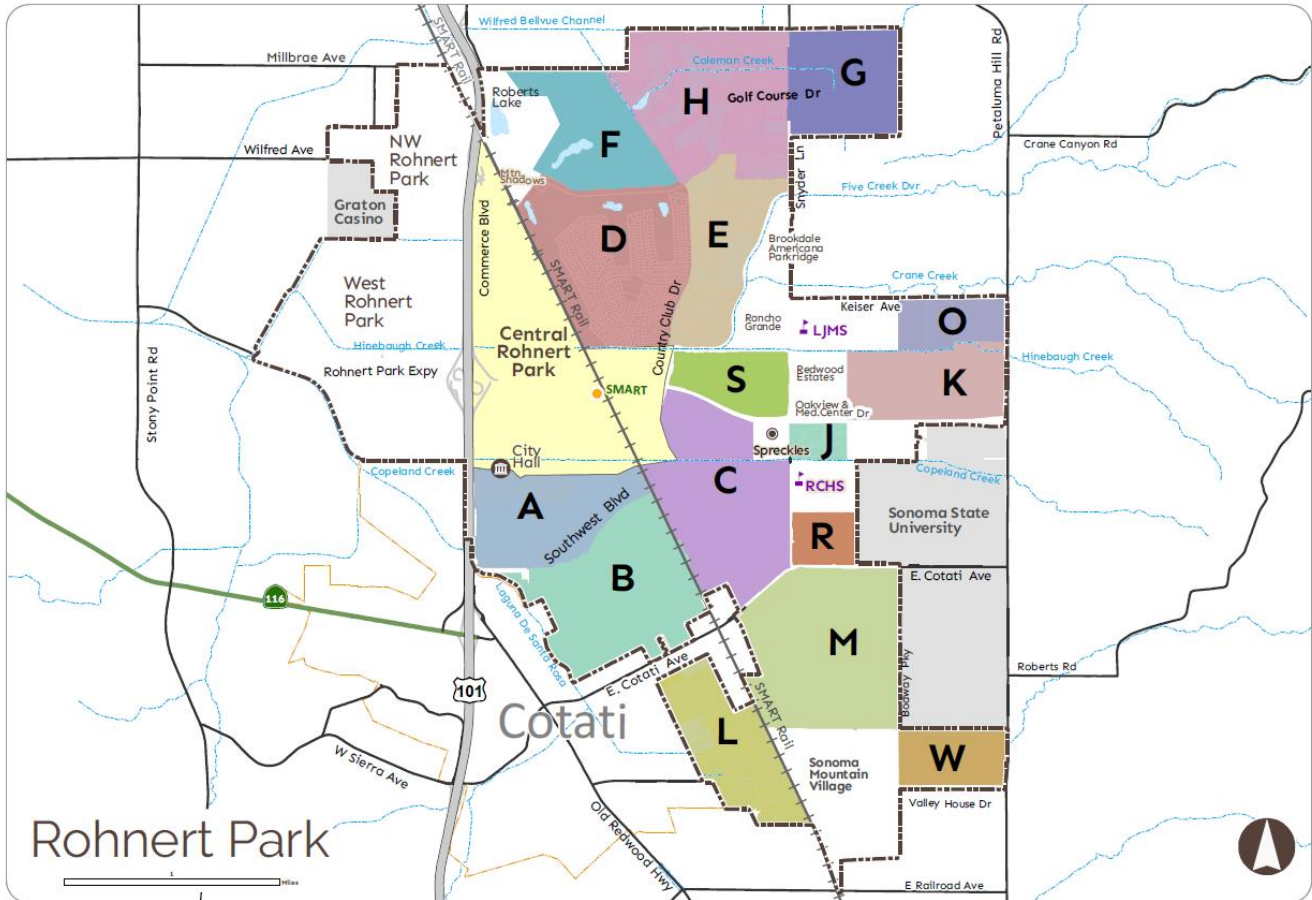
Rohnert Park is located in central Sonoma County along US Highway 101 in the northern San Francisco Bay Area, approximately 90 miles north of Santa Francisco.

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

11. Housing Element

had a population of 44,330¹ and an area of approximately 7.7 square miles. Rohnert Park is the third largest city in Sonoma County and has the highest population density in the County at over 6,000 residents per square mile.

Figure 11-1 Rohnert Park Neighborhoods



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

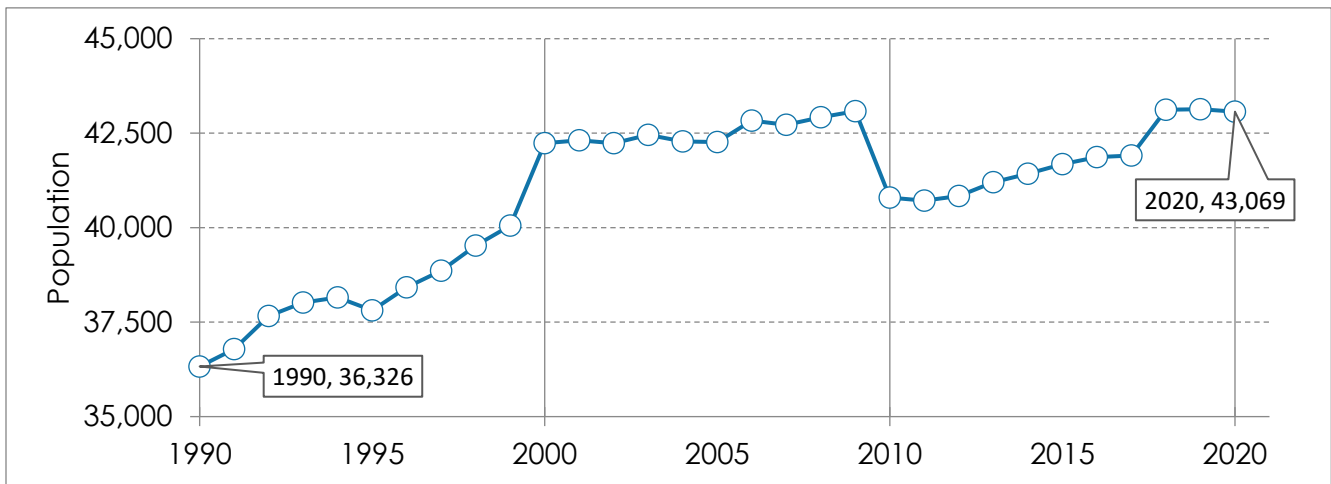
¹ U.S. Census Bureau, 2020

Population Characteristics and Trends

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

Rohnert Park's population increased 19 percent, from 36,326 to 43,069 between 1990 and 2020. During the same time period, Sonoma County's population grew 27 percent and the Bay Area's population grew 29 percent. Rohnert Park's population increased the most between 1995 and 2000, decreased slightly in the 2000s, and increased slightly in the 2010s. Overall, Rohnert Park's population in 2020 was only 2 percent higher than its population in 2000.

Figure 11-2 Rohnert Park Population Over Time, 1990-2020

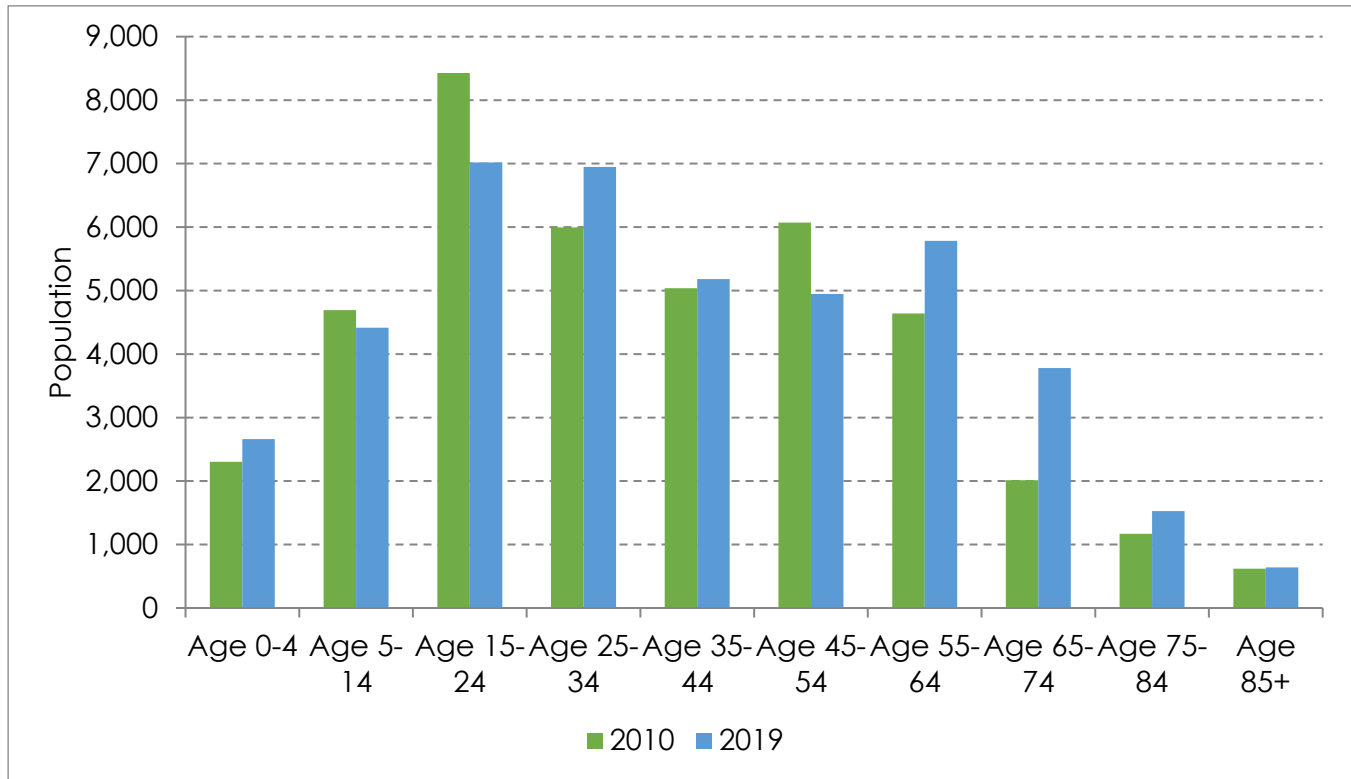


Note: DOF uses the decennial census to benchmark subsequent population estimates. Due to this, breaks may appear in this data between estimated data (1999, 2009) and data from the Census count (2000, 2010)
 Source: California Department of Finance, E-5 series, 2020

Age Composition

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

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

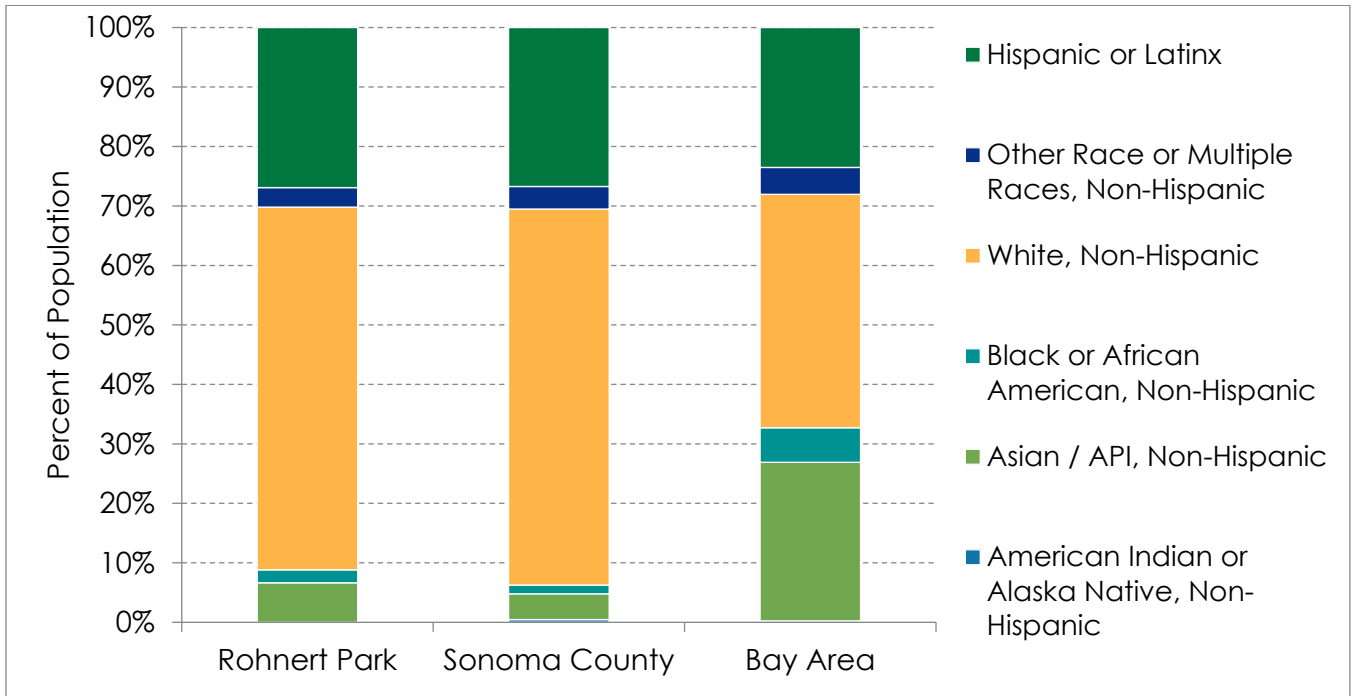


Source: US Census Bureau, 2010; American Community Survey 2019 5-Year Estimates

Race and Ethnicity

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

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



Household Incomes and Housing Affordability

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

Table 11-1 Income Limits Sonoma County, 2022

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

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

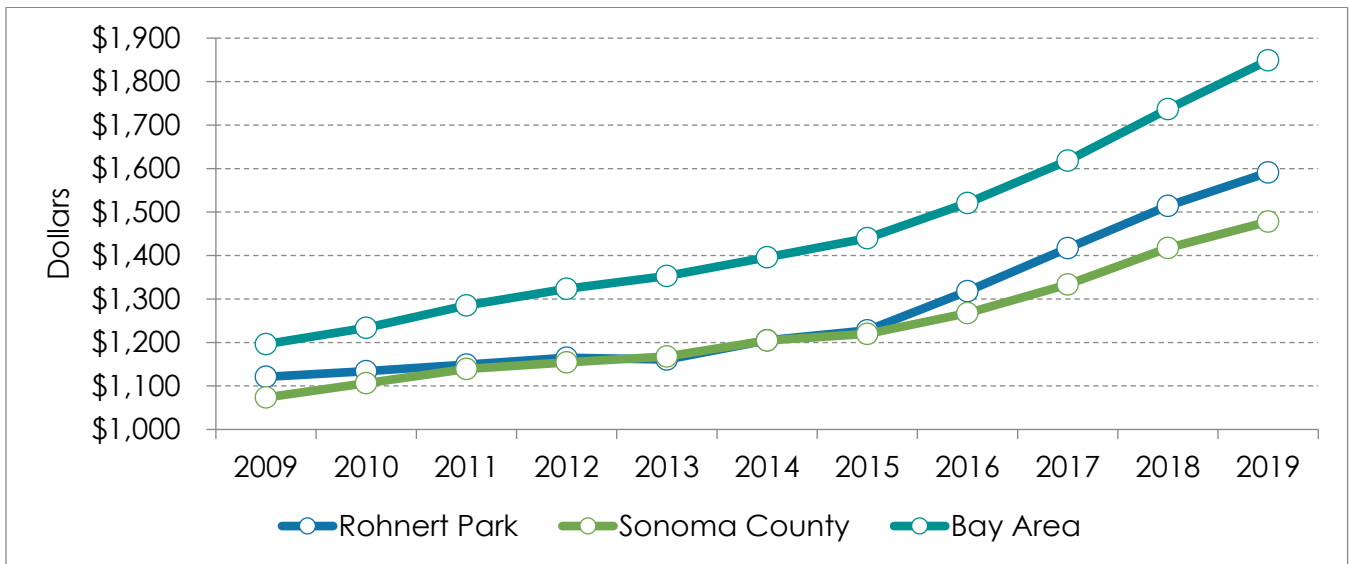
Rohnert Park also has lower home prices than Sonoma County in general. In May 2022, the median sale price of homes in Rohnert Park and Sonoma County were \$613,000 and \$820,000, respectively. Monthly

11. Housing Element

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

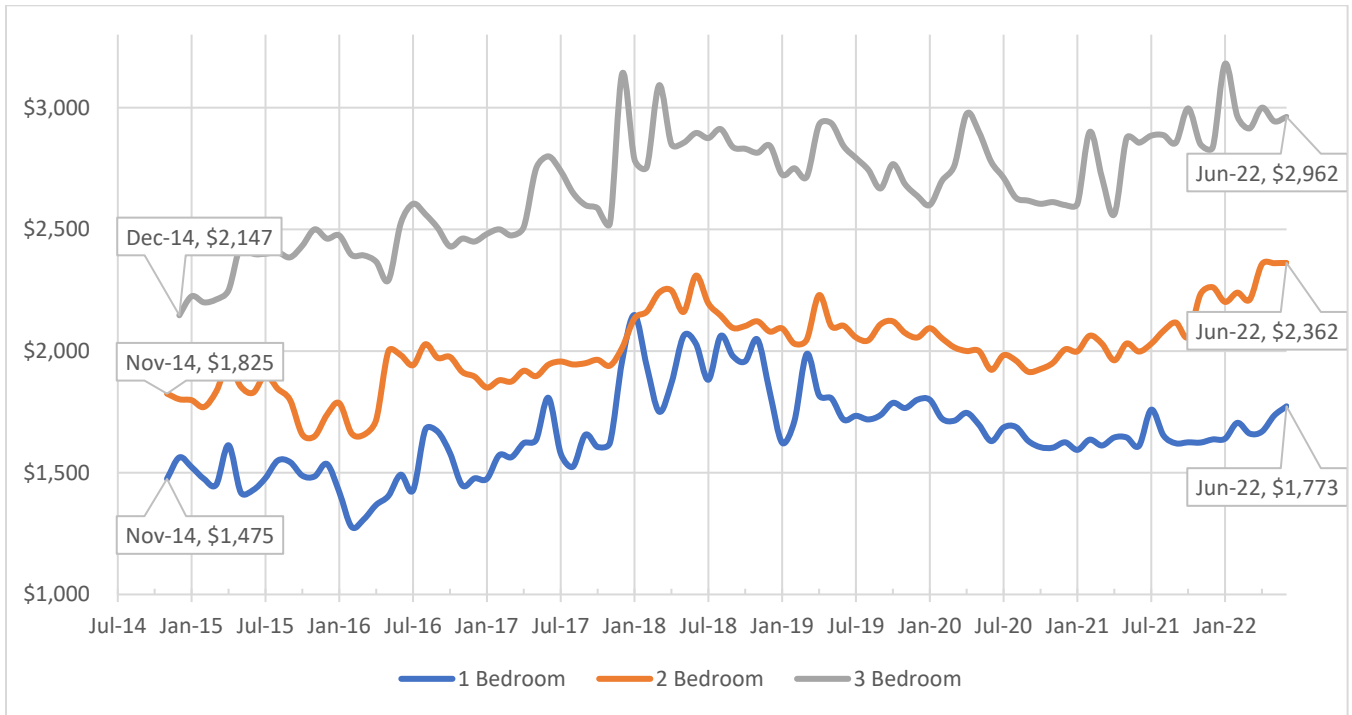
Though Rohnert Park is more affordable for homeowners than surrounding areas, the City has higher rental costs than Sonoma County in general. The median contract rent in 2019 for all rental households was \$1,591 in Rohnert Park and \$1,478 for Sonoma County. In June 2022, the median listed price for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

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



Source: American Community Survey, 2019 5-Year Estimates

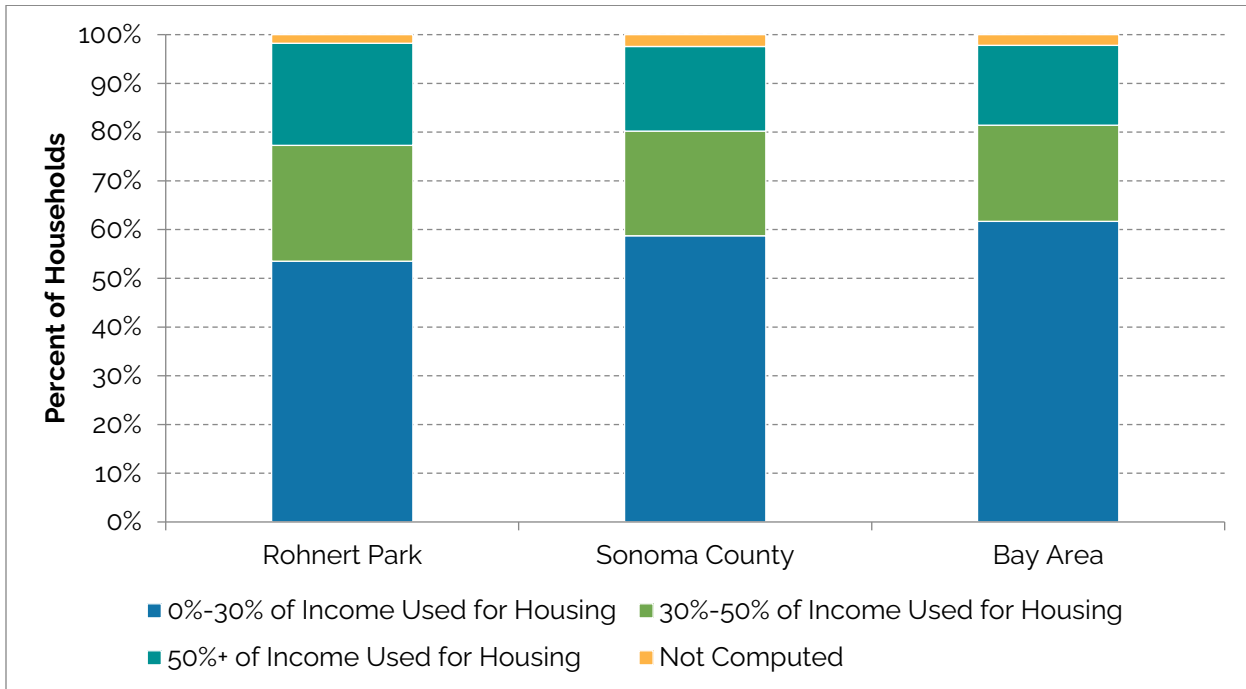
**Figure 11-6 Median Listed Rental Prices, Rohnert Park
November 2014 - June 2022**



Source: Zumper Rental Data, Accessed June 2022

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

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



Source: HUD, CHAS, 2013-2017

Special Needs Populations

Homeless

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

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

	2018	2019	2020
Unsheltered	127	114	241
Sheltered	11	15	7
Total	138	129	248

Source: 2020 Sonoma County Homeless Census Comprehensive Report

Disabled

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

**Table 11-3 Population with a Disability
Rohnert Park, 2020**

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

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

Students

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

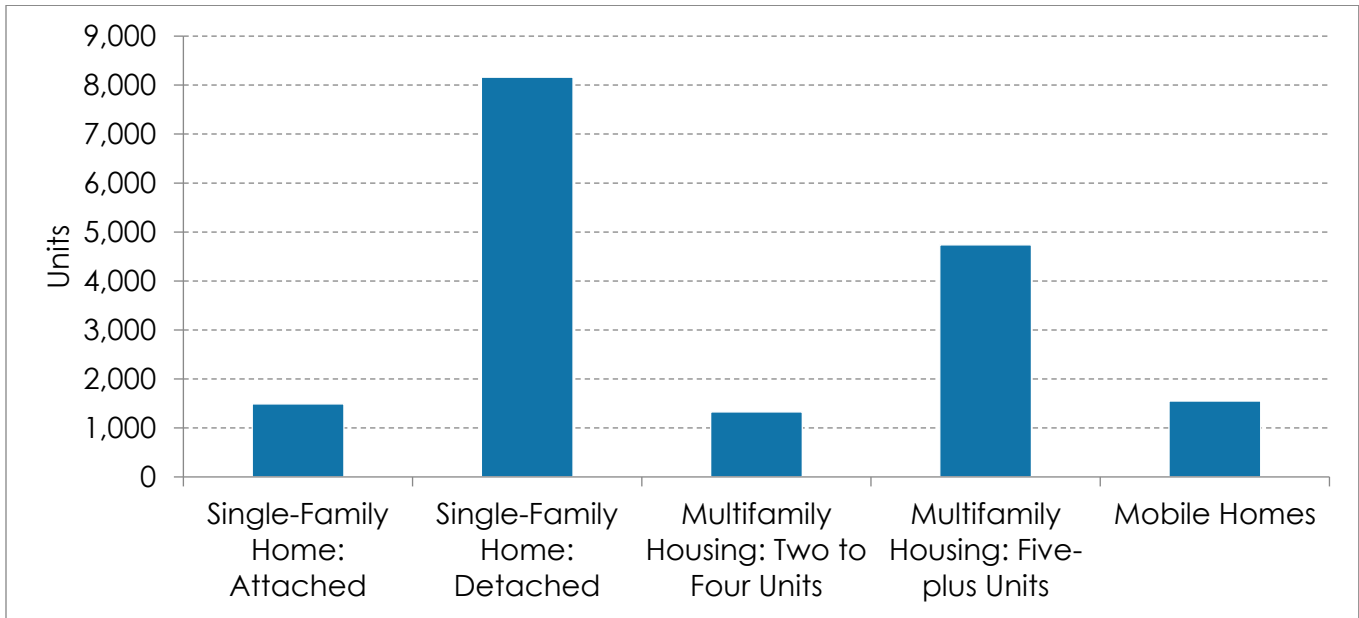
Characteristics of Housing Stock

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

Type

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

Figure 11-8 Rohnert Park Housing Types



Source: California Department of Finance, E-5 series

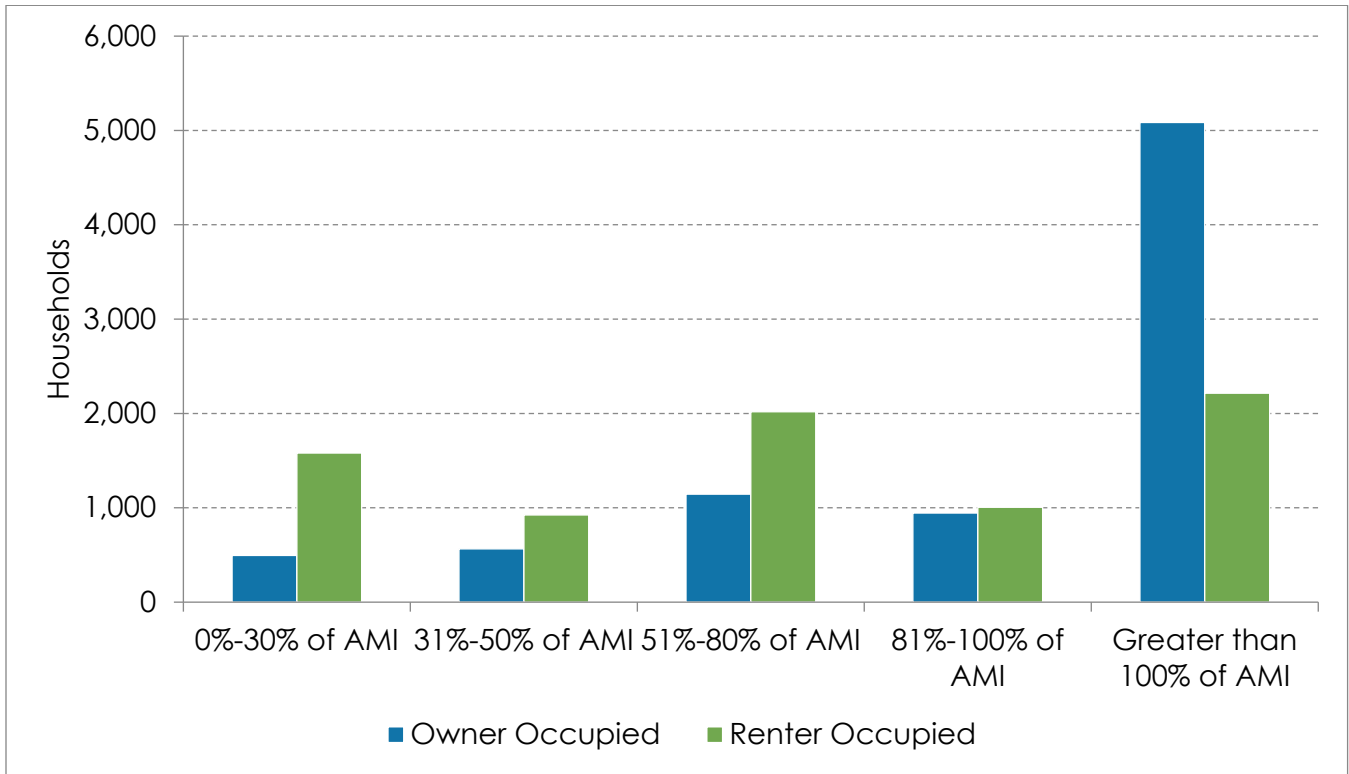
Vacancy

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

Tenure

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

Figure 11-9 Rohnert Park Household Income Level by Tenure



Source: American Community Survey, 2019 5-Year Estimates

Overcrowding

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

Table 11-4 Overcrowding by Tenure and Severity

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

Source HUD, CHAS ACS Tabulation, 2013-2017 Release

Affordable Units at Risk of Conversion

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

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

Summary of Constraints and Programs to Address Constraints

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

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

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

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

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

Summary of Fair Housing Assessment and Programs to Address Fair Housing

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

² Sonoma County Grand Jury Report, June 2022

11. Housing Element



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

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

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

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

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

Identified Fair Housing Issue	Contributing Factors	Meaningful Action
Fair Housing Enforcement & Outreach Capacity	High-barrier admissions to affordable housing, and occupancy policies and procedures Lack of meaningful language access to housing information for individuals with limited English proficiency	<ul style="list-style-type: none"> • Program HO-4.B: Fair Housing Information • Program HO-4.C: Culturally Appropriate Outreach and Marketing
Concentration of Lower-Income Households	Location of existing affordable housing	Programs to support Place-Based Strategies to address needs in Central Rohnert Park: <ul style="list-style-type: none"> • Program HO-3.G: Pro-housing Designation Programs to facilitate the development of additional affordable housing: <ul style="list-style-type: none"> • Program HO-1.D: Streamline Development Process • Program HO-2.D: Incentivize and Promote ADU and JADU Development • Program HO-2.E: Workforce Housing Overlay • Program HO-3.B: City Density Bonus Program • Program HO-3.F Affordable Housing or Underutilized City Sites Programs to increase Mixed-Income developments Program HO-4.E: Inclusionary Housing Ordinance

Disparities in Access to Opportunity	Lack of access to opportunity due to high housing costs	<p>Programs to facilitate the development of affordable housing:</p> <ul style="list-style-type: none"> Program HO-1.D: Streamline Development Process Program HO-2.D: Incentivize and Promote ADU and JADU Development Program HO-2.E: Workforce Housing Overlay Program HO-3.B: City Density Bonus Program Program HO-3.F Affordable Housing or Underutilized City Sites <p>Programs to facilitate access to homeownership:</p> <ul style="list-style-type: none"> Program HO-3.A: Mortgage Credit Certificate Program <p>Program HO-3.D: Homes for the Essential Workforce</p>
Disproportionate Housing Needs, Including Displacement	<p>Displacement of residents due to economic factors</p> <p>Lack of affordable community-based supportive services</p>	<p>Programs to address displacement:</p> <ul style="list-style-type: none"> Program HO-1.E: Replacement Housing Program Essential Housing Bond Financing Program Program HO-3.E: At-Risk Units Program HO-4.A: Anti-Displacement Actions <p>Programs to increase supportive housing/services:</p> <ul style="list-style-type: none"> Program HO-2.C: Zoning for a Variety of Housing Types Program HO-3.F Affordable Housing or Underutilized City Sites <p>Program HO-4.D: Actions to Address Homelessness</p>

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

Regional Housing Needs Assessment and Summary of Housing Strategy

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

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

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

Table 11-6 Rohnert Park’s Regional Housing Needs Allocation (RHNA)

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

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

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

Table 11-7 Strategy to Address RHNA

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
RHNA	399	230	265	686	1,580	
RHNA Credits	179	176	96	2,010	2,461	
Inventory Sites	196	32	32	113	373	
Total Units (Credits + Sites)	375	208	128	2,123	2,834	
Remaining RHNA	24	22	137	(1,437)	(1,254)	
Adequate Sites Programs	Rezoning	14	19	102	61	196
	Conversion to Affordable	99	57	66		222
	Total	113	76	168	61	418
Total Units with Adequate Sites Programs	488	284	296	2,184	3,252	
RHNA Surplus	89	54	31	1,498	1,672	
Buffer %	22%	23%	12%	218%	106%	

Review of 2014 Housing Element

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

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

- Outreach to and cooperation with developers, including developers of affordable housing, market rate housing, and supportive housing;
- Monitoring of units at-risk of conversion to market-rate, and meeting with property owners to examine potential strategies to preserve or replace the units;

- Amending the Inclusionary Housing Ordinance requirements for rental housing projects;
- Applying for regional, State, and Federal funding for affordable housing; and
- Maintaining and publicizing information about the City's affordable housing programs.

Progress in Achieving RHNA and Quantified Objectives

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

Table 11-8 Summary of Quantified Objectives in 2014 Housing Element

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

The City met its RHNA and quantified objectives (QOs) for low-income and above moderate-income units but fell short in achieving its targets for very low- and moderate-income units, as shown in Table 11-8. 1,794 total housing units ranging from extremely low- to above moderate-income were constructed from 2015 to 2021.

Table 11-9 Progress in Achieving 2014 Quantified Objectives by Income Group

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

Progress Implementing Programs

The 2023 Housing Element update is not a comprehensive "new" Housing Element, but rather an update of the 2014 Housing Element. The update process has retained the programs that are working, removed those that have been achieved, and added new policies and programs to address changes in community needs and statutory requirements. Table 11-10 provides an evaluation of the programs from the 5th Cycle Housing Element and the City's level of success in achieving them, including a description of the program's outcome,

11. Housing Element



the effectiveness of the program's accomplishments, and how the updated programs have been changed or adjusted to incorporate lessons learned in the previous cycle. Programs that address housing needs of special needs populations are identified with a star (★).

Rohnert Park's greatest successes during the previous planning period included addressing special housing needs of people experiencing homelessness and lower-income families. The 218-unit all-affordable project known as Redwoods at University District and a 36-unit all-affordable housing project (Willowglen Apartments) provided additional affordable housing for extremely low- to low-income families. In addition, 24 low- and moderate-income families moved into new affordable ownership units, in partnership with the Housing Land Trust of Sonoma County. In the past few years, the City has substantially increased its investment of homeless services and housing set aside for people experiencing homelessness. In October 2022, the City completed a 60-unit interim housing project called Labath Landing which was built using State Project Homekey funding. Between January 1, 2021 and October 31, 2022, the City achieved the following outcomes in its City-funded homeless programs:

- 94 people were placed into permanent housing
- 498 people were engaged by the outreach team
- 124 people moved into interim housing or shelter

Although the City has invested in affordable housing for seniors in past cycles, no new affordable housing projects set aside for seniors were built in the 5th cycle. Low-income seniors make up a rapidly growing percentage of the overall population and provision of affordable housing for seniors is an ongoing need in Rohnert Park.

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

Program	Progress	Lessons Learned
<p>HO-1.A Following the approval of a specific plan and prior to construction, the City shall require applicants to post signs designated for high-density housing with visible, durable signs containing information about the site's development potential. The City shall require such information to be provided in appropriate sales offices and to prospective buyers of homes within the project. Timeframe: Ongoing</p>	<p>Partially successful. The City did not consistently require applicants to post signs designated for high-density housing with visible, durable signs containing information about the site's development potential or provide this information in the sales office. However, most developers of these projects did provide adequate signage and information in the sales office for prospective buyers.</p>	<p>The objective of this program was to support effective outreach and engagement for affordable housing programs. This program will be discontinued, with actions in Program HO-4.B addressing this objective through additional outreach and engagement efforts.</p>
<p>HO-1.B The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system. Timeframe: Ongoing</p>	<p>Successful. City continues to work with regional agencies and has adequate water and supply.</p>	<p>Program will be converted to a policy (Policy HO-1.3) as it reflects an ongoing practice.</p>
<p>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.</p>	<p>Successful. City has continued preparing its Growth Management Report annually in April and evaluate the Program's "trigger cap." The Growth Management Ordinance has not been a constraint to</p>	<p>The Growth Management Ordinance allows units to "roll-over" from year to year. The City currently has an excess of units available in the program, so it is unlikely that the trigger cap would be reached during this planning period.</p>

11. Housing Element



Timeframe: Ongoing	accomplishing the City’s housing allocations.	Program will be converted to a policy (Policy HO-1.4) as it reflects an ongoing practice.
HO-3.A The City shall continue to issue, in cooperation with other jurisdictions in Sonoma County, mortgage credit certificates to qualified low- and moderate-income, first-time homebuyers. The City shall work with the Sonoma County Housing Authority to ensure that Rohnert Park receives a share of future allocations. Timeframe: Ongoing	Successful while in effect. The Sonoma County Community Development Commission previously operated this program, and the City made information about the program available at City Hall. The County no longer has an active mortgage credit program.	Program will be revised (new Program HO-3.A) to encourage the use of the Mortgage Credit Certificate program by private lenders. City actions will include outreach to lenders with information about the program.
HO-3.B The City shall publicize affordable housing programs through the City’s public communications and publications. Timeframe: Ongoing	Successful. The City has publicized affordable housing programs through the City’s public communications and publications. This information is available at City Hall and on the City’s website and is made available at other locations upon request.	Although the program was successful, it can be improved to include more specifics to better address the objective of effective outreach and engagement for affordable housing. Program will be continued in Program HO-4.B and includes more specific implementation metrics to ensure more consistent outreach efforts.
HO-3.C The City shall work with the development community to conduct a fee study to evaluate options and determine an appropriate methodology for its Inclusionary Housing in-lieu fee calculation. Based on findings from the study, the City shall adopt an in-lieu fee methodology/calculation. Timeframe: As requested by the development community	Successful. The City worked 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. After the fee study was conducted, and the City updated its Inclusionary Housing Ordinance to reflect new fee structure in 2019.	Program is completed and will be removed. The City will continue to work with the development community through the implementation of other programs, including Program HO-2.B.
HO-3.D The City shall amend the Inclusionary Housing Ordinance to remove the inclusionary housing requirements for market rate rental projects, consistent with current City practices. Timeframe: 2015	Successful. The City updated its Inclusionary Housing Ordinance in 2019 to remove the inclusionary housing requirements for market rate rental projects, consistent with current City practices.	Program is completed and will be removed.
HO-3.E The City shall develop an affordable housing and anti-displacement strategy as part of the Central Rohnert Park Priority Development Area (PDA). Timeframe: 2015	Partially successful. Although the City has not yet developed a formal affordable housing and anti-displacement strategy as part of the PDA plan, it has had three new housing proposals in the PDA which have resulted in new affordable housing units. The City has 235 deed-restricted affordable housing units already in the PDA, and has worked extensively with	Anti-displacement measures are implemented through Program HO-4.A. These actions include place-based strategies as required by AB 686. The City now owns a 40 acre property located in the Central Rohnert Park PDA, and affordable housing strategies will be implemented through HO-3.F.

11. Housing Element



	properties with expiring affordability covenants in the PDA to reduce risk of displacement.	
HO-3.F The City shall maintain and periodically review and update a packet of information about the characteristics of affordable housing, high-density development, and lower-income families. The City shall actively provide this information to City staff and decision-makers so that they can act in an informed manner and educate the community. Timeframe: Ongoing	Partially successful. The City has maintained and periodically reviewed and updated information about the characteristics of affordable housing, high-density development, and lower-income families. An inventory of affordable housing is provided on the City website and at City Hall. The City provides the Economic Development Board’s City Profile and Projections Report on its website, which contains demographic and housing data. The City provides necessary demographic and housing stock data to decision-makers when discussing housing.	The City will continue its practice to provides necessary demographic and housing stock data to decision-makers when discussing housing needs. The program will not be continued but actions to maintain information and educate City staff are included in Programs HO-2.B and 4.B
HO-3.G The City shall apply for regional, State, and Federal funding for affordable housing and provide documentation as needed in support of partner applications for State and Federal financial assistance. Timeframe: Ongoing	Successful. The City has applied for regional, State, and Federal funding for affordable housing and has provided documentation as needed in support of partner applications for State and Federal financial assistance. . In 2021, the City was awarded \$14.6 million in State Homekey funds for the construction and operation of a 60-unit interim housing project. The City also provided documentation which assisted affordable housing developers in securing tax credit and other financing necessary to construct over 250 affordable units.	Program is successful but limited by staff capacity constraints. Program is continued as a policy (Policy HO-3.1) and supported by programs (Programs HO-1.D, 2.D, 4.D) for ensuring adequate staffing levels and collaborating regionally.
HO-3.H The City shall conduct annual meetings with the development community to discuss opportunities for collaboration between market-rate and affordable housing developers. Timeframe: Ongoing	Partially successful. Although the City does not conduct annual meetings with the development community to discuss opportunities for collaboration between market-rate and affordable housing developers, the City does frequently work with affordable housing developers to discuss properties available for affordable housing projects. Market-rate developers of ownership housing are required to provide a percentage of the housing for low- and moderate-income buyers.	The City has a strong relationship with local housing developers and property managers and seeks to continue to provide opportunities for collaboration and education. This program is continued as an action under Program HO-2.B with more specificity.
HO-3.I The City shall maintain contacts with nonprofit housing organizations	Successful.	The City has a strong relationship with local nonprofit housing organization

11. Housing Element



<p>to benefit from their expertise in developing and supporting affordable housing and shall refer potential developers of such housing to these organizations for assistance. Timeframe: Ongoing</p>	<p>The City meets with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing and has referred potential developers of such housing to these organizations for assistance.</p>	<p>and seeks to support efforts to develop affordable housing locally. This program is continued as an action under Program HO-2.B with more specificity.</p>
<p>★HO-3.J The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households). Timeframe: 2016</p>	<p>Successful. As a practice, the City does expedite review of affordable housing developments – paying special attention to any funding application deadlines. In mid-2022, the City completed an expedited review of an affordable project targeting the homeless population, which was completed in late 2022.</p>	<p>Development stakeholders have emphasized the value of predictability and expedited review to decrease constraints to housing. This program is continued under actions within Program HO-1.D to develop written procedures for SB 35 applications and increase streamlining opportunities.</p>
<p>HO-4.A The City shall monitor rental housing units at risk of conversion to market-rate by developing a list of units at risk of conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis. Timeframe: 2015; Ongoing</p>	<p>Partially Successful. The City developed a list of units at risk of conversion. While 180 affordable senior units within the Altamont Apartments lost long-term affordability during the planning period due to the expiration of restrictions, residents within those units were provided with vouchers that allowed them to remain within their units at affordable rents.</p>	<p>This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.</p>
<p>HO-4.B The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing. Timeframe: Ongoing</p>	<p>Successful. The City has publicized existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing. This information is available at City Hall and will be made available at other locations upon request.</p>	<p>This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.</p>
<p>HO-4.C 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). Timeframe: Ongoing</p>	<p>Partially Successful. The City has met 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). The City works with Sonoma County Housing Authority (SCHA) who operates the Section 8 housing voucher program in Rohnert Park.</p>	<p>Program text does not reflect the City does not have its own Section 8 program or vouchers, and partners with SCHA. Program will be amended to include partnership with SCHA and shall be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.</p>
<p>HO-4.D The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements</p>	<p>Partially successful. The City has not held public hearings two years prior to the expiration of affordability restrictions, it has and</p>	<p>Program addresses concerns expressed by local service providers and in community input.</p>

11. Housing Element



<p>are met and to assist the tenants in finding other locations for affordable housing. Timeframe: Ongoing</p>	<p>continues to meet with owners of at-risk units to discuss potential strategies and reduce displacement, including connecting with voucher resources at SCHA.</p>	<p>This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.</p>
<p>HO-4.E The City shall examine the feasibility of providing financial resources and assisting owners with funding applications and providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units. Timeframe: 2016</p>	<p>Partially successful. The City has examined 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, however is limited in its ability to do so since Rohnert Park is a non-entitlement jurisdiction. The City does continue to partners with the SCHA to provide vouchers for people in units with expiring affordable housing agreements.</p>	<p>This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement.</p>
<p>★HO-5.A The City shall develop and distribute information about Sonoma County Community Development Commission’s (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups. Timeframe: Ongoing</p>	<p>Partially Successful. The City has developed and distributed 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 upon request</p>	<p>This program will be amended to include specifics and will be continued in Program HO-5.A.</p>
<p>★HO-5.B The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless. Timeframe: Ongoing</p>	<p>Successful. The City has continued to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless. In Fiscal Year 21-22, the City Council dedicated \$1.3 million to address homelessness within the City. The City applied for and was awarded \$14.6 million in State Homekey funding in late 2021 for an interim housing project. The City is expecting an application for a 76-unit permanent supportive housing project in late 2022.</p>	<p>This continues to be a City priority. This program will be addressed within Program HO-4.D</p>
<p>★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</p>	<p>Partially successful. While the City has not reached out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, the City supports and refers to the programs of the Sonoma</p>	<p>This program will be continued as actions under Program HO-2.B and HO-4.D.</p>

11. Housing Element

<p>Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities. Timeframe: Ongoing</p>	<p>County, Community Development Commission to assist persons with disabilities. The City has also supported applications for County, State, and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.</p>	
<p>HO-6.A The City shall post information regarding local, State, and Federal fair housing in public places, such as City Hall, the Community Center, the Senior Center, and local post offices. Timeframe: Ongoing</p>	<p>Successful. The City has posted information regarding local, State, and Federal fair housing in public places, such as City Hall, the library and the City’s website, community Center, the Senior Center, and local post offices.</p>	<p>This program will be updated and continued as an action in Program HO-4.B.</p>
<p>HO-7.A The City shall continue to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households.</p>	<p>Successful. The City has continued to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households</p>	<p>The City will continue this partnership. However, the program is oversubscribed. This program is included as an action under Program HO-5.A and amended to pursue grant opportunities to address the remaining need from County program.</p>
<p>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.</p>	<p>Partially successful. In the past, the City maintained guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes, however, this program was discontinued due to lack of funding or need.</p>	<p>Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit. Additionally, this is a common practice for new development, and the City does not have a large need for remaining seismic retrofits. Program is completed and will be removed.</p>
<p>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.</p>	<p>Partially successful. In the past, the City informed owners of multifamily housing whose structures may be highly susceptible to seismic damage, and helped owners obtain financing for retrofitting, however, the program was discontinued due to lack of funding or need.</p>	<p>Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit. Additionally, this is a common practice for new development, and the City does not have a large need for remaining seismic retrofits. Program is completed and will be removed.</p>
<p>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.</p>	<p>Partially successful. In the past, the City included information about the need for residential seismic retrofitting and retrofitting methods in the City’s communications with residents and publicized Fannie Mae’s Project Impact Disaster Prevention Loan,</p>	<p>Most home bracing is performed by contractors who submit plans to the City for approval and issuance of a Building Permit. Additionally, this is a common practice for new development, and the City does not have a large need for remaining seismic retrofits.</p>

11. Housing Element



	<p>however, the program was discontinued due to lack of funding or need.</p>	<p>Program is completed and will be removed.</p>
<p>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.</p>	<p>Not completed. The City did not 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 publicize programs available to assist homeowners and landlords in making energy efficiency retrofits. This action was not completed in large part due to insufficient staffing. In 2022, the City Council added a Climate Change Element to the General Plan and added a full-time Sustainability Manager to lead the implementation of the programs in the Element.</p>	<p>This program is now contained within the Climate Change Element and will not be continued in the Housing Element.</p>
<p>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.</p>	<p>Successful. The City implemented actions and programs prescribed in the Housing Element in a timely manner. The City monitored and annually reported on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City submitted 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.</p>	<p>This represents an ongoing practice which shall be continued. This program will be removed and will instead be implemented by various programs which include annual reporting. These include Programs HO-2.D, 3.A, 3.E, 3.F, 4.D, and 5.A.</p>

11.2 Housing Strategy

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

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

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

Goal

HO-1 New Housing Development

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

Policies

HO-1.1 Adequate Inventory of Residentially Zoned Land

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

HO-1.2 Specific Plan and Annexation Assistance

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

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

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

HO-1.4 Growth Management

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

HO-1.5 Clear Development Standards and Approval Procedures

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

HO-1.6 Adequate Staffing for Housing Element Implementation

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

Programs

Program HO-1.A No Net Loss of Residential Capacity to Accommodate RHNA (Source: New program, addresses SB 166 requirements)

- (a) To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, staff will develop and implement a formal, ongoing (project-by-project) administrative evaluation procedure pursuant to Government Code Section 65863 within six months of adoption of the Housing Element. The evaluation procedure will track the number of very low-, low-, moderate-, and above moderate-income units constructed to calculate the remaining unmet RHNA. The evaluation procedure will also track the number of units built on the identified sites to determine the remaining site capacity, by income category, and will be updated as developments are approved. The Sites Inventory may be updated every year as the Annual Progress Report (APR) is completed, and the APR with the updated inventory will be available on the City's website.

Timing: Develop procedure within 6 months of Housing Element adoption

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

Timing: Ongoing, as projects are proposed on sites within inventory

Responsibility: Development Services

Funding Source: General Fund, Housing Fund

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

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

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

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

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

Pursuant to Government Code § 65583, the City will take the following actions to demonstrate an adequate inventory of sites to meet its Regional Housing Needs Allocation (RHNA).

- a) As part of the General Plan update, the City shall rezone sufficient sites in order to demonstrate an adequate inventory of sites to meet its Regional Housing Needs Allocation (RHNA). The City will rezone at least 8.3 acres to high density residential, which allows and has standards to facilitate residential development at 24 units per acre. Rezoned sites will have sufficient capacity to accommodate 196 units, including 14 very low-income units, 19 low-income units, 102 moderate-income units, and 61 above moderate-income units. These sites shall meet the rezoning standards set forth in Government Code Section 65583.2 for sites available to accommodate the lower-income RHNA.

Timing: Rezone sites within one year of adopting the Housing Element

- b) The City will amend the code as required to allow non-vacant sites included in one previous Housing Element inventory and vacant sites included in two previous Housing Elements to address by-right approval requirements in Government Code § 65583.

Timing: The City will ensure compliance with Government Code § 65583 to allow by-right approval for eligible housing developments by 2023.

- Responsibility: Development Services
- Funding Source: General Plan Maintenance Fee Fund

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

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

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

Timing: 2024

- (b) Develop Objective Design and Development Standards for multi-family and mixed-use projects. Replace factors 1, 2, and 3 in the City's Site Plan and Architectural Review procedures with objective findings.

Timing: 2024

Responsibility: Development Services

Funding Source: General Plan Maintenance Fee Fund

Objective: City anticipates applying streamlined development process on 3 new housing projects in the City by 2031.

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

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

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

Timing: Ongoing

Responsibility: Development Services

Funding Source:	General Fund
Objective:	City will strive to ensure that 100% of units are replaced if (a) they are planned to be demolished for purposes of building new housing, and (b) they are determined to be occupied by low-income households, aid in preventing displacement of lower-income households due to loss of affordable units

Goal

HO-2 ***Balance of Housing Types***
Provide a diversity of housing types that accommodate projected population and demographic changes and enable residents to remain in Rohnert Park throughout their lives.

Policies

HO-2.1 **Housing Diversity**

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

HO-2.2 **Workforce Housing Locational Considerations**

The City shall encourage sustainably located residential and mixed-use development in order to enhance pedestrian access and reduce traffic. To do this, the City will provide additional development opportunities and incentives in locations where jobs and amenities are within pedestrian or transit access through the Workforce Housing Overlay. (Source: Previous Policy HP-2.5, edited for new program)

HO-2.3 **Senior and Elderly Housing**

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

Programs

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

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

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

Timing: January 2024

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

Timing: 2025

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

Timing: Create summary by 2023

Update annually or as sites are developed

Responsibility: Development Services

Funding Source: General Fund, Housing Fund

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

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

- (a) Conduct outreach annually for the housing fair, including contacting the following:
- Developers that build affordable housing, supportive housing, farmworker housing, and housing for persons with disabilities
 - Local lenders (See Program HO-3.A)
 - Local fair housing organizations and advocates for residents with special housing needs
 - Local providers of affordable housing

- Homeless service providers
- Regional organizations that provide technical assistance for the development of ADUs and JADUs

Timing: Annual

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

Timing: Annual

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

Timing: Review annually and update if needed

Responsibility: Development Services

Funding Source: Housing Fund

Objective: The City strives to provide 199 extremely low-income units, 180 very low-income units, 397 low-income units, and 320 moderate-income units by supporting developers, with at least 60% of the lower-income units in areas with higher TCAC Resource scores or near the SMART Station

Program HO-2.C Zoning for a Variety of Housing Types (Source: Continuing program, addresses previous policies HO-2.1, HO-2.2, HO-2.3, and Government Code 65583 and 65583.2 requirements)

- (a) City staff will bring forward Municipal Code amendments to address recent changes to State law including, but not limited to the following:
- Allow Permanent Supportive housing, as defined in Government Code Section 65650, to be a by-right use in all zones where multifamily and mixed-uses are permitted. (AB 2162)
 - Allow Low Barrier Navigation Centers to be a by-right use in zones where multifamily and mixed-uses are permitted, including the nonresidential zones where multifamily is permitted. (Government Code 65660)
 - Allow employee housing for six or fewer employees to be treated as a single-family structure and permitted in the same manner as other dwellings of the same type in the same zone, as required by CA Health and Safety Code Sections 17021.5 and 17021.6.

- Amend Density Bonus ordinance for consistency with Government Code 65915, as amended by AB 2345, including updated parking standards for residential projects.
- Provide new minimum concessions and parking requirements from Government Code 65915, within the Zoning Code to provide clear standards and expectations for potential developers.
- Amend the Code to allow large residential community care homes for 7 or more individuals, subject to objective criteria, in all residential zones.
- Amend the code to remove the obsolete OS-ARM zoning district that no longer applies to any parcels.
- Amend the Code to ensure its parking requirements for emergency shelters comply with changes made by AB 139
- Review management and development standards for emergency shelters and amend the code to remove standards that are discretionary or pose a constraint to development.

Timing: Amend Code by June 2024

- (b) The City will review all other plans regulating land use and complete any legally permissible amendments to Specific Plans to ensure compliance with State laws related to transitional housing, supportive housing, group homes, Low Barrier Navigation Centers, and Accessory Dwelling Units.

Timing: Amend remaining plans regulating land use by 2024

Responsibility: Development Services

Funding Source: General Fund

Objective: City anticipates approving at least 1 transitional housing, supportive housing, group home or Low Barrier Navigation Center by 2031, near transit and amenities.

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

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

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

Timing: Review annually and update if needed

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

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

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

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

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

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

Timing: December 2024

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

Timing: December 2024

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

Timing: Annually

- (g) The City will monitor the affordability and production of ADUs every two to three years (three times in the planning period) as part of the annual report. If production and affordability does not meet assumptions in the sites inventory then, based on the results, the City will take appropriate action within 6 months, including but not limited to providing a small grant program to assist eligible residents with costs associated with permit processing, implement other cost-reducing measures to increase ADU development, or adding additional sites to inventory, based on the level of need. If a small grant program is implemented, the City will determine programmatic requirements that may include, but are not limited to, the following:

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

Timing: Review in 2025, 2027, and 2029 , and if necessary, implement cost-reducing measures within one year. These measures will be proportionate to the remaining need.

Responsibility: Development Services

Funding Source: General Fund, Rohnert Park Foundation, Housing Fund

Objective: City anticipates 40 ADU/JADU units to be built distributed throughout the City by 2031, including 36 very low-, low- and moderate-income units.

Program HO-2.E Workforce Housing Overlay (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)

- a) The City will prepare a Workforce Housing Overlay (WFHO) that further provides for the City's identified housing needs. The City will determine locational factors for the implementation of WFHO that may include, but are not limited to, the following:
- Distance to transit
 - Higher resource zones
 - Proximity to jobs

Findings and recommendations will be presented to the Planning Commission and City Council. If directed, WFHO will be adopted into the Code within 6 months

Timing: Present by January 2026
If directed, adopt within 6 months

- b) The City will conduct necessary outreach to property owners and residents in proposed overlay areas.

Timing: December 2026

Responsibility: Development Services

Funding Source: General Plan Maintenance Fee Fund

Objective: City expects to apply the WFHO to at least 3 sites near transit and amenities by 2031

Goal

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

Policies

HO-3.1 **Efficient Use of City Resources**

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

HO-3.2 **Inclusionary Housing**

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

HO-3.3 **Minimize Governmental Constraints**

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

HO-3.4 **Support Development of Affordable Housing**

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

HO-3.5 **Preservation of Affordability**

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

HO-3.6 Long-Term Resale and Rent Affordability

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

HO-3.7 Enforce Provisions for Mobile Homes

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

HO-3.8 Condominium Conversions

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

HO-3.9 Conversion to Affordability

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

Programs

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

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

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

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

Timing: Outreach annually, beginning in 2024

Responsibility: Development Services

Funding Source: Housing Fund

Objective: City anticipates referring at least 15 prospective homebuyers throughout the City to the Sonoma County Community Development Commission's Mortgage Credit Certificate Program.

Program HO-3.B City Density Bonus Program (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)

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

- A deeper level of affordability
- Higher proportion of affordable units
- Units available to persons exiting homelessness
- Universal Design

The City will complete a study by July 2026 to determine the appropriate additional densities and incentives to development projects, and will present their findings and recommendations to the Planning Commission and City Council by the end of 2026. If directed, the City Density Bonus will be adopted into the Code within 6 months

Timing: Complete study by July 2026
Present recommendations by end of 2026
If directed, adopt within 6 months

Responsibility: Development Services

Funding Source: Housing Fund, General Plan Maintenance Fee Fund

Objective: City anticipates applying City density bonus program to at least 1 new housing project in the City by 2031.

Objective: City expects to acquire and convert 300 units from non-affordable to affordable, especially within areas identified as susceptible to displacement.

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

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

Timing: Ongoing

Responsibility: Development Services

Funding Source: Affordable Housing Fee Funds

Objective: City expects to dedicate at least \$200,000 in City and/or grant funds to this program by 2031, focused in higher resource areas.

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

Between 2023 and 2033, Rohnert Park has 68 units at high risk and up to 20 affordable units at lower risk of converting to market rents. The City will work to preserve the units within these 2 projects as affordable by undertaking the following specific actions:

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

Timing: Annual

- (b) Ensure nonprofit developers and property owners of at-risk housing are aware of existing State and Federal noticing requirements. Provide education to tenants about upcoming expiration of affordability and their rights under the law. Provide this information at the annual housing fair. (See Program HO-2.B)

Timing: Annual

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

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

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

Timing: Annual

- (e) Meet with owners of at-risk units who intend to opt out of a Section 8 contract or Affordable Housing Agreement to examine potential strategies to preserve or replace the units (e.g., transferring the units to a nonprofit developer).
- (f) Commit to extending the terms of City loans with affordable projects, thereby also extending the affordability period. Commit funding, as available, from the City's housing fee funds to preserve affordable units.

Timing: Ongoing.

- (g) Support grant applications to provide funds for preservation of affordable projects. Continue coordinating with County Housing Authority to connect people living in units with expiring affordability covenants with Housing Choice Vouchers.

Timing: Ongoing, as needed

Responsibility: Development Services

Funding Source: Housing Fund

Objective: City will meet with owners of both properties at-risk of conversion from affordable to market-rate at least 3 years prior to affordability expiration.

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

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

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

Timing: Ongoing, begin prior to RFP for each project, consistent with schedule below

(b) Explore land donation or long-term ground lease of City-owned sites included in inventory for development into affordable housing projects. Ensure consistency with the Surplus Land Act through development of a comprehensive and competitive program to solicit requests for proposals (RFPs), with an application publicly available on the City's website.

Timing: Ongoing, consistent with schedule of actions below

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

Timing: Ongoing as sites are developed

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

Timing: Ongoing, consistent with schedule of actions below.

(e) Review production of units on City-owned land four years into the planning period and compare with Housing Element projections. If actual production is below the projected level, and the City is not meeting its RHNA targets proportional to the duration of the planning period, implement an alternative action program aimed at meeting RHNA targets. This action may include implementation of the Workforce Housing Overlay Program (see Program HO-2.E.)

Timing: 2028

(f)

(g) Coordinate with Cotati-Rohnert Park Unified School District to identify housing opportunities on underutilized District-owned lands for educator workforce housing and/or other residential development, including but not limited to 133 units on the CRPUSD-owned site in University District.

Timing: Meet with CRPUSD staff and provide information on development options by 2026

Responsibility: Development Services

Funding Source: General Fund, Housing Fund

Objective: City will strive to provide 691 units, including at least 187 affordable units on City-owned land, consistent with the following schedule of actions:

Site	Target Developer RFP Date	Target Entitlement Date	Target Building Permit Date
6400 State Farm Dr– Phase 1 (Affordable Housing)	January 2025	Project is already fully entitled	January 2028

6400 State Farm Dr– Phase 2 (Market-Rate Housing)	January 2026	Project is already fully entitled	July 2029
Portion of 6020 Labath Ave	January 2024	January 2025	January 2026
0 Rohnert Park Expy	January 2027	January 2028	July 2029
4901 Roberts Lake Rd	January 2027	January 2028	January 2029
Disclaimer: These units will be constructed in partnership with the private and non-profit sectors and, thus, are estimates of anticipated development activity based upon current developer interest and anticipated economic and market conditions. Actual activity will be determined by actual market conditions, the availability of funds for affordable housing development, and other factors that are outside the control of the City of Rohnert Park.			

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

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

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

- Timing: Complete study by July 2023
Present recommendations by end of 2023
- Responsibility: Development Services
- Funding Source: General Fund, Housing Fund, General Plan Maintenance Fee Fund
- Objective: City aims to submit prohousing designation application by 2024.

Program HO-3.H Assist in the Development of Affordable Housing (Source: New program, addresses local needs and priorities, and assists in accommodating regional housing needs)

- a) Funding: The City will work with affordable housing developers to identify, leverage, and pursue local, state, and federal funding programs to maximize the number of affordable units available to low-, very low-, and extremely low-income households, whenever possible. Additionally, the City will continue to analyze the benefit of joining a Joint Powers Agreement (JPA), to allow the issuance of bonds in Rohnert Park for the

development of affordable housing and provide funding to the Homes for the Essential Workforce Program (Program HO-3.D)

Timing: Identify, leverage, and pursue funding opportunities as they arise, beginning in 2023, and at least annually throughout the planning period

- b) Development Opportunities: The City currently actively participates in subregional housing planning efforts through the Napa Sonoma Collaborative and will continue this participation. This includes a regional mapping project that provides relevant development information and TCAC Opportunity Index Scores for available housing sites on the City's Sites Inventory. The City will continue their participation and will provide updated site information annually to allow developers easy identification of development opportunities, including opportunities for development of affordable housing, farmworker housing, and special needs housing.

Timing: Beginning in 2023, updated annually during preparation of the Annual Progress Report

- c) Small Lot Consolidation: To expand opportunities for affordable housing development and enhance the financial viability of smaller sites, the City will encourage the consolidation of small parcels to accommodate larger-scale and higher density developments that are compatible with existing neighborhoods. The City will also facilitate lot consolidation for mixed-use developments by providing appropriate assistance to developers to encourage negotiations between property owners.

Timing: By October 2023, the City will develop a list of sites where lot consolidation is feasible based on ownership, sales, and existing uses. Provide list to interested developers when requested, and review annually for accuracy.

Develop incentives for lot consolidation by October 2024 such as fee waivers, reduced development fees, expedited permit processing, greater density bonus incentives, and modifications to parking, height, or setback standards.

- (d) Farmworker Housing: The City will identify housing opportunities and support housing development for farmworkers identifying development opportunities (subprogram (b)), providing priority processing and incentives to farmworker housing projects coordinating with farmworker advocacy groups (Program HO-4.C: Culturally Appropriate Outreach and Marketing), developers of farmworker housing (Program HO-2.B: Outreach to Developers).

Timing: By October 2024, the City will develop and provide developers information about incentives for farmworker housing

(e) Special Needs & Extremely Low-Income Housing: The City will expand on its strong track record of supporting the development of housing affordable to extremely low-income households including permanent supportive housing, transitional housing, and low-barrier navigation centers through continued pursuit of Project Homekey and other funds as they are available. Additional programs supporting the development of extremely low-income housing include:

- Program HO-2.B: Outreach to Developers, which upholds contact with housing providers including affordable and special needs housing developers.
- Program HO-2.C: Zoning for a Variety of Housing Types, which amends the Municipal Code to allow permanent supportive housing, interim housing, low-barrier navigation centers, employee/farmworker housing, and Accessory Dwelling Units in eligible zones.
- Program HO-3.F: Affordable Housing on Underutilized City Sites, which supports continued development of ELI housing on City-owned lands.
- Program HO-4.C: Culturally Appropriate Outreach and Marketing, which promotes equitable outreach to affected populations in the provision of affordable housing.
- Program HO-4.D: Actions to Address Homelessness, which continues the City's role as a convener and provider of housing for people experiencing homelessness.

Timeline:	As included in individual programs
Responsibility:	Development Services
Funding Source:	General Fund, Housing Fund, General Plan Maintenance Fee Fund
Objective:	The City strives to provide 199 extremely low-income units, 180 very low-income units, 397 low-income units, and 320 moderate-income units by supporting developers, with at least 60% of the lower-income units in areas with higher resource areas or near the SMART Station

Goal

- HO-4** ***Fair Housing***
Promote housing opportunities for all people, regardless of race, religion, disability, gender, marital status, ancestry, or national origin. Promote housing opportunities for Rohnert Park residents with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farm workers, people experiencing homelessness and residents with extremely low incomes. (Source: Combined previous Goals HO-5 and HO-6)

Policies

- HO-4.1** **Affirmatively Further Fair Housing**
Affirmatively further fair housing by facilitating deliberate action to address and combat disparities, by fostering inclusive communities, and by undertaking only those actions that are consistent with the obligation to affirmatively further fair housing, in accordance with State law. (Source: New, added to address AB 686)
- HO-4.2** **Distributed Affordable Housing**
The City shall continue to ensure that an over concentration of lower-income housing does not occur in any one neighborhood or area. (Source: Previous Policy HO-2.3)
- HO-4.3** **Take Measures to Prevent Displacement**
The City shall take measures to avoid displacement of lower-income residents and shall strive to ensure affordable housing opportunities are included within planned development areas. (Source: Previous Policy HO-3.8, amended to address AB 686)
- HO-4.4** **Social Equity**
The City shall encourage economic and racial integration, fair housing opportunity, and shall ensure compliance with fair housing laws and prohibit discriminatory housing practices. (Source: Previous Policy HO-6.2, amended to address AB 686)
- HO-4.5** **Affordable Housing for Special Needs Groups.**
The City shall strive to ensure the provision of adequate and affordable housing for persons with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farmworkers, people experiencing homelessness, and extremely low-income residents. The City will provide fee deferrals for affordable housing units, as required by law, in order to encourage developers to create more affordable units for lower-income households. (Source: Previous Policy HO-5.1 and 5.2, amended to address new laws)

HO-4.6 Reasonable Accommodation

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

HO-4.7 Housing Accessibility

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

HO-4.8 Homeless Services

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

Programs

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

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

- (a) Consider a Condominium Conversion ordinance to limit the loss of rental housing stock.
Timing: Present information and data regarding Condominium Conversions and policy options to the Planning Commission and City Council in 2028. If directed, adopt ordinance by December 2028
- (b) Continue to promote programs for housing stability and eviction prevention. Prepare a directory of trusted community partners willing to promote these programs. Utilize these partnerships to share resources in a culturally sensitive manner and incorporate place-based outreach.
Timing: Prepare list by 2023
- (c) When implementing Essential Housing Bond Financing Program, prioritize areas identified as susceptible to displacement, as identified by the Assessment of Fair Housing.
Timing: Present recommendation by July 2023

- (d) Study the need for and implications of enacting additional anti-displacement strategies, present findings and recommendations to the Planning Commission and City Council in 2024, and implement recommendations in 2025, which may result in an update to the City's existing rental housing ordinance. Topics to be considered may include but are not limited to anti-displacement strategies that address unfair evictions, excessive rent increases, substandard rental housing conditions, rental inspections, harassment, or other strategies that reflect conditions unique to the City.

Timing: Present study of additional strategies in September 2024
Implement recommendation in September 2025

Responsibility: Development Services

Funding Source: General Fund

Objective: City expects that these anti-displacement actions will result in 300 households not being displaced from their homes. The City will target housing projects in A & B Sections and Central Rohnert Park and target informational programs to the City's Equity Priority Communities³ and areas identified as susceptible to displacement.⁴

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

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

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

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

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

Timing: Annual

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

³ See Figure 11-41 in the Assessment of Fair Housing

⁴ See Figure 11-49 in the Assessment of Fair Housing

Timing:	Review inventory annually and update postings and website if needed
Responsibility:	Development Services
Funding Source:	Housing Fund
Objective:	City will strive to engage at least 200 people annually through the actions described in this program, prioritizing the City's Equity Priority Communities and areas identified as susceptible to displacement.

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

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

Timing:	July 2023
Responsibility:	Development Services
Funding Source:	Housing Fund
Objective	City will require all new affordable housing projects coming online during planning period to conduct culturally appropriate outreach and marketing, per their Affordability Covenant with the City; City expects at least 415 affordable housing units to be built by 2031.

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

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

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

Timing:	Ongoing, at least annually, beginning in 2023
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- (b) Continue facilitation of the Rohnert Park Homelessness Roundtable on a regular basis.

Timing:	Monthly or as needed, beginning in January 2023
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- (c) Support the construction, occupancy, and operation of local interim housing.

Timing:	Ongoing, at least annually, beginning in 2023
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(d) Retain homeless services coordinator to manage and oversee City's homeless services program.

Timing: Ongoing, at least annually, beginning in 2023

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

Timing: Quarterly, beginning Spring 2023

(f) Explore additional innovative strategies and programs to better address and end homelessness.

Timing: Present findings and/or make program recommendations to City Council annually, beginning in 2024

Responsibility: Development Services

Funding Source: Neighborhood Improvement and Workforce Housing Fund

Objective: Through its programs, the City expects to annually provide interim housing to at least 100 individuals and permanent housing to at least 25 individuals.

Program HO-4.E Inclusionary Housing Ordinance (Source: New program, addresses requirements of Government Code 65850.01 as amended by AB 1505)

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

Timing: Review ordinance by December 2028

Recommend any necessary amendments to Planning Commission and City Council by December 2028

Responsibility: Development Services

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

Objective: City expects that 336 units throughout the City will be built as a result of its Inclusionary Housing Ordinance, with at least 80% in higher resource areas.

Goal

HO-5 *Preservation and Improvement of Housing Stock and Residential Neighborhoods*
Preserve and improve the City’s existing housing stock and character and quality of residential neighborhoods. (Source: Combined previous Goals HO-7 and parts of HO-8)

Policy

HO-5.1 Existing Housing Stock Rehabilitation and Maintenance

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

Program

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

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

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

Timing: Ongoing at least annually, beginning by December 2025

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

Timing: Ongoing, beginning in 2023

Responsibility: Development Services

Funding Source: General Fund

Objective: The City strives to assist at least 12 households through housing rehabilitation programs described above, with an emphasis on the City's older neighborhoods (A and B Section) and its lower resource areas.

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

Timing: Review of grant funding opportunities annually, beginning in 2023

Program HO-5.B Continuing Protections for Mobile Home Parks (Source: Continuing program, meets local housing needs)

The City will continue to provide protections for mobile home parks and residents within them by implementing its existing Chapters 17.23 and 9.70 of its City Code:

- Its voter-approved Mobile Home Ordinance (Chapter 9.70; includes rent stabilization tied to CPI, vacancy decontrol, and creation of a rent appeals board); and
- Its Mobile Home Park Conversion Ordinance (Chapter 17.23), which prohibits the conversion of a mobile home park to another use unless certain findings are made including that:
 - the conversion will not result in the displacement of lower- or moderate-income residents or of senior citizens who cannot afford rents charged in other parks within Rohnert Park and Sonoma County;
 - the age, type, size, and style of mobile homes to be displaced will be able to be relocated into other comparable mobile home parks within the city of Rohnert Park or Sonoma County or that the applicant has agreed to purchase any mobile home that cannot be relocated; .
 - any mobile home residents displaced as a result of the conversion shall be compensated by the applicant for all reasonable costs incurred as a result of their relocation; and that
 - the relocation and purchase assistance plan mitigates the impacts of the displacement of individuals or households for a reasonable transition period and mitigates the impacts of any long-term displacement.

Timing: Ongoing, with any activity reporting in the APR

Responsibility: Development Services

Funding Source:	Housing Fund
Objective:	Continue to provide rental stabilization to an estimated 85% mobile home owners and residents in 5 parks, including 3 parks located within low resource areas.

Program HO-5.C Community Revitalization (Source New program, addresses local needs and priorities)

The City will develop a mixed-use downtown with housing, retail and commercial space on a 30-acre City-owned parcel in the central Rohnert Park area, adjacent to the Sonoma-Marín Area Rail Transit (SMART) train station. This area, located at 6400 State Farm Dr, is known as "Station Center." Additionally, the City will continue its investment in bicycle and walking paths as well as a pedestrian/bicycle overcrossing of Highway 101, to connect the east to the west side of the city. This will increase the walkable amenities and resources in areas in the City with higher concentration of lower-income households including the Copeland Creek Corridor, Central and West Rohnert Park, as well as A and B Sections. Between 2023 and 2031, the City will undertake the following specific actions:

- (a) Explore options to accelerate construction of major backbone infrastructure to facilitate development of a walkable mixed-use downtown area.

Timing: Present findings and recommendations to Council by July 2023, and begin to implement recommendations in the 2023-2024 Capital Improvement Program

- (b) Consistent with the Exempt Surplus Land Act resolution adopted by the City Council on March 14, 2023,⁵ implement land donation or long-term ground lease in the Station Center area for development of housing, of which 25% shall be targeted as deed-restricted as affordable to lower-income households, through development of a comprehensive and competitive program to solicit request for proposals (RFPs), with an application publicly available on the City's website.

Timing: Adopt resolution in March 2023. Release RFP by January 2025.

- (c) Pursue funding for infrastructure and affordable housing to support development of project, including Infill Infrastructure Grant (IIG) funding.

Timing: Ongoing, starting in 2023

- (d) Uphold equitable transit-oriented development (eTOD) best practices for the Station Center site, including but not limited to the pursuit of local match for affordable housing subsidy, removal of barriers to development, and infrastructural improvements to serve transit and pedestrian access.

⁵ [City of Rohnert Park Resolution No. 2023-19](#)

Timing: By January 2025, incorporated into the Station Center RFP

- (e) Per the City's five-year capital improvement plan, continue to prioritize investments in infrastructure in the City's lower-resource areas, including Copeland Creek Corridor, Central and West Rohnert Park, and A and B Sections. This includes constructing and improving bicycle and walking paths, as well as pedestrian/bicycle overcrossings of Highway 101 to connect the Central and West Rohnert Park areas. These paths provide direct connections to Sonoma State University, public transit (including the SMART train) and the downtown area. Apply for funding to develop and improve bicycle and walking paths and transit access, as available including regional efforts with the Community Based Transportation Planning (CBTP) Program.

Timing: Revisited annually, starting in 2023

Responsibility: Development Services, City Manager's Office, Public Works

Funding Source: General Fund, CIP, Grant funding

Objective: Target 25% of new residential units in the City's Downtown area as deed-restricted affordable to lower-income households

At least 60% of CIP investments are made in areas disproportionately impacted by aging or insufficient infrastructure, including within the City's Equity Priority Community and lower resource Areas

Quantified Objectives

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

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

**Table 11-11 Summary of Quantified Objectives
City of Rohnert Park, 2023-2031**

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

Source: City of Rohnert Park, 2022.

11.3 Housing Sites

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

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

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

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

Rohnert Park is meeting its RHNA through the following means:

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

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

RHNA Credits

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

Table 11-13 Strategy to Address Regional Housing Needs

		Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total
RHNA		399	230	265	686	1,580
RHNA Credits	Pipeline	243	143	63	1,805	2,254
	ADUs/JADUs	12	12	12	4	40
	Total	255	155	75	1,809	2,294
<i>Remaining RHNA After Credits</i>		144	75	190	(1,123)	(714)

Planned, Approved, and Pending Projects

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

Table 11-14 Pipeline Projects for RHNA Credit

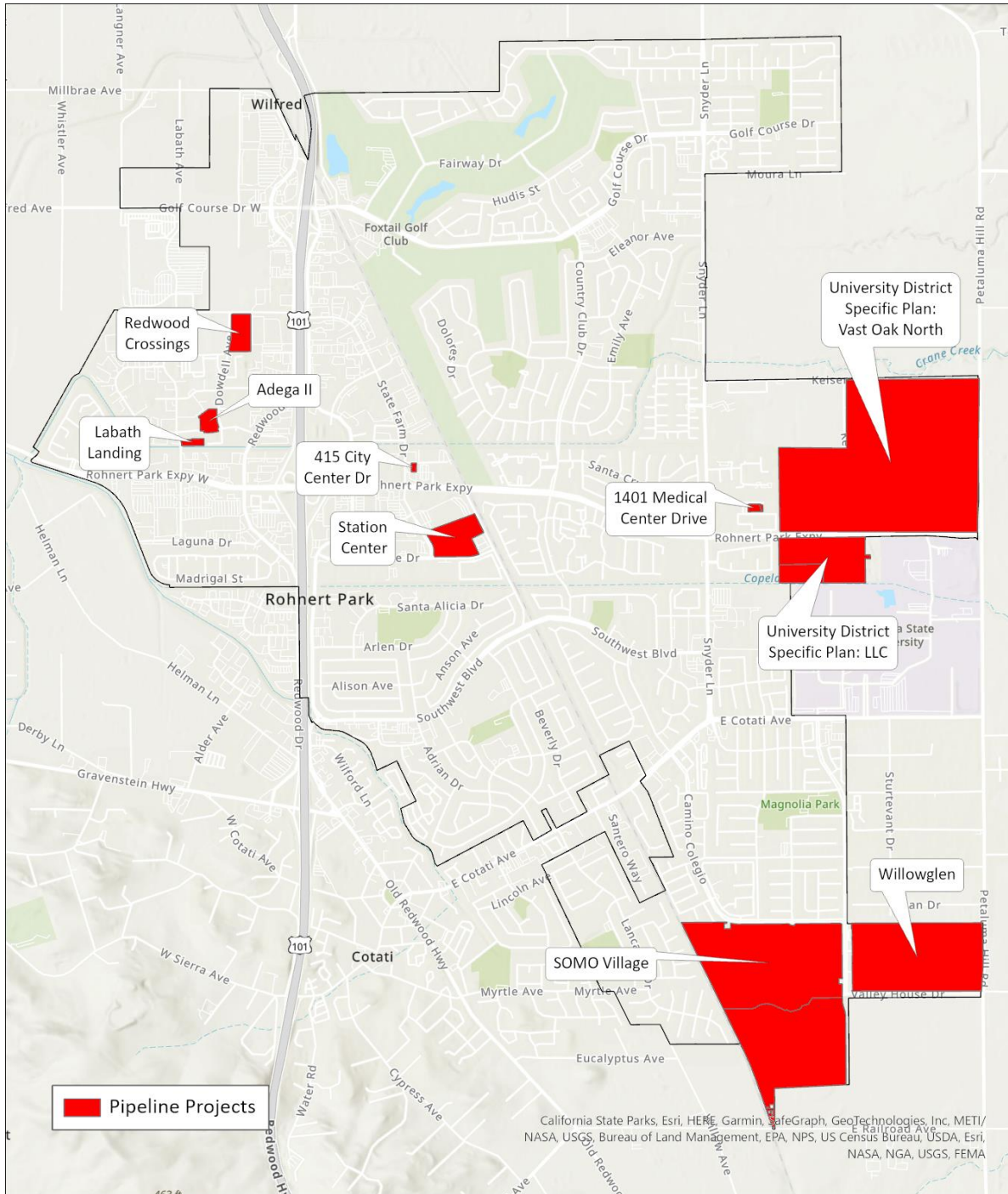
Project Information	VLI	LI	MI	AMI	Total	Status	Anticipated Occupancy
Willowglen (Remainder of Phase 3 & Phase 4)		6	6	95	107	Subject to development agreement. Under construction.	Phase 3: 2026 Phase 4: 2028
University District Specific Plan: Vast Oak North				206	206	Subject to development agreement. Under construction.	2026
University District Specific Plan: UDLLC				203	203	Subject to development agreement. Entitled.	2031
SOMO Village: Phase 1N-A	0	4	4	140	148	Subject to development agreement. Entitled. Under construction.	2027
SOMO Village: Remaining Near-Term Phases	73	98	34	568	773	Approved PDA Plan and EIR. Subject to development agreement.	2031

11. Housing Element



415 City Center Dr				42	42	Application Submitted.	2028
Central Rohnert Park PDA - Station Center	34	35		391	460	Approved PDA Plan, EIR and entitlements. City-owned. Affordable units are part of City redevelopment strategy.	Phase 1: January 2029 Phase 2: July 2030
Labath Landing (Interim Housing)	60				60	City owned and entitled. Completed and received TCO October 2022.	2022
Redwood Crossings			11	94	105	Subject to development agreement. Entitled. In building permit review.	2025
Adega II			8	66	74	Subject to development agreement. Under construction.	2024
1401 Medical Center Drive	76				76	Application Submitted	2026
RHNA Credits	136	107	143	1,805	2,254		

Figure 11-10 Map of Pipeline Projects



Willowglen

Willowglen is a residential development located within the City’s Southeast Specific Plan Area (SESP). The full project site includes approximately 80 acres of previously undeveloped land and includes Rural/Estate, Low Density Residential, Medium Density Residential designations (Multiple APNs in book 159, pages 610, 660 and 680, and book 047, page 111). The development also has a mixed use designation that allows for residential development (APNs 047-111-057, 058 and 059). Approximately 45 acres remain to be developed.

11. Housing Element



The City's development agreement requires 72 affordable units, 60 of which have been delivered in the current RHNA cycle. The project has received multiple building permits, and the building permits for remaining units are expected prior to 2028. Remaining entitled development includes 6 units affordable to lower-income households, 6 units affordable to moderate-income households, and 95 market rate units, and will occur in two remaining phases. The developer has been delivering approximately 50 units annually, and there are no known barriers to development. Based on the past construction pace of this project, the remaining units are projected to be constructed and occupied by 2028.

University District Specific Plan

The University District Specific Plan (UDSP) is located on the eastern side of Rohnert Park, north of Sonoma State University. The full project site is over 300 acres in size and is zoned to accommodate 1,645 units in a variety of residential densities. The UDSP has an approved specific plan and environmental impact report. The largest developer within the Specific Plan, Brookfield Homes, is developing subdivisions known as Vast Oak and UDLLC. The City's development agreement with Brookfield Homes, required a 218-unit all-affordable apartment building, which was delivered in the current RHNA cycle. The Vast Oak and UDLLC properties include 409 remaining entitled, market rate units. The project has received multiple building permits, and the building permits for remaining units are expected prior to 2028. The developer is delivering approximately 150 units per year and these entitled lots are expected to fully developed and occupied by 2031.

This is the final phase of the Vast Oak Development within the UDSP, and there are no barriers to development. Planning entitlements approved and all homes expected to be built during planning period

The UDLLC development will occur in one phase. The construction of an upstream detention basin is required for this project. This is expected to be completed in 2026, which will allow for construction in 2028. The UDLLC development has an approved Development Agreement.

There are two remaining properties in the University Specific Plan that are not fully entitled. These are owned by the Cotati Rohnert Park Unified School District and Creath Townhomes. These sites are discussed with the Housing Opportunity Sites (sites 2 and 7) below.

SOMO Village

In 2021, the City approved a development plan, supplemental EIR, development agreement and large lot tentative map for this 176-acre project with a total of 1,750 units. While building permits have not yet been issued, the final map is set to be approved in December 2022. The project is currently located on three parcels north of Valley House Drive (APNs: 046-051-047, 046-051-048 and 046-051-049) and two parcels (south of Valley House Drive (APNs 046-051-040 and 046-051-051). The parcels north of Valley House Drive are expected to develop first.

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

11. Housing Element



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

415 City Center

An application has been submitted for a 42-unit apartment building on APN 143-051-066 within the Central Rohnert Park Priority Development Area (PDA) and completion is expected by 2025. The PDA is a 330 acre area located in a triangular shaped area bounded by Highway 101 to the west, the SMART railroad tracks to the east and Copeland Creek to the south. A form-based code applies to this area which creates a flexible development environment to allow for residential units to be provided in residential or mixed-use buildings. This project requires site plan and architectural review prior to receiving building permits. This project has no barriers and requires no phasing.

Station Center

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

Labath Landing

Labath Landing is a 60-unit interim supportive housing development located on 1.11 acres of City-owned land within the City's fully entitled Five Creek Planned Development Area (APN: 143-040-140). In 2022, the City, along with development partner, DignityMoves, and service partner, HomeFirst, received \$14.6 million in funds from the State's Homekey grant program to develop a non-congregate supportive housing project to serve extremely low-income individuals experiencing homelessness. Permits were available to be issued in June 2022. However, permits could not be pulled until July 5 2022 due to the presence of a nesting bird on the site. Construction began in July 2022 and the project was completed in one phase and occupied in October 2022.

Redwood Crossings

The project site is located on the southeast corner of Dowdell Avenue and Business Park Drive (APN: 143-040-135). The project site is 6.5 acres and has been designed to accommodate 105 units. A project Development Agreement requires the construction of 11 affordable units for moderate-income households. The project is fully entitled and under building permit review, with expected permit issuance in 2023. Construction is expected to begin in late 2022, occur in one phase, and be completed and ready for occupancy by 2025. There are no barriers to development.

Adega II

This project is a 74-unit apartment complex located on the northwest corner of Dowdell Avenue and Martin Avenue (APN: 143-040-139) within the fully entitled Five Creek Planned Development Area. The project is subject to a Development Agreement which requires 8 unit affordable to moderate income households. Building permits were issued June 9, 2022 and construction is underway; final approvals and occupancies are expected in February 2023. There are no barriers to development

1401 Medical Center Drive:

The site is located at 1401 Medical Center Drive (APN: 159-460-005) and has a proposed supportive housing development. This is a previously graded infill site and is flat and free of any major environmental constraints that might reduce its development capacity. Providence Health, the property owners, have a health clinic on an adjacent parcel and are in the process of securing funding and entitlements for the project to provide 76 units of permanent supportive housing. The proposed project will serve extremely low-income elderly residents with a history of long-term homelessness, with onsite services and a combination of permanent supportive housing units and recuperative care units. Providence Health has made its first submittal to the City's planning division for this project.

Accessory Dwelling Units

An Accessory Dwelling Unit (ADU) is a secondary dwelling unit located on residentially zoned property that has an existing single-family or multifamily residence. Due to their small square footage, ADUs can provide affordable housing options for family members, friends, students, the elderly, in-home health care providers, the disabled, and others. Junior ADUs (JADUs) are a newer type of small living units that can be created within an existing single-family home. JADUs have independent cooking facilities and outside access, however they may share sanitation facilities within the primary home. Given their smaller size and attachment to the main unit, JADUs can be an important source of low-income housing stock suitable for special housing needs, including the elderly, students, and residents with disabilities. Rohnert Park has homes that are suitable for JADU development. Many homes built prior to 1970 (A and B Section) have attached garages that are readily converted into JADUs and ADUs and homes built after 1970 have extra rooms that can be readily converted into JADUs.

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

Recent California legislation has facilitated increased permitting and production of ADUs in many communities, including Rohnert Park. From 2018 to 2021, the City permitted an average of 5.4 ADUs annually, increasing from 3 permits in 2018 to 13 permits in 2022. This number does not fully account for market trends and regional interest.

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

Year	ADU Permits
2018	3
2019	1
2020	4
2021	7
2022	13
Average	5.4

Source: 2018-2021 Housing Element Annual Progress Reports, 2022 City Permit Data

The City is expecting the increase in the development of ADUs and JADUs to continue throughout the 6th Cycle and is supporting that assumption with a program to facilitate and incentivize ADU development. The Association of Bay Area Governments (ABAG) prepared a report and issued affordability recommendations for projecting ADU development based on a survey of local ADU rental costs. This data was used to generate the regional distribution of ADUs shown in Table 11-16. Rohnert Park is using the affordability assumptions provided in this report to ensure the distribution of affordability reflects local development trends. This distribution of affordability will be applied to a projection of 5 ADUs or JADUs built annually (Table 11-15), for a total of 40 units over the planning period credited towards Rohnert Park’s RHNA. These units will be distributed into the income levels shown in Table 11-16 and will be supported by policies and programs included to facilitate ADU development (Program HO-2.D). This program requires the City to review ADU development partway through the planning period and implement additional incentives if the City is not meeting its ADU projections and is not on track to meet its RHNA targets.

Table 11-16 Assumed Affordability for 6th Cycle ADUs

	VLI	LI	MI	AMI	Total
Regional Distribution of ADUs by Income Level	30%	30%	30%	10%	100%
Projected ADUs by Income Level for 6th Cycle Projection Period	12	12	12	4	40

Realistic Capacity of Sites Zoned for Housing

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

11. Housing Element

Table 11-17 RHNA and Site Capacity

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
RHNA Allocation	399	230	265	686	1,580	
Pipeline Projects + ADUs	255	155	75	1,809	2,294	
Remaining RHNA	144	75	190	(1,123)	(714)	
Capacity of Inventory Sites	Vacant	76	30	52	154	312
	Nonvacant	76	36	42	11	165
	Total	152	66	94	165	477
Total Units (Pipeline + ADUs + Inventory Sites)	407	221	169	1,974	2771	
Remaining RHNA After Sites	(8)	9	96	(1,288)	(1,191)	

Table 11-18 Capacity of Sites Allowing Residential Development

#	Site Address	APN	Zoning	Max Density (units/ac)	Acres	Units	Income Levels
1	6020 Labath Ave*	143-040-140	PI	No Maximum	0.75**	37	ELI, VLI
2	5154 Snyder Ln	054-253-019	SP	12	16.08	133	LI, MI, AMI
3	Rohnert Park Expressway*	143-391-001	PI	No Maximum	1.38***	20	ELI, VLI
4	4901 Roberts Lake Rd*	160-010-032	PI	No Maximum	1.73*	41	ELI, VLI
5	Southwest Shopping Center	143-150-009 143-150-012 143-150-023 143-150-024 143-150-010	MU	No Maximum (FBC)	3.7	92	VLI, LI, MI
6	6001 Commerce Blvd**	143-021-036	MU	N.A. (FBC)	4.06	101	VLI, LI, MI, AMI
7	6 City Center Drive	143-051-071	MU	N.A. (FBC)	0.84	21	VLI, LI, MI, AMI
8	City Center Dr	143-051-076	MU	N.A. (FBC)	2.29	32	VLI, LI, MI, AMI

* City-owned site

** This site is a portion of a larger parcel. For this housing site, only this portion of the parcel will be considered.

*** Acreage does not conform to parcel lines.

Site 1. 6020 Labath Ave: The site is located on a vacant City-owned lot adjacent to the Labath Landing project and will be supported by Program HO-1.C(b). to allow permanent supportive housing development. The site is available now and is anticipated to be developed by 2026. Discussions with local nonprofit developers indicate that development at 50 units per acre is realistic and feasible. This parcel is vacant, flat, and has no physical or environmental constraints or easements that would inhibit the ability to achieve this density. The site is within walking distance of amenities, including a grocery store, multiple restaurants, and job centers. It is also near a recent market-rate residential development.

- Capacity: (0.75 acres)(50 units/acre)(100% realistic capacity) = 37.5 units, rounded down

- RHNA Income Category: 18 Extremely Low-Income, 19 Very Low-Income
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

Site 2. 5154 Snyder Lane: The site is located within the University District Specific Plan, on the eastern side of Rohnert Park, north of Sonoma State University. This site is owned by the Cotati Rohnert Park Unified School District and is currently zoned to allow 133 units. The site is relatively flat and vacant, with minor topographic changes; Hinebaugh Creek borders this site on the south side and the parcel's realistic development capacity was reduced within the Specific Plan to account for the required setback and open space. Under the City's inclusionary ordinance, at least 20 of these units would be made affordable. The property owner has indicated interest in developing higher density or affordable housing on this site. However, this inventory assumes that units will be built consistent with the allowances of the existing Specific Plan, as listed below.

- Capacity: 133 units, based on Specific Plan
- RHNA Income Category: 113 Above Moderate-Income, 10 Moderate-Income, 10 Low-Income
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was used in the 5th Cycle Site Inventory

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

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

Site 4. 4901 Roberts Lake Rd: This City-owned site was formerly used as a park-and-ride facility and is part of a larger City parcel containing a park and golf course. This site is currently a paved parking lot which has previously been used for a safe sleeping program for persons experiencing homelessness. While there are some shade trees planted in islands in the middle of the site, there are minimal environmental constraints that would reduce realistic density. This site would allow affordable housing development at 24 units per acre and is expected to develop at full capacity. This site has been presented at a City Council meeting as a potential Project Homekey site and is a potential site for affordable housing. The site is adjacent to Roberts Lake Park and is within walking distance of amenities, including retail stores, restaurants, and job centers. The SMART Trail connects pedestrians and bicyclists from this property to the Rohnert Park SMART Station.

- Capacity: $(1.73 \text{ acres}) \times (24 \text{ units/acre}) = 41.5 \text{ units, rounded down}$
- RHNA Income Category: 20 Extremely Low-Income units, 21 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Nonvacant, Underutilized parking lot

- Prior Use: Parcel was not used in a prior Site Inventory

Site 5. Southwest Shopping Center: This site consists of 3.7 acres over 5 parcels with mixed use zoning that allows 100% housing by-right. The site is part of an older shopping center with a long history of vacancies and high potential for redevelopment. Unused parking and vacant land make up 2.9 acres of this site, and the remainder of the property contains vacant or partially vacant buildings. This site has been previously developed and has no known environmental constraints. Lot consolidation will be necessary for development on this site, which will be facilitated by Program HO-3.H(a). The City has been working with an interested affordable housing developer with significant local experience who has achieved residential densities of 40 units per acre and indicated that land use controls on this site would allow for development of up to 80 units per acre for senior affordable housing. The site is near residential uses, several schools and parks, and local commercial and retail uses. There are several bus stops at or near the site, and a pedestrian and bike trail 0.3 miles from the site.

Realistic density for this site and other sites with mixed use zoning that allow 100% housing by right must be reduced to account for the possibility of nonresidential development. In order to make this calculation, the City has considered past projects and proposals, developer interest, market conditions, and development trends. Because other recent projects and proposals on sites with similar zoning have achieved densities between 40 and 127 units per acre, the City anticipates a maximum density of 50 units per acre, with a realistic development capacity of 50% of that maximum to account for the possibility of development of nonresidential uses.

- Capacity: $(3.7 \text{ acres})(50 \text{ units/acre})(50\% \text{ realistic capacity}) = 92.5$ units, rounded down
- RHNA Income Category: 30 Very Low-Income units, 31 Low-Income units, 31 Moderate-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Nonvacant, Large parking lot with commercial and retail.
- Prior Use: Parcel was used in two prior Site Inventories. The site allows by-right development of housing at or above the City's default density and is subject to Program HO-1.C(b).

Site 6. 6001 Commerce: This site consists of 4.06 vacant acres on an 8.39 acre parcel with mixed use zoning that allows 100% housing by-right. This is an infill site and has no known environmental constraints. The site is within the Central Rohnert Park Priority Development Area and is located near transit, grocery stores, pedestrian and bike trails, and other amenities.

- Capacity: $(4.06 \text{ vacant acres})(50 \text{ units/acre})(50\% \text{ realistic capacity}) = 101.5$ units, rounded down
- RHNA Income Category: 16 Very Low-Income units, 16 Low-Income units, 35 Moderate-Income units, 34 Above Moderate-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Vacant
- Prior Use: Parcel was used in two prior Site Inventories. The site allows by-right development of housing at or above the City's default density and is subject to Program HO-1.C(b).

Site 7. 6 City Center Drive: This consists of 0.84 acres on a vacant parcel with mixed use zoning that allows 100% housing by-right. This site is near the City's future Downtown location and has been previously graded in anticipation of development. There are no known environmental constraints or easements on this site. The site is within the Central Rohnert Park Priority Development Area and is located near the library, transit, grocery stores, pedestrian and bike trails, and other amenities.

- Capacity: (0.84 acres)(50 units/acre)(50% realistic capacity)= 21 units
- RHNA Income Category: 3 Very Low-Income units, 4 Low-Income units, 7 Moderate-Income units, 7 Above Moderate-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

Site 8. o City Center Drive: This site is a 2.29 acre parcel with mixed use zoning that allows 100% housing by-right. This site is currently an underutilized parking lot, is located near the City's future Downtown, is within the Central Rohnert Park Priority Development Area, and is located near the SMART station and other transit, grocery stores, pedestrian and bike trails, and many amenities. Assuming that one acre of this parcel is retained for shared parking, the remaining 1.29 acres are available now for development.

- Capacity: (2.29 acres- 1 acre)(50 units/acre)(50% realistic capacity)= 32.25 units, rounded down
- RHNA Income Category: 5 Very Low-Income units, 5 Low-Income units, 11 Moderate-Income units, 11 Above Moderate-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: Nonvacant, Underutilized parking lot
- Prior Use: Parcel was not used in a prior Site Inventory

Adequate Sites Programs

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

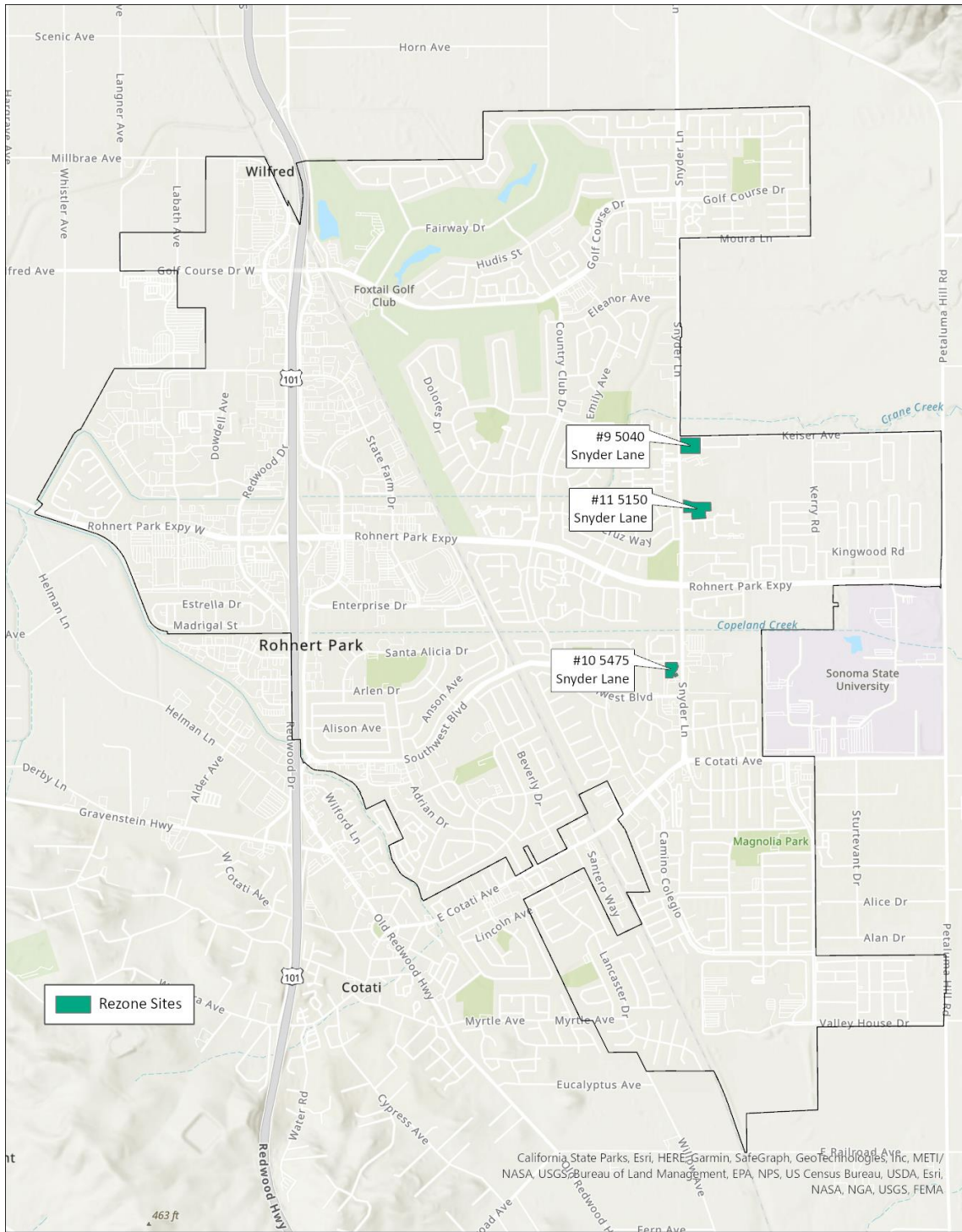
Rezoning Program

As an Adequate Sites Program, Rohnert Park is rezoning sites through Program HO-1.C, "Sites to Meet RHNA". The identified sites, shown in Table 11-19, will be rezoned to Residential – High Density Zoning, which allows multifamily development at 24 units per acre. Based on property owner interest and local development trends, these properties are anticipated to develop at 100% of their maximum capacity.

Table 11-19 Capacity of Rezoning Sites

#	Site Address	APN	Current Zoning	Proposed Zoning	Proposed Max Density (units/ac)	Acres	Units	Income Levels
9	5040 Snyder Lane	045-253-007	R-L	R-H	24	3.06	72	LI, MI, AMI
10	5475 Snyder Ln	158-320-001 to -006 158-320-009 to -011	C-O	R-H	24	1.19	28	VLI, LI
11	5150 Snyder Ln	143-330-077	R-L	R-H	24	4.06	96	MI

Figure 11-12 Map of Rezoning Sites



Site 9. 5040 Snyder Ln: The site is the location of the proposed “Creath Townhomes” and is located on the southeast corner of Synder Lane and Keiser Avenue. This project is within the University District Specific Plan and approved for low density residential development. The owner has requested a zoning change from a low-density to a high-density designation. The site is relatively flat and readily developable. A few scattered mature trees and a small wetland area (0.02 acres) is located on the southern perimeter, but it otherwise has no known environmental constraints and no easements. This 3.06-acre parcel could accommodate 72 units with 11 affordable units, based on inclusionary housing requirements. The City expects to receive a Development Area Plan application for this site as soon as the rezoning is approved in 2023. Based on the City’s experience with development in the University District, the project is expected to be fully occupied within five years (by 2028).

- Capacity: $(3.06 \text{ acres} - 0.02 \text{ acres}) \times (24 \text{ units/acre}) = 72.96$ units, rounded down to 72
- RHNA Income Category: 5 Low-Income units, 6 Moderate-Income units, 61 Above Moderate-Income Units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a previous Site Inventory

Site 10. 5475 Snyder Ln: This site is located in northern Rohnert Park and is a church-owned site. Feasibility and likelihood of site development for this site were based on input from the property owner and an application for rezoning to high-density residential. This is a previously developed site which has been subdivided into several different parcels. Most of the parcels are vacant or contain vacant buildings. The parcel could be redeveloped and has no known environmental constraints. This site is near residential development, multiple schools, parks, restaurants, and a laundromat, and is available for development upon rezoning in 2023.

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

Site 11. 5150 Snyder Ln: This site is located in northern Rohnert Park and is a partially vacant with an existing church and parking lot. The majority of the site is vacant and does not contain any known environmental constraints. Hinebaugh Creek and open space runs along the northern perimeter of the site, but the site is out of the floodplain. Feasibility and realistic density of development for this site were based on input from the property owner and the application for rezoning to high-density residential. This site is near residential development, multiple schools, parks, medical facilities, and the community center, and is available for development upon rezoning in 2023.

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

Adequate Sites Program Alternative

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

Strategy

In this model, the City joins a California Joint Powers Authority (JPA) and authorizes the JPA to issue tax-exempt governmental purpose bonds on behalf of the City. The JPA then acquires a market rate apartment complex, through issuance of these bonds, and sets the rents to be affordable to very low-, low-, and moderate-income households.

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

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

Based on Rohnert Park's existing housing stock and using the proposed financing strategy, this program would result in increased levels of affordability for 74% of units in a development, while retaining affordability levels in the remaining 26% of units. This would require the issuance of \$382,528 per unit in bonds. The City will provide committed assistance through authorizing the issuance of an estimated \$191,264,100 in bonds for projects acquired by this program and by foregoing an estimated \$337,346 in property taxes as a result of these projects converting from market-rate to deed-restricted affordable. Additionally, the City is providing committed assistance through dedicating 800 hours of staff time to program implementation throughout the planning period, with 200 hours to establish the program and 200 additional hours per acquisition project.

Additional relevant information is provided within Appendix D.

Representative Sample of Projects

The City is a member of California Statewide Communities Development Authority (CSCDA), a JPA which has already successfully implemented this model through their "Workforce Housing Program," issuing Essential Housing Revenue Bonds to acquire 30 properties throughout California. Notably, two of these acquisitions have occurred in Santa Rosa, immediately north of Rohnert Park.

- **Vineyard Gardens Apartments:** This property was constructed in 1987 and contains 180 multifamily rental units. The property also includes a swimming pool, spa, grilling area, clubhouse, fitness center and playground. Through this acquisition, units are restricted for households earning less than 80%, 100% and 120% of the area median income.
- **Acacia Apartments:** This property was constructed in 2003 and contains 277 multifamily rental units. The property also includes a swimming pool, spa, grilling area, firepit, package concierge, clubhouse,

business center, fitness center and playground. Through this acquisition, units are restricted for households earning less than 80%, 100% and 120% of the area median income.

CSCDA has also proven the success of this program in securing deeper levels of affordability demonstrated by the following examples:

- **777 Place Apartments:** This property, located in Pomona CA, is a 472-unit multifamily residential rental community. The Property includes a fitness center, business center, swimming pool, indoor and outdoor spa, barbecue grilling stations, TV lounge, gated access, and laundry facilities. Through the 2021 acquisition, units will be restricted for households earning less than 50%, 100% and 120% of the area median income.
- **Westgate Phase 1 Apartments:** This property, located in Pasadena CA, was constructed in 2010 and is a 480-unit multifamily residential rental community. The property includes 747 parking spaces, clubhouses, fitness centers, an outdoor pool and spa, fire pits, and grilling areas. Through the 2021 acquisition, units will be restricted for households earning less than 50%, 100% and 120% of the area median income.
- **Monterey Station Apartments:** This property, constructed in 2014, is a 349-unit, multifamily residential rental community. The Property includes 455 parking spaces, a fitness center with an outdoor workout area, swimming pool, spa, clubhouse, dog park, BBQ areas, and courtyards. Through the 2021 acquisition, units will be restricted for households earning less than 50% and 100% of the area median income.

This strategy has also been successfully implemented by Catalyst Housing Group and CalCHA, who have partnered to acquire more than 1,200 units across California, amounting to \$600 million in municipal bonds issued and sold. All properties are being converted from market-rate to affordable units, typically available to those earning between 60 and 120% of the area median income. Similar acquisition projects in the Bay Area region include the following:

- **Summit at Sausalito**, acquired September 2021 – Sausalito, CA
- **The Exchange**, acquired August 2021 – Hercules, CA
- **The Fountains at Emerald Park**, acquired July 2021 – Dublin, CA
- **Aster**, acquired April 2021 – Dublin, CA
- **Mira Vista Hills**, acquired April 2021 – Antioch, CA
- **Creekwood**, acquired March 2021 – Hayward, CA

Locally, Burbank Housing Development Corporation (Burbank) has significant local experience with various affordable housing projects and has a proven record of success. Their local knowledge and expertise make them suitable partners for this project. Burbank has 58 local housing developments, including the following five developments located in Rohnert Park:

- **Willowglen Apartments**
- **Vida Nueva**
- **The Arbors**
- **The Gardens**
- **Tower Apartments**

Compliance with Statutory Requirements.

The City is prepared to authorize CSCDA to issue the Essential Housing Bonds (tax-exempt governmental purpose bonds) on its behalf, forego property tax revenue, and provide committed assistance through staff time and in-kind services necessary to facilitate this process. The City will enter into an agreement to provide these services through the Housing Element and its adopting ordinance. Under this program, at least 300 units are expected to be acquired and converted from non-affordable to affordable in the 6th Cycle planning period.

Affordable units added through this program meet the definition of conversion of multifamily rental units from non-affordable to affordable. Through this program, the City seeks to acquire at least 2 properties and convert at least 300 units to affordable rentals by 2027. These units will meet the standards of Government Code Section 65583.1(c)(2)(B), as follows:

- Acquired units counting towards the City's RHNA will be made affordable to very low-, low-, and moderate-income households.
- Units converted will not be affordable at the time they are identified for acquisition.⁶
 - Units converted to very low-income will not be affordable to very low-income households at the time they are identified for acquisition.
 - Units converted to low-income will not be affordable to low-income households at the time they are identified for acquisition.
 - Unit converted to moderate-income will not be as affordable to moderate-income households at the time they are identified for acquisition.
- The model does not force anyone to move at the time of acquisition. Rather, the units in which households meet very low-, low-, and moderate-income standards are converted to affordable units immediately, and the units in which above-moderate households reside are converted upon attrition. Because there is no displacement of current residents that occurs as a result of acquisition, no relocation is necessary.
- The units will be decent, safe, and sanitary upon occupancy.
- The affordability and occupancy restrictions will be maintained for 55 years.

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

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

⁶ For purposes of this program, "the time the unit is identified" means the earliest time when any city or county agent, acting on behalf of a public entity, has proposed in writing or has proposed orally or in writing to the property owner, that the unit be considered for substantial rehabilitation, acquisition, or preservation.

Table 11-20 RHNA and Adequate Sites Programs

	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Total	
RHNA	399	230	265	686	1,580	
Pipeline Projects + ADU Projections	255	155	75	1,809	2,294	
Inventory Sites	152	66	94	165	477	
Total Units (Pipeline, ADUs, Inventory)	407	221	169	1,974	2,771	
Remaining RHNA	(8)	9	96	(1,288)	(1,191)	
Programs	Rezoning	14	19	102	61	196
	Conversion to Affordable	99	57	66 ⁷		222
	Total	113	76	168	61	418
Total Units (with Programs Added)	520	297	337	2,035	3,189	
RHNA Surplus	121	67	72	1,349	1,609	
Buffer %	30%	29%	27%	197%	102%	

Map of Housing Sites

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

⁷ As of the preparation of this document, it had not yet been determined whether moderate-income units would count for RHNA Credit under this program. If HCD determined moderate-income units do not count, these 66 units would not be counted towards the RHNA. The City can demonstrate adequate sites to meet the moderate-income RHNA without these 66 units, but the program serves an important local need.

Site Analysis

Development Trends and Realistic Capacity Analysis

Realistic capacity assumptions have been calculated based on recent development, developer input, market trends, and local knowledge. Although realistic capacity calculations appear to be high, they are based on an analysis of all the actual residential projects developed and proposed over the last five years. The City meets with all developers and potential developers and actively encourages projects that achieve the highest possible densities and affordability levels, consistent with developer objectives. Stakeholder and developer input attests to the success of this approach, and the local development community has confirmed the City's proactive approach to supporting residential development.

Based on the housing development projects accomplished or ongoing within the City, multifamily and affordable housing projects can be expected to develop at densities at or above the maximum density allowed (see Table 11-21). As indicated in the site-specific analysis above, development capacity is reduced on sites with physical or environmental constraints. For sites where there is no specific development information and no known constraints, the City is assuming a realistic capacity of 100%, which is less than demonstrated by recent local development trends. If sites were to develop at lower than full capacity, Program HO-1.B (Administrative List of Additional Sites) is in place to ensure that the inventory retains sufficient capacity. For sites 1,3,4 and 7, specific development plans or developer intent is known to the City and information was used to establish realistic capacity. For sites in a mixed-use zone where 100% residential is allowed by right, the realistic capacity factor is reduced to 50% to account for the possibility of a nonresidential use on a portion of the site. However, recent trends indicate that 100% residential development is likely to occur on these sites. Table 11-21 shows the density and affordability achieved for all new multifamily residential development pending or completed in the last five years.

Table 11-21 Density and Affordability Achieved by All Existing and Pending Multifamily and Mixed Use Residential Development since 2018

Name Year Built	Address	Acres	Affordable Units	Total Units	Max Density (units/acre)	Density Achieved (units/acre)	% of Max Density	Income Levels
Central Rohnert Park Mixed Use* Pending	415 City Center	0.33	0	42	No Maximum (Form Based Code)	127	N/A	AMI
Adega II* Pending	Dowdell Avenue and Martin Avenue	3.35	8	74	24	22.1	92%	MI, AMI
Labath Landing (Interim Housing)* 2022	6020 Labath	1.11	8	60	No Maximum	54.1	N/A	ELI
Willowglen Apartments 2022	1713 Wisdom Ln	1.75	36	36	24	20.6	86%	ELI, VLI, LI, MI
Bella Creek 2022	201 Santa Alicia Drive	2.81	7	92	24	32.7	136%	VLI, AMI

11. Housing Element



Edgeway (Mixed Use) 2021	1209 Cala Way	0.74	0	31	No Maximum (Form Based Code)	41.9	N/A	AMI
The Redwoods at University District 2020	6024 Kerry Rd	8.08	218	218	24	27.0	112%	VLI, LI, MI
Adega 2019	511 Carlson Ave	6.07	0	135	24	22.2	93%	AMI
Average						43.4	104%	

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

In addition to the multifamily and mixed-use projects shown in the table above, there have been recent single-family residential development within subdivisions and Specific Plan areas in Rohnert Park. In the last five years, these projects have been or are being developed under development agreements with unique development standards to match what was approved and built on site. In each case, the adoption of a development agreement resulted in a higher level of affordable housing in each development.

Large Site Analysis

Two sites larger than 10 acres are being used to address the City's lower-income RHNA. The proposed Station Center project is on a 30-acre site addressed within the Central Rohnert Park Priority Development Area Plan. The site has entitlements for 460 residential units, which would include 69 affordable units. Site 2, 5154 Snyder Ln, is a 16.1 acre site within the University District Specific Plan area.

The majority of the City's recent residential development has occurred on large sites, typically within specific plan areas. University District, Willowglen, and SOMO Village are recent examples of large successfully implemented or approved projects with affordable housing components:

- **University District.** The University District Specific Plan (UDSP) and related Development Agreement (DA) implemented a 15% affordability requirement for a 261 acre project. Ultimately 1,224 market rate units will be built within these two land holdings. As of November 2022, building permits have been issued for approximately 1,000 market rate units and 218 affordable apartments (109 very low-income units and 109 low-income units at a density of approximately 24 dwelling units per acre) and the apartments are fully occupied. The Development Agreement included a detailed affordable housing plan. This facilitated the construction of the affordable apartments and included provisions to withhold all building permits for market rate units if certain affordable housing milestones were not met.
- **Willowglen.** The Southeast Specific Plan and related Development Agreement (DA) also implemented a 15% affordability requirement. Like the UDSP, Willowglen entered into a DA with the City which contained a detailed affordable housing plan. Willowglen contains 69.07 acres with existing or planned residential development, including 64.27 acres zoned residential and 4.8 acres zoned for mixed use, and includes a variety of affordable housing types, including:

 - Thirty-two units in an affordable apartment complex (16 very low income units and 16 low income units at a density of approximately 20 dwelling units per acre). These units were built in 2021 and are fully occupied.
 - Eight affordable townhomes, as part of a forty-five unit complex. The developer has applied for building permits to construct the units, and construction is expected to begin in 2023.

- Twenty-eight duets (individually owned attached single family units, including 13 low-income units and 14 moderate-income units at a density of approximately 12 dwelling units per acre). This is an innovative housing type achieved with the help of the Housing Land Trust of Sonoma. Units are scattered throughout the project site, intermixed with the single family homes in the project, and are built with each phase. Willowglen has built three of four phases, building twenty of the required twenty-eight duets so far. The twenty units are all occupied.
- **SOMO Village.** This project is 176 acres in size and entitlements were approved for 1,750 units in 2021. SOMO will meet the City's inclusionary housing requirement by building 254 affordable units as specified in the affordable housing plan contained with the project's DA. The DA requires that a minimum of 28% of all affordable units will be for ownership households with 50% set aside for moderate income households and 50% set aside for low income households. The remaining affordable units may be for rent. The DA includes a detailed affordable housing plan to ensure that affordable units are built within each phase of development. No density is specified for the affordable units, but it is expected that they will be similar to the market rate units within each phase. The project has a wide range of permitted densities, from 2 dwelling units per acre in the T-3 Suburban Transect, up to 70 dwelling units per acre in the T-6 Urban Core Transect. Building permits have been issued for the first 150 single family homes.

Figure 11-14 Map of Site 11

Small Site Analysis

One site with parcels smaller than 0.5 acres is being used to address the City's lower-income RHNA. The site (Site 11: 5150 Snyder Lane, Figure 11-14) is made of nine parcels and is larger than one acre. All parcels are under the same ownership, and the property owner submitted an application to rezone the entire site to high density residential. The parcels for a cohesive site, sharing ingress and egress, and are in a suitable configuration to be developed as a single site. Development of these sites will be facilitated by Program HO-3.H(c).



Nonvacant Site Analysis

Three nonvacant sites are being used to address the City's lower-income RHNA. Site 4, Roberts Lake Rd, and Site 8, City Center Drive, are on underutilized parking lots. The sites are flat and paved and the current uses will not pose an impediment to development. Site 5, Southwest Shopping Center, is a portion of a larger underutilized shopping center. An underutilized parking lot and undeveloped land make up 78% of this site, and there are many vacancies in the commercial buildings. The City is in working with an interested affordable housing developer with significant local experience on similar sites. This developer has indicated that this site is a good candidate for redevelopment with affordable housing and has begun the acquisition process. The current use does not pose an impediment to development. Only 10% of the City's lower-income RHNA capacity is on nonvacant sites.

While the majority of new housing in Rohnert Park has been greenfield development, there are several recent redevelopment examples.

- **The Stadium Lands Master Plan** area is 32.8 acres and was formerly the site of a baseball field, stadium, and associated structures. Under the Master Plan, adopted in 2008 and expanded in 2013, this area was redeveloped to include residential, commercial, and recreation land uses. Residential projects successfully completed in this area include Adegia I, Labath Landing, Fiori Estates, and The Reserve. Several additional residential developments in the area are included in the City's list of Planned, Approved, and Pending Projects.
- **SOMO Village.** This project, discussed above, is located on a nonvacant site with existing nonresidential buildings. Initial phases of the project are being constructed on vacant portions of the site.

Analysis of Sites that Allow Commercial Development

Site 6, Southwest Shopping Center, is within an area zoned for mixed-use, which allows for 100% residential development, as well as commercial or mixed use development. Development interest on this site and other mixed-use sites throughout the City is primarily for residential development. The City is currently working with an affordable housing developer with local experience on similar sites, and it the City expects a proposal for a 100% residential use. During the 5th cycle, sites zoned for mixed-use within University District, Willowglen, and SOMO Village, discussed above, have all either been developed with residential uses or have proposals for residential development. Additionally, a small site with the same mixed-use zoning (0.33 acres, 415 City Center Drive) has a pending multifamily residential project expected to develop at over 40 units per acre.

Fair Housing Considerations

Relationship of Sites to Fair Housing Analysis

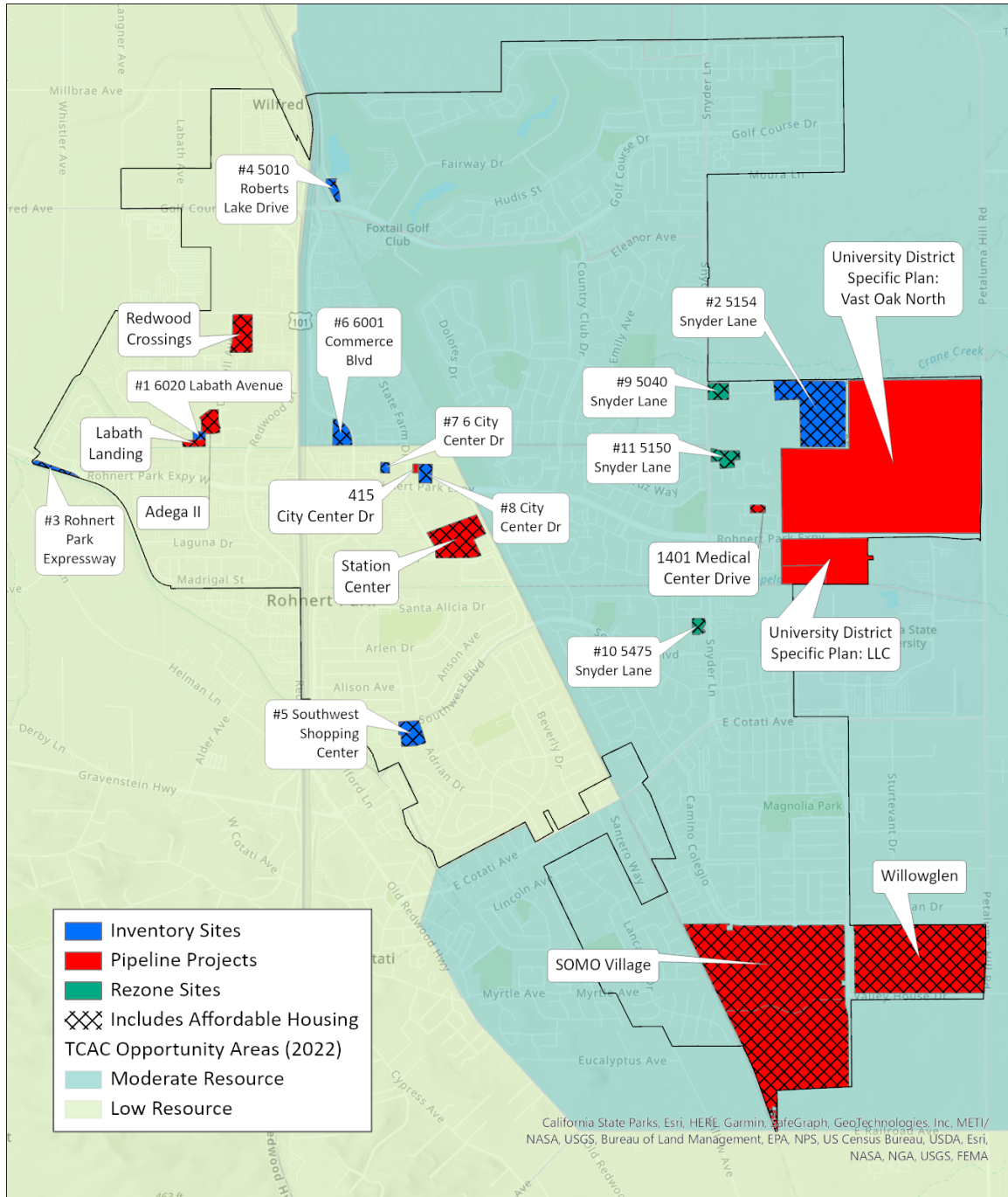
Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis of inventory sites compared to components of the Fair Housing Assessment is included in the Technical Background Report

Improved Conditions

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. Over half of the units designated for lower-income households are located in Moderate Resource areas, the highest resource designation in Rohnert Park.⁸ Most housing developments in the City include mixed-income components, helping to stabilize communities and prevent displacement while increasing access to opportunity for lower-income households.

⁸ HCD/TCAC Opportunity Maps, 2022

Figure 11-15 Housing Sites and Resource Areas



Exacerbated Conditions

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

Infrastructure Considerations

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

Water

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

Sewer

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

Dry Utilities

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

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

Environmental Considerations

There are no significant environmental constraints within the City. Measures to address environmental safety hazards are included within the Building Code and addressed within the Safety Element and Local Hazard Mitigation Plan. The City faces minimal environmental hazards, and environmental conditions do not impact

the City's ability to meet its RHNA. A more detailed discussion of environmental constraints is included within the Technical Background Report.

Fire Hazards

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

Seismic Hazards

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

Flood Hazards

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

11.4 Conclusion

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