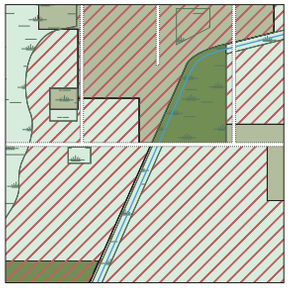
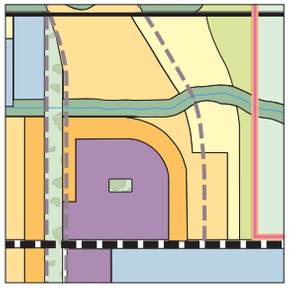
# *Our Place ...Rohnert Park 2020*

A PLAN FOR THE FUTURE







# GENERAL PLAN

Adopted
July 2000

*Ninth Edition*

# City of Rohnert Park

# GENERAL PLAN

*Prepared by*

**DYETT & BHATIA**
Urban and Regional Planners

Adopted
July 2000

*Ninth Edition*

*Printed September 2024*

# ROHNERT PARK GENERAL PLAN - 9TH Ed.
# LOG OF AMENDMENTS THROUGH
# September 2024

Listed below are resolutions or actions for General Plan amendments occurring since the publishing of the first edition of the Rohnert Park General Plan adopted on July 25, 2000 (City Council Resolution No. 2000-152). The amendments are listed in sequence according to the date of the amendment.

---

**2000**

**11/07/00**: Amendments to the General Plan based on the adoption of Measure N (2000), Urban Growth Boundary, and technical corrections.

**2001**

**01/23/01:** Resolution No. 2001-24

**07/24/01:** Resolution No. 2001-161

**08/28/01**: Resolution No. 2001-192

**2002**

**10/22/02:** Resolution No. 2002-247

**2003**

**10/14/03:** Resolution No. 2003-236

**10/14/03:** Resolution No. 2003-238

**2005**

**09/27/05:** Resolution No. 2005-296

**2006**

**05/23/06:** Resolution No. 2006-142

**06/13/06:** Resolution No. 2006-161

**2008**

**06/10/08:** Resolution No. 2008-87

**2010**

**05/11/10:** Resolution No. 2010-052

**08/24/10:** Resolution No. 2010-102

**12/07/10:** Resolution No. 2010-133

**12/07/10:** Resolution No. 2010-135

**2013**

**11/12/13:** Resolution No. 2013-153

**11/12/13:** Resolution No. 2013-155

**2014**

**04/08/14:** Resolution No. 2014-033

**05/24/14:** Resolution No. 2014-033A

**11/25/14:** Resolution No. 2014-156

**11/25/14:** Resolution No. 2014-162

**2016**

**03/22/16:** Resolution No. 2016-029

**2017**

**02/10/17:** Resolution No. 2017-09

**2018**

**11/13/18:** Resolution No. 2018-152

**2019**

**04/23/19:** Resolution No. 2019-043

**09/10/19:** Resolution No. 2019-116

**11/26/19:** Resolution No. 2019-095

**2020**

**02/25/20:** Resolution No. 2020-018

**05/12/20:** Resolution No. 2020-038

**2021**

**03/09/21:** Resolution No. 2021-029

**08/24/21:** Resolution No. 2021-097

**2023**

**01/24/23:** Resolution No. 2023-004

**08/08/23:** Resolution No. 2023-063

**2024**

**06/25/24:** Resolution No. 2024-046

**07/23/24:** Resolution No. 2024-068

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# 1 Introduction and Overview

## 1.1 ROHNERT PARK: A CAPSULE HISTORY

Rohnert Park was founded as a master-planned community on the former site of the Rohnert Seed Farm, located along the Northwestern Pacific railroad right-of-way. The original 1954 master plan was based on the "neighborhood unit" concept of clustering single-family homes around local schools and parks. The master plan featured eight neighborhoods, each with 200 to 250 homes, a 10-acre school, and a five-acre park.

In 1956, the Rohnert Park Community Services District was founded, and work began on digging wells, building a sewage plant, and installing water lines, sewer lines, and streets. By 1957, the first homes had been constructed. At the same time, the segment of US 101 from Petaluma north past Cotati was completed, making Rohnert Park more easily accessible from points throughout the region. Also, the California Legislature approved funds for Sonoma State University (SSU), which was located within Rohnert Park until moving to its current site in 1966, initiating the City's long relationship with the University.

In 1962, at the time of incorporation, Rohnert Park had a population of 2,775, and the City limits encompassed 1,325 acres (approximately 2.1 square miles). The city grew quickly as the Bay Area economy continued to grow, and the demand for housing exploded. By 1980, urban uses extended from US 101 in the west to Snyder Lane in the east.

The 1980s saw growth extend west of US 101; "G" section, east of Snyder Lane, was built in this period. Growth in the 1990s was slower because of limited availability of vacant land within the City limits. In 1999, the city had a population of about 41,000 and an area of nearly 4,400 acres (6.9 square miles), with nearly half the land dedicated to residential uses. Figure 1.1-1 shows the evolution of Rohnert Park from 1965 to 1999.

In conjunction with residential growth, Rohnert Park also attracted commercial and industrial development and acquired a sizeable job base of almost 22,000 employees by 1999. Commercial and industrial uses are concentrated west of the railroad tracks and north of Copeland Creek. Major employers include Hewlett-Packard, located within an industrial campus in the southeast corner of the city, State Farm Insurance, and SSU. The Double Tree Hotel, Rohnert Park Municipal Golf Course, and the Sonoma County Wineries Association make Rohnert Park a popular hospitality center.

Rohnert Park's limited Sphere of Influence (SOI) includes the Wilfred-Dowdell Specific Plan area (24 acres in size; plans for which were developed in 1999) and Canon Manor, where further development is hindered by the need for public facility improvements and the ongoing debate about how to fund the improvements. SSU is located outside the City's SOI.

## 1.2 PURPOSE OF THE GENERAL PLAN

The Rohnert Park General Plan is a document required by State law and adopted by the City Council that addresses issues related to physical development, growth, and conservation of City resources. It:

- Outlines a vision of long-range physical and economic development and resource conservation that reflects the aspirations of the community;
- Provides strategies and specific implementing actions that will allow this vision to be accomplished;
- Establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- Allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance critical environmental resources, and minimize hazards; and
- Provides the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, specific plans, and the Capital Improvement Program.

### WHY HAS THIS PLAN BEEN PREPARED?

General plans typically look out 20 years in the future and are revised every five to 10 years. Rohnert Park adopted a General Plan in 1990. This plan was updated in 1995, but with a horizon of 2000. In 1996, Rohnert Park voters approved Measure N, which confirmed the existing City limits, along with a 24-acre area (Wilfred-Dowdell Specific Plan area), as the boundary for urban growth for a four-year period, slated to expire in July 2000.

As of mid-1999, the city is almost entirely built out. Only about 190 acres of commercial and industrial land within the City Limits are vacant and available; more than half of the available non-residential land is part of the existing Hewlett-Packard development. There are no remaining residential sites.

Thus, this General Plan has been prepared to:

- Respond to the need of having policies to guide Rohnert Park's growth before urban boundary provisions of Measure N expire.
- Ensure that the General Plan reflects Rohnert Park's current planning context, and includes goals, policies, and desires of Rohnert Park citizens; and
- Address the issue of land availability to meet the City's economic development objectives, the need for housing in the community, and State law requirements for Rohnert Park to accept its "fair share" of the regional housing needs.

**Figure 1.1-1: Sequence of Development**

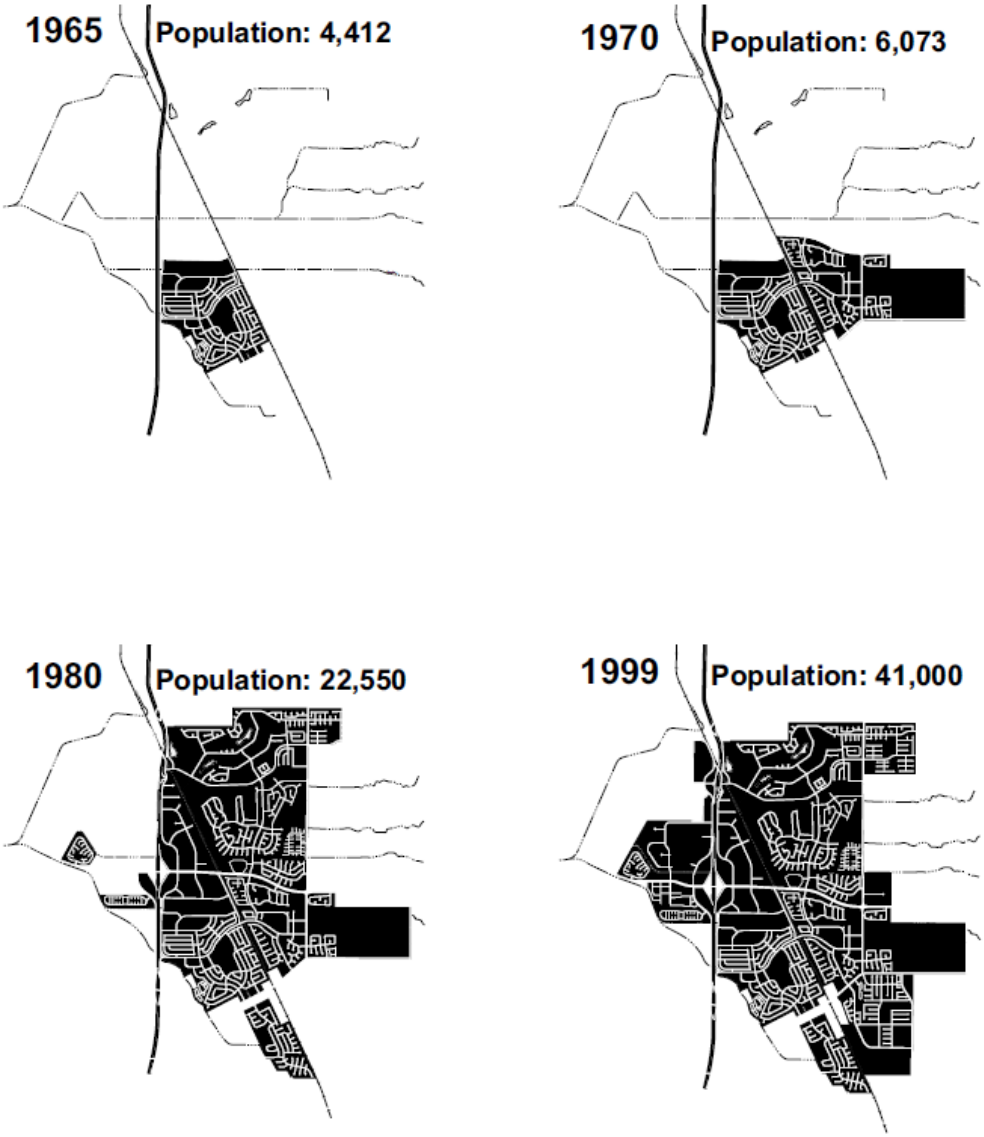



*Figure 1.1-1*
Sequence of Development

## ROHNERT PARK GENERAL PLAN: VISIONARY AND REALISTIC

The General Plan articulates a vision for the city, but it is not merely a compendium of ideas and wish lists. Broad objectives such as "quality of life" and "community character" are meaningful only when translated into tangible, feasible actions. Thus, while each element of the General Plan articulates long-term goals, it also includes action-oriented policies that outline concrete and achievable steps to attain these goals.

The Plan is comprehensive and long-range in scope. It will be used on an on-going basis, because many City regulations, requirements, and actions are required by State law to be consistent with the General Plan. Since the Plan is general, there will be circumstances and instances when detailed studies are necessary before policies can be implemented.

## PLAN PREPARATION PROCESS

To help prepare this General Plan, the City Council established an Oversight Committee that included two City Council members, two Planning Commissioners, consultants, and key staff members. This Committee was charged with reviewing results of previous work done on the General Plan, such as the 1997 community summit, and preparing a General Plan that defines a long-term vision of the city.

The Committee met on a frequent basis and considered input from randomly chosen focus groups, open public workshops, and other methods of outreach. A community workshop was held in January 1999 to solicit ideas for the General Plan and was attended by 110 people. A wide variety of viewpoints were expressed by a mix of participants from all segments of the community. A second workshop held in February 1999, and attended by 120 people, provided an opportunity to gather input on three alternative land use scenarios and served as the basis for the preferred plan. Subsequent workshops helped refine the preferred plan and the proposed Urban Growth Boundary.

## 1.3 GENERAL PLAN REQUIREMENTS

State law requires each California city and county to prepare a general plan. A general plan is defined as "a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries, which in the planning agency's judgment, bears relation to its planning." State requirements call for general plans that "comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

A city's general plan has been described as its "constitution" for development – the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance the environment must be made. California's tradition of allowing local authority over land use decisions means that the State's cities have considerable flexibility in preparing their general plans.

While they allow considerable flexibility, State planning laws do establish some requirements for the issues that general plans must address. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans.

- *The General Plan Must Be Comprehensive.* This requirement has two aspects. First, the general plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and it should include other areas that the City determines are relevant to its planning. Second, the general plan must address the full range of issues that affects the city's physical development.
- *The General Plan Must Be Internally Consistent.* This requirement means that the general plan must fully integrate its separate parts and relate them to each other without conflict. "Horizontal" consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- *The General Plan Must Be Long-range.* Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective.

## 1.4 OBJECTIVES AND THEMES

### GENERAL PLAN OBJECTIVES

Several objectives for the General Plan were identified and considered by the Oversight Committee, based on public outreach conducted early in the General Plan process. The objectives provide s foundation for development of the goals and policies in the General Plan, and include:

- Establish a 20-year Urban Growth Boundary;
- Keep the city's small-town feel;
- Provide for slow, managed, and predictable growth;
- Increase housing affordability and diversity;
- Establish better cross-town connections;
- Maintain or increase open space ratios within the City;
- Encourage local jobs and maintain the jobs/housing balance;
- Build and maintain infrastructure in anticipation of growth;
- Integrate land use planning with SSU expansion plans and establish better connections with the University;
- Uphold or improve current levels of city services;
- Encourage socioeconomic diversity;
- Ensure legal adequacy and address external jurisdictional issues, including coordination with the Sonoma County Local Agency Formation Commission (LAFCO), Sonoma County, and Rohnert Park's neighbors;
- Increase pedestrian and bike access;
- Provide a framework for design standards that reflect these objectives; and
- Create options for the city's edges. Allow for soft boundaries and scenic corridors.

### THEMES

Building on these overall objectives, the General Plan is structured around several themes, which form the basis of goals and policies throughout the document.

1. *An Urban Growth Boundary and Growth Management Program*. The General Plan establishes a 20-year growth boundary, "trigger" caps on development, and adequate public facility requirements. These policies and programs will ensure phased and orderly development, and a sustained high quality of life.

2. *A "Greenbelt" around the city, with targeted growth areas.* Growth is targeted in selected areas to the east and northwest to reinforce a contiguous and compact urban form. Land surrounding the city, where Rohnert Park's boundaries do not coincide with Cotati's, are maintained in open space. An open space buffer is also maintained between

new growth areas and Petaluma Hill Road. The buffer varies in width and includes both open land and recreational facilities.

3. *City/University Integration, and Mixed-Use Centers.* The General Plan designates a new pedestrian-oriented University District—envisioned with a mix of residential, retail, entertainment, and office uses that cater to students, faculty, and staff, as well as residents—along Rohnert Park Expressway north of the campus. In addition, the City Center, adjacent to the Expressway and Commerce Boulevard, is designated for a mix of public, office, residential, and retail uses. In addition to these two new centers, the Wilfred-Dowdell Village is already being planned as of 1999 and provides a variety of shops and commercial uses, in a pedestrian-oriented enclave on the westside.

4. *Balanced Neighborhoods.* A guiding premise of the Plan is that activities and facilities used on a frequent basis, such as stores and parks, should be easily accessible to residents. Land uses are designated to ensure balanced neighborhood development with a mix of uses and housing types, provision of parks and schools, and easy access to mixed-use and commercial activity centers.

5. *Increased Connectivity and Accessibility.* The city's existing neighborhoods have few interconnecting streets, and US 101 limits east-west access. Improved connections between neighborhoods, as well as new connections across the highway are included in the General Plan. Roadway improvements and new streets are also proposed to link different neighborhoods and to connect residential areas with SSU.

6. *A Network of Open Space.* Using creeks as the armature, an interconnected network of open space, parks, and trails is provided. These will also enable connections from existing neighborhoods to open space areas beyond Petaluma Hill Road and the SSU campus.

7. *Pedestrian- and Bicycle-Friendly Environments.* Policies for land uses, mixes, intensities, and urban design are established to encourage walking and bicycling. In activity centers like the University District, policies are also established to promote small block sizes and frequent local streets, which help maximize the permeability of a neighborhood for people walking or bicycling.

8. *Enhanced Community Character.* The General Plan establishes specific urban design policies at a citywide, neighborhood, and street scale. Connections between neighborhoods, transitions between urban and open space areas, city and neighborhood edges, community orientation of development, building massing, and streetscapes are all addressed. Policies are also included for viewshed protection.

## 1.5 REGIONAL LOCATION AND PLANNING BOUNDARIES

### REGIONAL LOCATION

As shown in Figure 1.5-1, Rohnert Park is located in central Sonoma County along US 101, in the northern San Francisco Bay Area. The Russian River, the Sonoma and Mendocino coasts, and the Sonoma-Napa wine country are all short distances away. The Pacific Ocean to the west, with its cool marine air, and the warm Sonoma Valley to the east combine to create a mild climate, with mild, wet winters, dry summers, and seasonal fogs.

Sonoma County as a whole is characterized by rolling hills and a series of valleys. Rohnert Park lies within the broad Cotati Valley, which is bounded by the low, rolling coastal hills to the west and the Sonoma Mountains to the east. Several creeks run into the city from the eastern ridgeline. The hills, along with the surrounding crop fields and pastures, provide a rural backdrop to the city.

Figure 1.5-1 shows Rohnert Park's regional location. The city shares its boundaries with Cotati to the southwest. Santa Rosa's Urban Boundary at its closest point comes to within 1,000 feet of Rohnert Park. The city shares portions of its northern and northwestern boundary with two County-designated Community Separators – open spaces that separate Rohnert Park and Santa Rosa. SSU is located just outside the city's eastern boundary.

### PLANNING BOUNDARIES

State law requires that each city adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which ... bears relation to its planning." Figure 1.5-2 shows the Planning Area. The boundaries of the Planning Area are Stony Point Road to the northwest, Todd Road and the Santa Rosa Urban Boundary to the north, the Taylor Mountain and Sonoma Mountain ridgelines to the east, and Lichau Creek and the Northwestern Pacific railroad right-of-way to the southeast. To the west the Planning Area boundary is conterminous with the 1999 City Limits, because Rohnert Park abuts the Cotati City Limits and SOI on that side.

The Planning Area does not represent the area contemplated for annexation or development, but is the extent of area around the city that was studied and considered in preparing the plan. For example, ridgeline views (the Sonoma Mountain ridgeline is located approximately four miles east of Petaluma Hill Road) are addressed in Chapter 3: Community Design. The Planning Area has not changed from the 1995 General Plan.

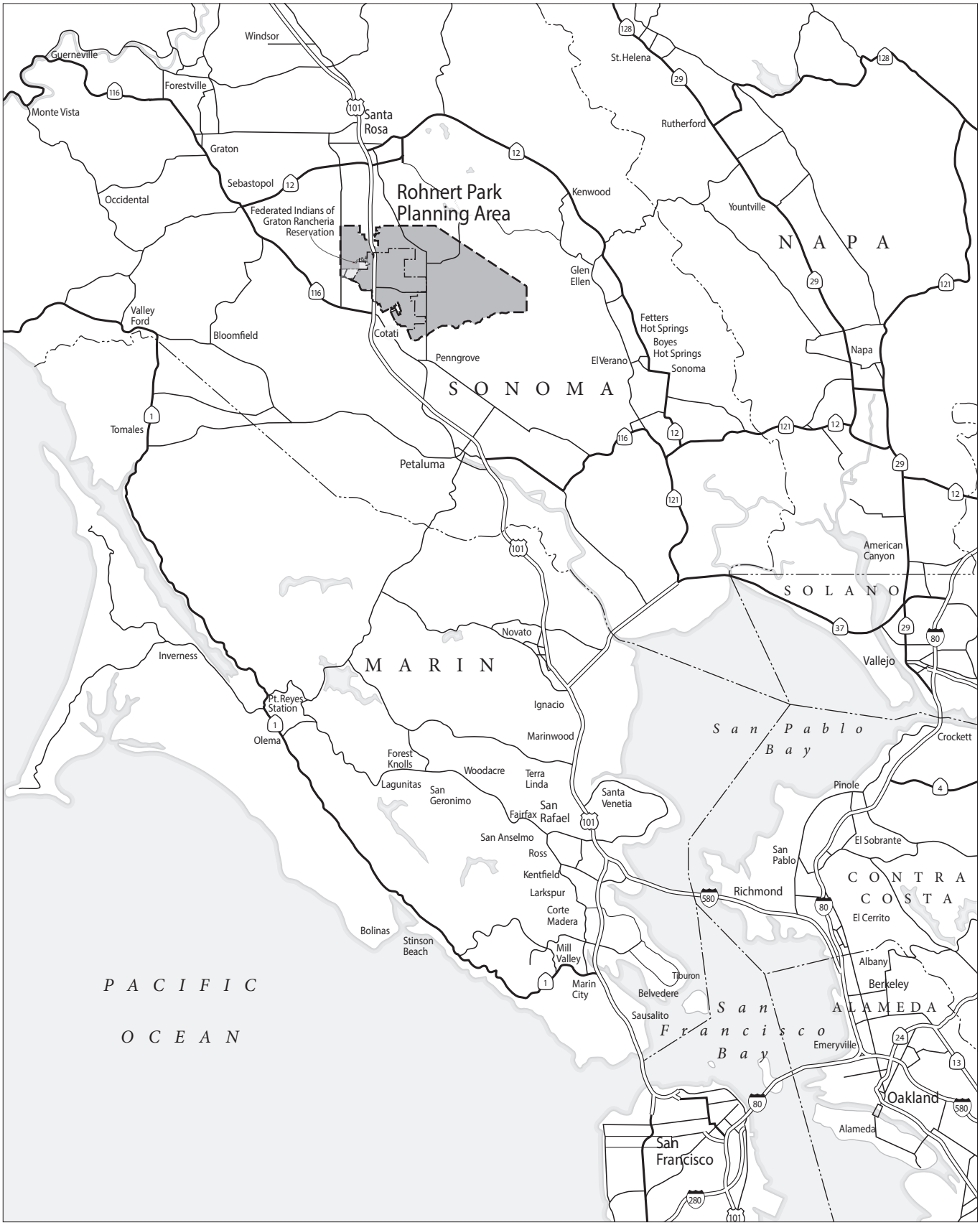
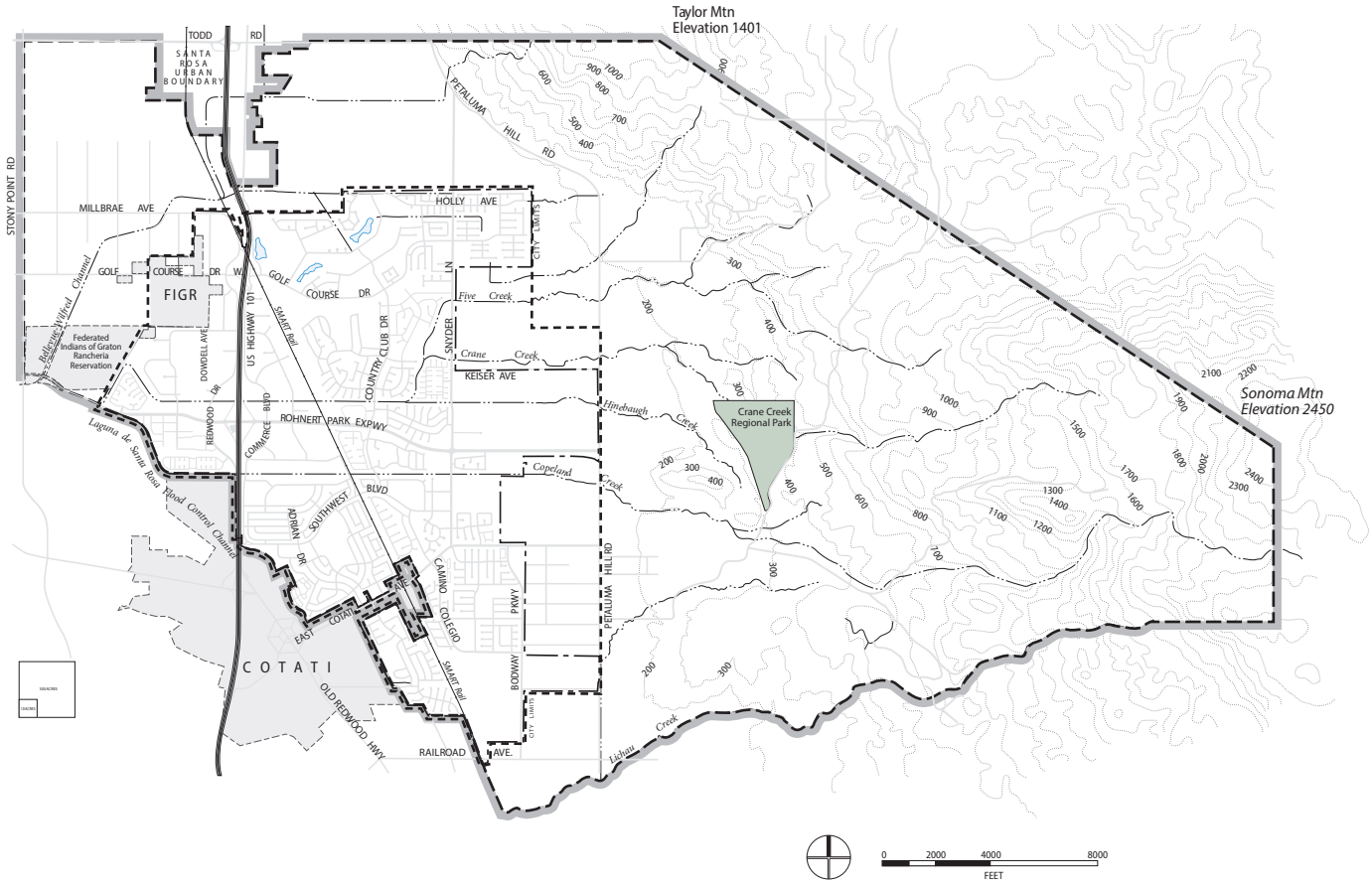



*Figure 1.5-1*

# Regional Location




Planning Area

City Limits (2024)

Sphere of Influence (2024)

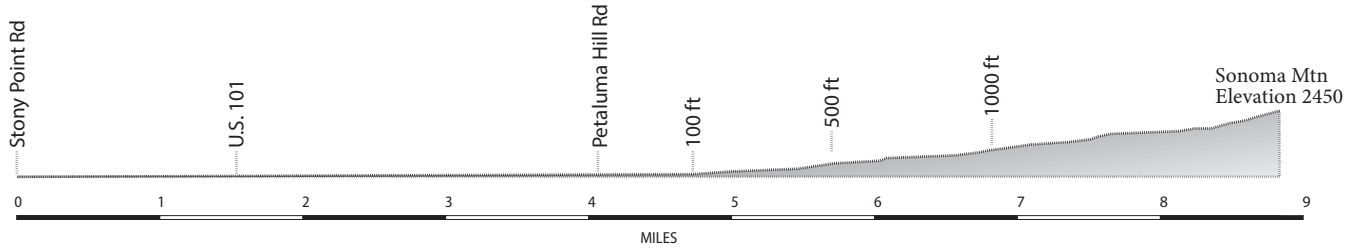



*Figure 1.5-2*

# Planning Area

## 1.6 THE PLANNING PROCESS

The City's planning process includes monitoring and updating the General Plan and implementing Plan policies, updating the Zoning Ordinance, preparing other implementing ordinances, specific plans, design guidelines, and other studies called for in the General Plan. An annual General Plan Report will provide an overview of the status of the General Plan and its implementation.

Ordinances and documents the City must update or prepare upon adoption of the General Plan include:

- *Zoning Ordinance.* The Zoning Ordinance is one of the primary implementation tools of the General Plan, and it is required to be consistent with the General Plan by State law. The Land Use and Growth Management Element, as well as the Community Design Element, call for specific revisions to the Zoning Ordinance. A comprehensive update of the Zoning Ordinance will be necessary in order to implement the new General Plan Diagram and land use classifications, land use policies, and policies relating to the intensity, bulk, and character of new development.
- *Specific Plans.* The City has already prepared a specific plan for the Wilfred-Dowdell area, located on the westside. To provide additional direction for new development, policies in the Land Use and Growth Management Element call for preparation of specific plans for all new development areas and identify the boundaries of the new specific plan areas. Requirements for specific plans are laid out in the State's Government Code.
- *Neighborhood and Special Area Plans.* A concept plan for the City Center was prepared in early 1999 and the Central Rohnert Park Priority Development Area Plan (PDA plan) was prepared in early 2016. Both documents are intended to guide future development within the central portion of Rohnert Park. The City may consider establishing neighborhood and special area plans for additional areas with unique planning needs. Neighborhood and special area plans need not necessarily address all the topics required by State law for specific plans. All specific plans and neighborhoods and special area plans must be consistent with the General Plan. The City retains the authority to require specific plans for areas in addition to the ones included in the General Plan.
- *Redevelopment Plans.* The City's Community Development Area is the City's redevelopment area, as authorized by the State's community redevelopment law, and includes most sites in the city that were vacant as of 1999. In redevelopment areas, the property tax increment from new development is reinvested into the redevelopment area, whether through public improvements, economic development strategies, or other measures. Redevelopment plans are required to be consistent with a city's general plan.
- *Growth Management Ordinance.* A Growth Management Ordinance is called for, in order to establish a comprehensive growth management program. The ordinance would establish conditions of approval for new development, annual "trigger" caps on development, requirements for adequate public facilities, and other relevant provisions.
- *Subdivision Regulations.* Revisions to the City's subdivision regulations may be necessary in conjunction with establishment of the Growth Management Ordinance.

Conditions on approval of tentative subdivision maps would need to be established in order to reflect the goals and policies of the growth management program.

- *Capital Improvements Program.* A Capital Improvement Program would need to be established to review and program public facility needs within the city, in conjunction with new development. The program is established through policies in the Land Use and Growth Management Element, as part of an overall growth management strategy.

## AMENDMENTS TO THE GENERAL PLAN

As the city's guide for development, the General Plan is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to State or federal law passed after adoption, and to eliminate or modify policies that may become obsolete or unrealistic due to changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan).

State law limits the number of times a jurisdiction can amend its general plan. Generally, no jurisdiction can amend any mandatory element of its general plan more than four times in one year, although each amendment may include more than one change to the general plan. This restriction, however, does not apply to amendments to:

- Optional elements (such as the Community Design Element);
- Allow development of affordable housing; or
- Comply with a court decision.

## ANNUAL REPORT

The California Government Code requires City staff to "provide an annual report to the legislative body on the status of the General Plan and progress in its implementation" (Government Code § 65400(b)). This report must also be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development. It must include an analysis of the progress in meeting the city's share of regional housing needs and local efforts to remove governmental constraints to maintenance, improvement, and development of affordable housing (Government Code § 65583, 65584).

In addition, any mitigation monitoring and reporting requirements prescribed by the California Environmental Quality Act (CEQA) identified in the General Plan environmental impact report (EIR) should be addressed in the annual report because they are closely tied to plan implementation. Finally, the annual report should include a summary of all general plan amendments adopted during the preceding year and an outline of upcoming projects and general plan issues to be addressed in the coming year, along with a work program.

The Rohnert Park General Plan Annual Report will be prepared by City staff during the early stages of the budget process and submitted for review to the Planning Commission, which will make a recommendation to the City Council. Public comments on the Annual Report may be submitted in writing to the Planning and Community Development Department. The Planning Commission and the City Council also will hear public comments on the Annual Report at duly noticed public hearings.

## PERIODIC REVIEW

The City will prepare an Implementation Plan within six months of the General Plan's adoption. That Implementation Plan shall contain language that allows for technical changes to be made in the General Plan. Furthermore, implementing ordinances required by the policies of this General Plan shall be adopted as soon as appropriate.

The City will undertake a periodic review of the General Plan, to determine how well the General Plan has performed, that is, whether policies related to development and conservation have been effective. This review will include:

- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Assessment of the City's job/housing balance;
- Review of growth trends since Plan adoption, assessment of future urban land needs, and review of growth phasing; and
- Review of Performance Indicators, which reflect progress towards implementation of the General Plan.

The first review of the plan will start five years after adoption of the Plan. As part of the review, a target date for a comprehensive update of the General Plan will be established. A report summarizing City staff's findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the report and make a recommendation to the City Council. The Planning Commission and the City Council also will hear comments on the report at duly noticed public hearings.

## 1.7 PLAN ORGANIZATION

The Rohnert Park General Plan is organized into the following chapters:

1. *Introduction and Overview*. This includes General Plan objectives and themes, State requirements, and requirements for Plan monitoring, review, and amendments.

2. *Land Use and Growth Management*. This Element provides the physical framework for development in the City. It establishes policies related to the location and intensity of new development, citywide land use policies, and growth management policies.

3. *Community Design*. This Element outlines policies to ensure that new development protects and enhances the community character. Urban form, edges, and views, and neighborhoods, buildings, streets, and parks are all addressed.

4. *Transportation*. This Element includes policies, programs, and standards to maintain efficient circulation. It identifies future street and bikeway improvements, and addresses alternative transportation modes and parking.

5. *Open Space, Parks, and Public Facilities*. This Element outlines policies and standards relating to regional and local open space, parks and recreational facilities, and public facilities, including schools, water, and wastewater.

6. *Environmental Conservation*. This chapter outlines policies relating to habitat and biological resources, water quality, air quality, and historic and archaeological resources.

7. *Health and Safety*. This Element addresses the risks posed by seismic and geologic hazards, flooding, as well as other topics, including solid waste management and recycling, hazardous materials, and emergency management.

8. *Noise*. This Element includes policies to limit the impacts of noise from traffic, railroad service, and other sources throughout the city.

9. *Housing*. This Element, which addresses housing availability and affordability according to State requirements, is bound in a separate volume.

10. *Youth and Family* (Reserved). This Element, when completed, will establish policies to promote the health, safety, and welfare of youth and their families.

11. *Economic Development* (Reserved). This Element, when completed, will establish policies to promote economic expansion and job growth in the city, balanced with the need to maintain the city's character.

### CORRESPONDENCE TO REQUIRED ELEMENTS

The General Plan includes the seven elements required by State law – Land Use, Circulation, Open Space, Conservation, Safety, Noise, and Housing. The General Plan also includes an optional Community Design Element. Table 1.7-1 shows how the Rohnert Park General Plan elements correspond to State-required elements.

**Table 1.7-1:**
**Correspondence Between Required Elements and Rohnert Park General Plan Elements**

| *Required Element* | *General Plan Element* |
|---|---|
| Land Use | Chapter 2: Land Use and Growth Management |
| Circulation | Chapter 4: Transportation |
| Open Space | Chapter 5: Open Space, Parks, and Public Facilities |
| Conservation | Chapter 6: Environmental Conservation |
| Safety | Chapter 7: Health and Safety |
| Noise | Chapter 8: Noise |
| Housing | Chapter 9: Housing |

## POLICY STRUCTURE

Each element of the General Plan is introduced by brief background information that establishes the policy context. This background material is neither a comprehensive statement of existing conditions nor does it contain any adopted policy, except where specifically stated otherwise. Readers interested in a more detailed description of issues related to a particular topic should refer to the "related documents" listed at the end of this Chapter.

This background information is followed by goals and policies:

- *Goals*. Building on the General Plan objectives, goals are statements of overall philosophy and approach to resolving major issues.
- *Policies*. Policies are specific actions that implement the stated goals. They may establish procedures, standards, or programs or call for specific City actions.

Explanatory material accompanies some of the goals and policies; it provides background information or is intended to guide Plan implementation. The use of "should" or "would" indicates that a statement is advisory, not binding; details will need to be resolved in Plan implementation. Statements of "shall" or "will" are mandatory. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced, typically in *italics* for easy reference.

### Policy Numbering System

Policies in the General Plan are organized using a two-part numbering system that is intended to give each goal and policy a discrete, easily referenced number. The first part refers to the element (or the subsection within the element), and the second refers to the specific goal or policy. The first part is represented by the abbreviated initials of the element or subsection (such as LU for Land Use and GM for Growth Management). For the second part, goals are represented by a capital letter and policies by a number. Thus, the first goal in Chapter 6: Environmental Conservation is EC-A and the first policy is EC-1.

**RELATED DOCUMENTS**

As part of General Plan preparation, several technical studies were conducted to document environmental conditions and analyze alternatives for development and conservation. While these background studies and environmental documents have guided Plan preparation, they do not represent adopted City policy. Documents include:

- *Environmental Setting for the City of Rohnert Park General Plan Update*, October 1997;
- *Community Issues Report*, January 1998;
- *Land Use Alternatives and Preferred Plan*, May 1999;
- *Fiscal Impacts of General Plan Alternatives*, May 1999;
- *Draft Environmental Impact Report*, October 1999;
- *Revised Draft Environmental Impact Report*, May 2000; and
- *Final Environmental Impact Report* [to be prepared after completion of the public hearing period].

## 1.8 GENERAL PLAN APPLICABILITY

This General Plan shall apply to all development proposals within the existing and/or proposed city limits, unless otherwise specified in the provisions of this Plan. Applications for development submitted prior to the approval of the General Plan (July 25, 2000) (including applications that have been presented for development and architectural review and other discretionary permit applications) are hereby exempted from this General Plan and are considered "grandfathered" into the Plan.

# 2 Land Use and Growth Management

Land use and growth management represent the prime planning concerns of most Rohnert Park residents. Based on input from public workshops, most residents want the City to ensure that any new development is in keeping with the community character and minimizes urbanization of open space outside the city. With only about 190 acres of vacant land within City limits in 1999, none of it designated for residential use, and limited reuse opportunities as the city is still fairly young, the location, intensity, character, and management of growth at the city's edges is perhaps the most significant General Plan concern.

The text and policies of the Land Use and Growth Management Element, and the General Plan Diagram constitute the physical framework of the General Plan. The chapter begins with a discussion of community form and population growth and their implications for regional growth management. This is followed by definitions of the land use classifications, information on population and projected buildout, and land use policies. Last, growth management policies are presented. Issues specifically related to urban design and development character are addressed in Chapter 3: Community Design.



## 2.1 BACKGROUND AND CONTEXT

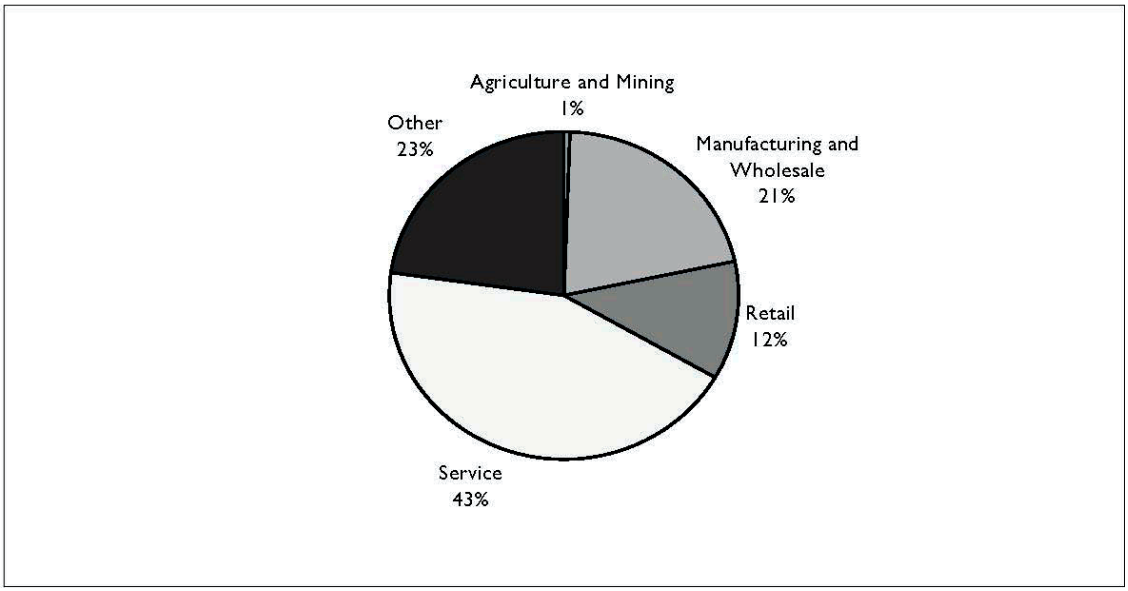
Rohnert Park was established as a master planned community in the late 1950s. The first two neighborhoods were built in 1956, and the city continued to expand over subsequent decades. However, the city's growth over the last few years has been limited; the current City limits were essentially reached in 1990.

### PACE OF GROWTH

Historically, Rohnert Park has experienced decreasing rates of population growth. Between 1965 and 1980, the city had an annual average population growth rate of 4.9 percent, and between 1980 and 1999, the average annual growth rate dropped to 3.1 percent. Extensive development in the 1980s at much higher rates of growth was counteracted by minimal residential development during the 1990s.

Most job growth in Rohnert Park has occurred since 1980. Between that year and 1999, the number of jobs in Rohnert Park increased from 5,280 to 21,900, representing an average annual growth rate of 7.8 percent. Figure 2.1-1 shows that most jobs in Rohnert Park were in the service sector in 1999.

**Figure 2.1-1: 1999 Jobs by Sector**




*Source: ABAG Projections '98*

## LAND USE PATTERN, 1999

As a master planned community, Rohnert Park has a well-structured pattern of land uses. Most neighborhoods are centered around an elementary school and/or a local park. The neighborhoods are separated by major streets, the railroad tracks, and open space and parks, such as the city's two golf courses. Neighborhood shopping centers are located at the intersections of major roads, serving several adjacent neighborhoods. Connections between different neighborhoods are generally limited to the major streets.

### Land Use Distribution

The 1999 City limits encompass an area of approximately 4,400 acres (6.9 square miles). Table 2.1-1 shows the distribution of this total area by land use. Residential is the predominant land use, occupying about 44 percent of the area. About a quarter of the remaining developed land has industrial, commercial, or office use, with the balance in public and institutional uses or rights-of-way. Only 192 acres of land are currently vacant.

**Table 2.1-1:**
**Land Uses Inside City limits, 1999**

| | *Gross Acres* |
|---|---|
| Residential | 1,971 |
| Professional/Office | 47 |
| Commercial | 332 |
| Industrial | 515 |
| Parks/Recreation | 467 |
| Public | 223 |
| Streets | 643 |
| Vacant | 192 |
| Total | 4,390 |

*Source: Dyett & Bhatia.*

### Sphere of Influence and Adjacent Jurisdictions

There was a limited amount of land outside the City limits in the 1999 Rohnert Park Sphere of Influence (SOI). The Sphere of Influence included Canon Manor and 24 commercial acres near Wilfred Avenue west of Redwood Drive. The SOI does not include Creekside Middle School or the Sonoma State University (SSU) campus, which are located adjacent to the eastern City limits. To the southwest, the city shares its boundaries with Cotati. Open space and agricultural lands are adjacent to the city's other boundaries.

To the north and northwest of the city are two County-designated Community Separators – open spaces that separate Rohnert Park and Santa Rosa. Santa Rosa's Urban Boundary at its closest point comes to within 1,000 feet of Rohnert Park.

## Residential Areas

The city's neighborhood design concept was utilized in the development of new neighborhoods. Single family, townhouse, and garden apartment housing were constructed in each neighborhood. As illustrated in Table 2.1-2, the city, excluding Canon Manor, had 15,426 housing units, the majority of which were single-family detached homes. In addition to standard housing constructed on foundations, the city has five mobile home parks and approximately 1,466 mobile homes.[1] Three of the mobile home parks are reserved for adults.

**Table 2.1-2:**
**Rohnert Park Housing Inside City Limits, 1999**

| | | *Number of Units* | *As % of total* |
|---|---|---|---|
| Single-family Detached | | 7,221 | 47% |
| Single-family Attached | | 1,719 | 11% |
| Multifamily Residences | | | |
| 2-4 units | 1,048 | | |
| 5 units or more | 3,972 | | |
| Multifamily sub-total | | 5,020 | 33% |
| Mobile Homes | | 1,466 | 9% |
| Total | | 15,426 | 100% |

*Source: California Department of Finance, Official State Estimates, January 1999*

## Commercial and Industrial Areas

Rohnert Park does not have a historic central business district. Commercial and industrial development is typically setback from the street, with on-site parking and landscaping. Three shopping centers, anchored by supermarkets, are located near the US 101 and Rohnert Park Expressway interchange, with surrounding restaurants, office buildings, and small commercial complexes. In addition, regional commercial development located west of US 101 includes stores such as Target, Home Depot, Wal-Mart, and Home Express.

The city's industrial center is located north of the Rohnert Park Expressway, west of the Northwestern Pacific railroad right-of-way. State Farm Insurance, a major employer, is located in this area. Hewlett Packard, another major employer, is located at the southeastern corner of Rohnert Park.

## Hospitality and Visitor Services

The Double Tree Hotel, Mountain Shadows Golf Resort, and Sonoma County Wineries Association (California Welcome Center) are the key hospitality sites in Rohnert Park. They are located at the

[1] State of California, Department of Finance, *Official State Estimates*, (January 1, 1999); Table 2. City/County Population and Housing Estimates.

northern end of the community on Golf Course Drive. The Rohnert Park Stadium, located on Business Park Drive, provides a venue for sporting and other events.

## Public Facilities

### *School Districts*

As discussed in Chapter 5: Open Space, Parks, and Public Facilities, three school districts serve Rohnert Park:

- *Cotati-Rohnert Park Unified School District*. This school district serves most of Rohnert Park, portions of neighboring Cotati, and limited surrounding areas. The school district operates one high school, two continuation high schools, three middle schools, and nine elementary schools.

- *Bellevue Union School District* and *Santa Rosa High School District*. These two school districts serve areas north of Rohnert Park, including most areas on the westside and eastside, outside the 1999 City limits. None of Rohnert Park's residential areas in 1999 were within these districts.

### *Parks and Recreation*

In 1999, the City operated 32 recreational facilities and parks, including 14 neighborhood parks and nine mini-parks that total 116 acres. In addition, there are nine playgrounds on school sites. A more detailed description of City parks, as well as park policies, appear in Chapter 5: Open Space, Parks, and Public Facilities.

### *City Buildings and Land*

The City owns and/or operates several other significant facilities. There are 84 City buildings which include offices, public safety facilities, and recreation buildings. The City also entered into partnerships to provide facilities such as the Wine and Visitors Center, the Library, and the Rohnert Park Municipal Golf Course. The City owns three significant parcels of land:

- *500 City Hall Drive (8.4 Acres)*. In 1990, the City Council approved plans for a civic center complex at this location. Three buildings were planned – the public safety headquarters, a City office building, and a City Council chambers building. The public safety headquarters was completed and occupied in the mid-1990s.

- *Near Rohnert Park Stadium (14 Acres)*. South of the Rohnert Park Stadium between Redwood Drive and Labath Ave.

- *Near Rohnert Park Expressway (10 Acres)*. North of the Expressway and east of Snyder Lane.

### Vacant Land

As shown in Table 2.1-1, only about 190 acres of land within the 1999 City limits, none of it zoned for residential uses, was vacant. Some stores and office spaces were also vacant in the Southwest Boulevard Shopping Center and the Padre Town Station center.

### Intensity of Development

Rohnert Park is more densely developed than any other suburban jurisdiction in Sonoma County. Average citywide housing density for land occupied by residential uses, excluding Canon Manor, is approximately 8.0 housing units per gross acre. This is the highest residential density of all cities in Sonoma County. Density varies by neighborhood. Chapter 3: Community Design presents more detail on neighborhood form and character.

Most non-residential uses in Rohnert Park occupy detached, single-story structures and have been subject to maximum lot coverage requirements of 30 to 35 percent. Non-residential sites also typically have large parking lots and landscaping.

## PLANS AND PROGRAMS, 1999

While planning in Rohnert Park is controlled by the City, it is influenced by actions of the surrounding jurisdictions as well. This section provides an overview of the major plans and programs in place in the City and adjacent jurisdictions.

### Rohnert Park Plans and Programs

In addition to the General Plan, the City had specific area plans, special area plans, and redevelopment plans in place in 1999.

#### *Specific Area Plans and Special Area Plans*

The City's specific area plans and special area plans include:

- *Wilfred-Dowdell Specific Plan*. Consisting of 24 acres between the 1999 City limits and Dowdell Avenue, this area is planned for more than 170,000 square feet of regional commercial development. The Plan has not been adopted by the City Council.

- *City Center Concept Plan*. The City completed a Draft Concept Plan for the City Center, located near the intersection of Rohnert Park Expressway and State Farm Drive, in May 1999. The Concept Plan is not a specific plan but would be used to guide the development of land purchased by the City for new offices and Council chambers. The Plan outlines a vision for the City Center that features a pedestrian-oriented main street, and establishes direction for land use, urban design, and circulation.

#### *Community Development Area*

The Community Development Area is the City's redevelopment area. It includes all sites that were vacant within the Rohnert Park City limits in 1999, except for a five-acre commercial site near the

intersection of East Cotati Avenue and Bodway Parkway. The property tax increment from new development in the redevelopment area is reinvested into the area through public improvement or other strategies. The City has been adhering to the State requirement of setting aside 20 percent of available tax increment for low/moderate income housing, which are available to meet the City's housing obligations.

## Plans and Programs of Surrounding Jurisdictions

### *Sonoma County*

In response to strong growth pressures, the Sonoma County General Plan establishes a framework for protecting open space and agricultural uses, and uses a variety of strategies for limiting new development.

- *Large-lot Zoning*. Land adjacent to Rohnert Park is designated for very low-density residential uses (typically 10-acre or 20-acre lots) and a range of small-scale and commercial farming activities.

- *Community Separators*. Community separators are established adjacent to existing cities to limit development and provide distinct physical and visual spaces between cities. Community separators are located between Rohnert Park and Santa Rosa, and between Cotati and Petaluma, southwest of Rohnert Park. The amount and intensity of development are limited, and additional requirements are imposed for screening, clustering, and preservation of trees and landforms.

- *Urban Service Boundaries*. Policies limit the extension of urban services to land capable of supporting agriculture.

- *Scenic and Riparian Corridors*. US 101 and Petaluma Hill Road are designated as scenic corridors. As such, adjacent development is required to have setbacks of 30 percent or 200 feet, whichever is smaller, and a 20-foot setback in urban service areas. Copeland Creek and Crane Creek are classified riparian corridors and are subject to a 100-foot streamside conservation area setback.

### *Sonoma County Agricultural Preservation and Open Space District*

Sonoma County voters approved a ¼-cent sales tax for the preservation of agricultural lands and open space. The Sonoma County Agricultural Preservation and Open Space District was formed for administration of these funds and has identified a process for determining lands to be preserved. Preservation of community separator lands is a primary goal, and the new acquisition plan calls for an emphasis on "greenbelt" conservation and easements and fee purchases. Several sites or easements in the Rohnert Park area have already been purchased for preservation purposes; these sites are shown on Figure 5.1-1.

### *Williamson Act Lands*

Several sites around Rohnert Park have Williamson Act contracts. The Williamson Act of 1965 (California Land Conservation Act, Government Code § 51200 et seq.) is intended to discourage

the unnecessary and premature conversion of agricultural land to non-agricultural uses by taxing land according to income-producing value, rather than its "highest and best use." Under contract, farmers agree not to develop their land for 10 years in exchange for the lower tax rate; contracts are automatically renewed each year.

Land under a Williamson Act is designated as an agricultural preserve, which can be used for agricultural, recreational use, or open space use. Recreational uses include walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports; open space uses include wildlife habitat and managed wetland areas. Lands within a scenic highway corridor may be included in an agricultural preserve.

### *Santa Rosa*

The Santa Rosa General Plan establishes an Urban Boundary, and policies encourage preservation of community separators and agricultural lands outside the Urban Boundary. Major boundary changes can only be made during the five-year General Plan update process.

According to the Santa Rosa General Plan, the Urban Boundary contained about 149,600 persons in 1995 and can ultimately accommodate a population of 201,000. The City maintains a growth management program that limits residential building permits to 1,000 per year until 2000, 900 per year between 2001 and 2005, and 850 per year from 2006 to 2010.

### *Cotati*

Cotati's General Plan expresses the City's desire to maintain a small-town feeling and promote compact development. The 1998 Cotati General Plan reduced the western extent of the City's Urban Growth Boundary, while expanding it along the edges of Rohnert Park. Commercial Industrial and Rural Residential (1.0 unit/acre) uses are planned for areas adjacent to Rohnert Park. The Commercial Industrial area, while it does not border on Rohnert Park, could cause off-site impacts like traffic and noise.

Cotati's growth management program limits the City to issuing 75 residential building permits per year, plus an additional 25 for affordable units. Average annual growth has been closer to 50 units.[2] The 1999 population of about 7,200 is estimated to increase to more than 7,500 by 2005 and more than 8,000 by 2010.

### *Sonoma State University*

While SSU contributes strongly to the city's identity, it actually lies outside the city's eastern boundary and the City's 1999 SOI. The 214-acre campus supports 7,000 full time equivalent (FTE) students and 1,200 employees, making it one of the largest employers in the area. University students, faculty and staff are a part of the Rohnert Park community.

The 1992 SSU Master Plan featured 880,000 square feet of new classrooms, facilities, and parking, and enhanced campus entryways. At buildout, the Master Plan was designed to increase the number of FTE students to 10,000. As of 1999, SSU is preparing an updated Master Plan that plans for

[2] City of Cotati, 1998 General Plan Update (October 1998), 10.

additional classrooms and facilities, as well as new student housing. The updated plan is still expected to have 10,000 FTE students at buildout. The University is considering acquisition of the site west of the concert hall for long-term expansion.

In September 1998, SSU completed a master plan for a new concert hall and music center to be located between the existing campus and the Rohnert Park Expressway. Approximately 97,000 square feet in size, the facility features a 1,400-seat concert hall, an outdoor theater, a recital hall, a rehearsal hall, a banquet hall, and as well as classrooms and offices.

### *Canon Manor*

The Canon Manor subdivision is located immediately south of SSU, west of Petaluma Hill Road. Although outside of the 1999 City limits, Canon Manor is within Rohnert Park's SOI, and within the Urban Growth Limit shown in this General Plan. The County allowed large-lot development on parcels accessed on graveled roads and supported by individual water wells and septic systems. Water wells and septic systems in close proximity to each other in the heavy clay soils of Canon Manor may result in the infiltration of pollutants from septic systems into water wells. After extended periods of dry weather, the water table may drop below the level of water wells. Public improvements, commonly provided within City limits, either do not exist or were not constructed to City standards in Canon Manor. Property owners, Sonoma County, LAFCO and the City eventually will need to resolve public service issues. Topics to be addressed include:

- Facility standards;
- Costs and mechanisms to install needed facilities;
- Payment of costs by Canon Manor property owners;
- Extension of City services, specifically water and sewer; and
- Annexation.

### *Penngrove*

Established in 1882, Penngrove is a small, unincorporated, rural town at the foothills of Sonoma Mountain. The Penngrove Specific Plan was adopted in 1984 and encompasses 2,750 acres located between Petaluma, Cotati, Rohnert Park and the Canon Manor subdivision to the north. Penngrove's core area is served by sewer system and aqueduct water, with parcels ranging from 1/4 acre to 1 acre. The outlying areas are served by private wells and septic, with parcels ranging from 2 acres to the 20-acre density established by the Sonoma Mountain Area Plan (first adopted by Sonoma County in 1978). Based on low-density land use policies, the Penngrove Specific Plan intends to accommodate a population of 2,744 at buildout.

The Penngrove Specific Plan is committed to: a community centered concept; provisions of greenbelts surrounding and separating urban areas; retention of agricultural resources; adherence to the principle of environmental suitability; and preservation of natural resources.

## Regional Agencies and Programs

Implementation of the General Plan will require coordination with several regional and other local agencies.

### *Sonoma County and Community Separators*

Sonoma County communities strive to maintain clear physical boundaries in order to avoid corridor-style urbanization and suburban sprawl. This concept is recognized as "community separators" in the Sonoma County General Plan. Two community separators are located in the Rohnert Park-Cotati area. The Petaluma-Rohnert Park separator is located between Petaluma, Penngrove, and Rohnert Park-Cotati. The second separator is generally located north and northwest of Rohnert Park, between Rohnert Park and Santa Rosa (see Figure 5.1-1). The Sonoma County General Plan limits land uses in community separators to open space, agriculture, and rural residential development.

Santa Rosa's Urban Boundary, along the Wilfred Channel, is close to the northernmost City limits. A County-designated Community Separator is in effect in this area, providing a green space between Santa Rosa and Rohnert Park. The Sonoma County General Plan allows only very low-density residential development in the separators, in order to provide visual and physical greenbelts between communities.

*For detailed discussion and policies related to separators, including the Sonoma County Measure D, see Chapter 5: Open Space, Parks, and Public Facilities.*

### *Regulation of Uses in Unincorporated Areas*

Because the General Plan does not propose annexation of all land within the Planning Area, development on unincorporated land, essentially all land east of Petaluma Hill Road in the Planning Area, will continue to be regulated by the County General Plan and the Zoning Ordinance. All land in the area is currently designated by the County for agricultural and rural residential uses.

Land outside the Santa Rosa Urban Boundary, within the southern Santa Rosa SOI adjacent to Rohnert Park, includes land designed as community separator. Very low density residential use designations are in place there and permit minimum residential lots of 0.5 to 5 acres. These designations are intended to be permanent, not to reserve land for future development.

## 2.2 GENERAL PLAN DIAGRAM AND USE CLASSIFICATIONS

### GENERAL PLAN LAND USE FRAMEWORK

### General Plan Diagram

The land use framework of the General Plan is embodied in the General Plan Diagram (Figure 2.2-1), which is a graphic representation of the themes and policies in the Plan. The General Plan Diagram designates the proposed general location, distribution, and extent of land uses through buildout, which is expected by about 2020. As required by State law, land use classifications, shown as color/graphic patterns, letter designations, or labels on the Diagram, specify a range for housing density and building intensity for each type of designated land use. These density/intensity standards allow circulation and public facility needs to be determined; they also reflect the environmental carrying-capacity limitations established by other elements of the General Plan.

The Diagram is to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. The legend of the General Plan Diagram abbreviates the land use classifications described below, which represent an adopted part of the General Plan.

The General Plan Diagram is not parcel-specific, and uses on sites less than one acre in size are generally not depicted on the Diagram. The interpretation of consistency with the General Plan on sites less than one acre in size will be done through the Zoning Ordinance and the Zoning Map.

### Land Use Framework Guiding Principles

The General Plan Diagram embodies several ideas and principles. These include:

- *Compact urban form.* All growth is contiguous to existing City limits and within 4,000 feet of existing (as of 1999) development. The compact form of growth is supplemented by maintenance of urban densities, to help preserve open space, protect agriculture, and ensure efficient provision of services.

- *Urban Growth Boundary.* The General Plan delineates an Urban Growth Boundary (UGB) as the edge within which all urban development will be contained, until the year 2020.

- *Close physical integration of the city and Sonoma State University.* New growth areas are located to foster a strong physical "town and gown" connection. A new University District is located north of the campus to bring the city and the University together, and provide a mixed-use residential and commercial center to meet the needs of students, faculty, visitors, as well as city residents.

- *Increased connectivity between and within neighborhoods.* New streets are designated to result in increased connectivity. In addition, policies for locating local streets are included to ensure neighborhood-level connections while providing flexibility to project developers.

- *Designation of mixed-use and pedestrian-oriented activity centers*. Three pedestrian-oriented mixed-use centers are designated: the University District, the City Center and SOMO Village. In addition, mixed-use or multi-use development is encouraged at three other sites: the northwest growth area, southwest of Adrian Drive/Southwest Boulevard, and a center in the southeast.

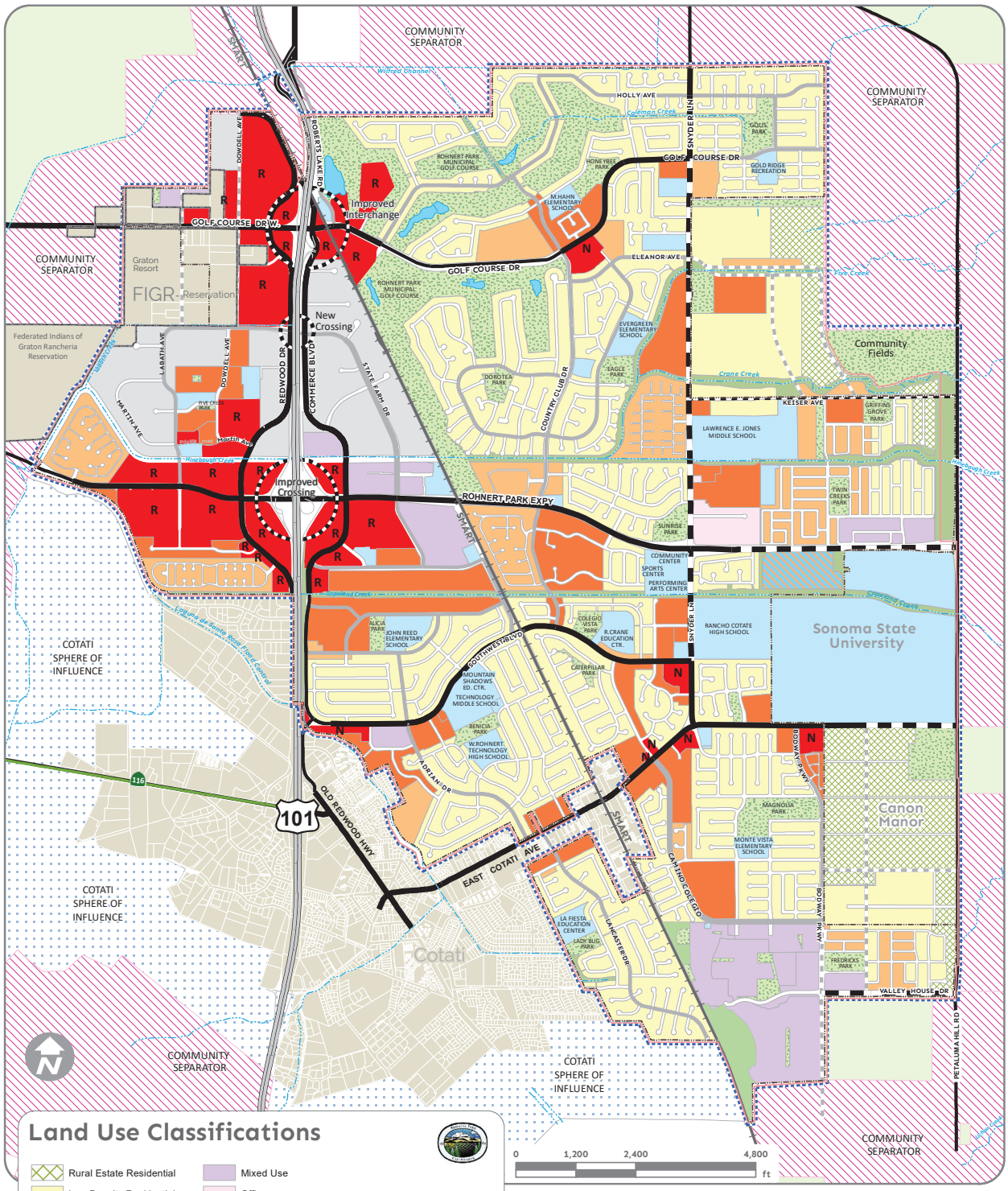
- *Variety of housing and mix of housing types in all neighborhoods.* The General Plan provides for a variety of housing types, including Estate Residential, a housing type currently not found in Rohnert Park, as well as higher density housing to meet the needs of students, and mobile home subdivisions to provide for affordable housing. The General Plan Diagram illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers.

- *Protection of creeksides and provision of a network of trails and parks.* The Diagram illustrates a network of open space along creeks that will be realized over time. These open space areas will also facilitate development of a network of bikeways and pedestrian trails.

- *Land use pattern to maximize accessibility to parks and commercial centers.* All high density residential uses are located adjacent to parks/greenways or mixed-use centers to ensure that recreational and everyday shopping facilities are within walking distance of most residents.

## FUTURE BOUNDARIES

The General Plan Diagram shows the proposed future Sphere of Influence for the City; future City limits are proposed to coincide with the Sphere of Influence. Decisions on changes to the City limits and the Sphere of Influence require approval of the Sonoma County Local Agency Formation Commission (LAFCO). Also shown on the Diagram is the Urban Growth Boundary (UGB), which outlines the limits of urban growth under this General Plan. This UGB is entirely within the proposed sphere, and will become operative upon the adoption of this General Plan; UGBs are neither recognized by LAFCO, nor do they require LAFCO approval.




## Land Use Classifications

- Rural Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- C-R/R-H
- Industrial
- Commercial - N
- Commercial - R
- Mixed Use
- Office
- Public/Institutional
- Parks/Recreation
- Open Space - Environmental Conservation
- Open Space - Agriculture and Resource Management
- Public/Institutional/Medium Density Residential

- Sphere of Influence
- 20 Year Urban Growth Boundary
- City Limits

**Existing/Proposed**

- Major Arterial (4-6 lanes)
- Minor Arterial (2 lanes)
- Major Collector (4 lanes)
- Minor Collector (2 lanes)

All maps are intended to be consistent with the General Plan Diagram.
Additional adjustments to other maps may be made for consistency.

Base data from County of Sonoma GIS department and the City of Rohnert Park

Print Date: 10/17/2023

# Figure 2.2-1
# General Plan Diagram

Adopted:11/7/2000

Diagram Revisions:
1/23/01 Reso 2001-24
7/24/01 Reso 2001-161
8/28/01 Reso 2001-192
10/22/02 Reso 2002-247
10/14/03 Resos 2003-236 and 2003-238
9/25/05 Reso 2005-296
5/23/06 Reso 2006-142
6/13/06 Reso 2006-161
6/10/08 Reso 2008-87
8/24/10 Reso 2010-102
12/7/10 Reso 2010-133
Reso 2010-135
11/12/13 Reso 2013-153 and 2013-155
4/8/14 Reso 2014-033
5/27/14 Reso 2014-033A
11/25/14 Reso 2014-156
3/22/16 Reso 2016-029
1/10/17 Reso 2017-009
11/13/18 Reso 2018-152
4/23/19 Reso 2019-043
11/26/19 Ordinance 940
2/25/20 Reso 2020-018
5/12/20 Reso 2020-038
3/9/21 Reso 2021-029
8/24/21 Reso 2021-097
01/24/23 Reso 2023-004
08/08/23 Reso 2023-063

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## DENSITY/INTENSITY STANDARDS

The General Plan establishes density/intensity standards for each use classification. Residential density is expressed as housing units per gross (including public streets and other rights-of-way) acre. Maximum permitted ratio of gross floor area to site area (FAR) is specified for non-residential uses. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building.

Density (housing units per gross acre) and intensity (FAR) standards are for gross developable land (that is, including streets and other rights-of-way), but excluding areas subject to physical or environmental constraints, as well as areas dedicated for creekside/greenways or habitat protection.

### Exceptions

The Zoning Ordinance could provide specific exceptions to the FAR limitations for uses with low employment densities, such as research facilities, or low peak-hour traffic generation, such as hospitals. Intensity standards for non-residential and mixed-use development are for the entire development site; that is, intensities on individual parcels may exceed the maximum, provided the overall development project does not exceed the stipulated intensity.

For residential uses, in contrast, density standards shall apply to individual parcels. The Planning Commission may permit, subject to findings, deviations in residential density standards on individual parcels for clustered development with common open space, as stipulated in the policies included later in this chapter, provided overall project density is not exceeded.

Additionally, Planned Developments or Specific Plan areas which are subject to form-based zoning codes shall be exempted from the FAR limitations set forth above. The density standards applicable to such areas shall be the same as that set forth in the applicable form-based code.

(Rev. 08/10)

**Table 2.2-1:**
**Standards for Density and Development Intensity**

| *Land Use Designation* | *Residential Density (units/gross acre)*[1] | *Assumed Average for Buildout Calculations* | *Maximum Permitted FAR*[2] |
|---|---|---|---|
| Residential[3] | | | |
| Estate | up to 2.21 | 2.21 | |
| Low Density | 4.0-6.0 | 6.0 | |
| Medium Density | 6.1-12.0 | 12.0 | |
| High Density | 12.1-24.0 (30.0[6]) | 21.0 | |
| Office | - | | 1.0 |
| Commercial | | | |
| Neighborhood/Community/ Regional | - | | 0.4 |
| Hotels | - | | 1.5 |
| Industrial | | | 0.5[3] |
| Mixed-use Development[4] | | | 1.5 for commercial and office mixed-use areas, 2.0 for residential uses mixed with office or commercial, or as defined by a Planned Development or Specific Plan[5] |

*1. 25 percent bonus is available for projects meeting State criteria for bonus for affordable housing (Government Code § 65915). 10 percent discretionary bonus (cannot be combined with 25 percent affordable housing bonus) is available upon Planning Commission approval only, and only for projects undertaking off-site improvements (such as streetscape improvements) that further the City's community design objectives.*
*2. Parking structures and garages are excluded from FAR calculations for non-residential and mixed-use developments.*
*3. Discretionary increases may be permitted up to a total FAR of 1.0, subject to review and approval for development meeting specific standards included in the Zoning Ordinance.*
*4. FARs for mixed-use classifications are for combined residential and non-residential development; no separate residential density limitations are specified.*
*5. FARs exceeding the specific limits stated above shall be as approved in Planned Development and Specific Plan areas.*
*6. Within the Central Rohnert Park area, residential density may be increased to 30 units per acre. Any density bonus would allow this to be increased according to the applicable provisions.*

*Source: City of Rohnert Park, Dyett & Bhatia* (Rev 08/10)

## Maximum Density/Intensity Not Automatic

The density/intensity standards do not imply that development projects will be approved only at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges. Examples of conditions that may limit attainment of the maximum densities/intensities include, but are not limited to:

- Development standards established in the Zoning Ordinance (such as for heights and setbacks, or minimum habitable space) may limit building size;

- The Zoning Ordinance and the Zoning Map may break down a single General Plan land use classification into two or more districts with intermediate maximums; and

- The Zoning Ordinance may establish intermediate maximum densities/intensities, with attainment of the maximum in the General Plan subject to specific performance, design, or other criteria.

In addition, policies for specific areas or sites in the General Plan may restrict development intensities to less than what may otherwise be permitted under a specific land use classification.

Gross density standards and assumed averages for residential categories are listed in Table 2.2-1 Design standards specified in the Community Design Element and/or the Zoning Ordinance should also be consulted in addition to the density/intensity standards in this element. (Rev 03/02)

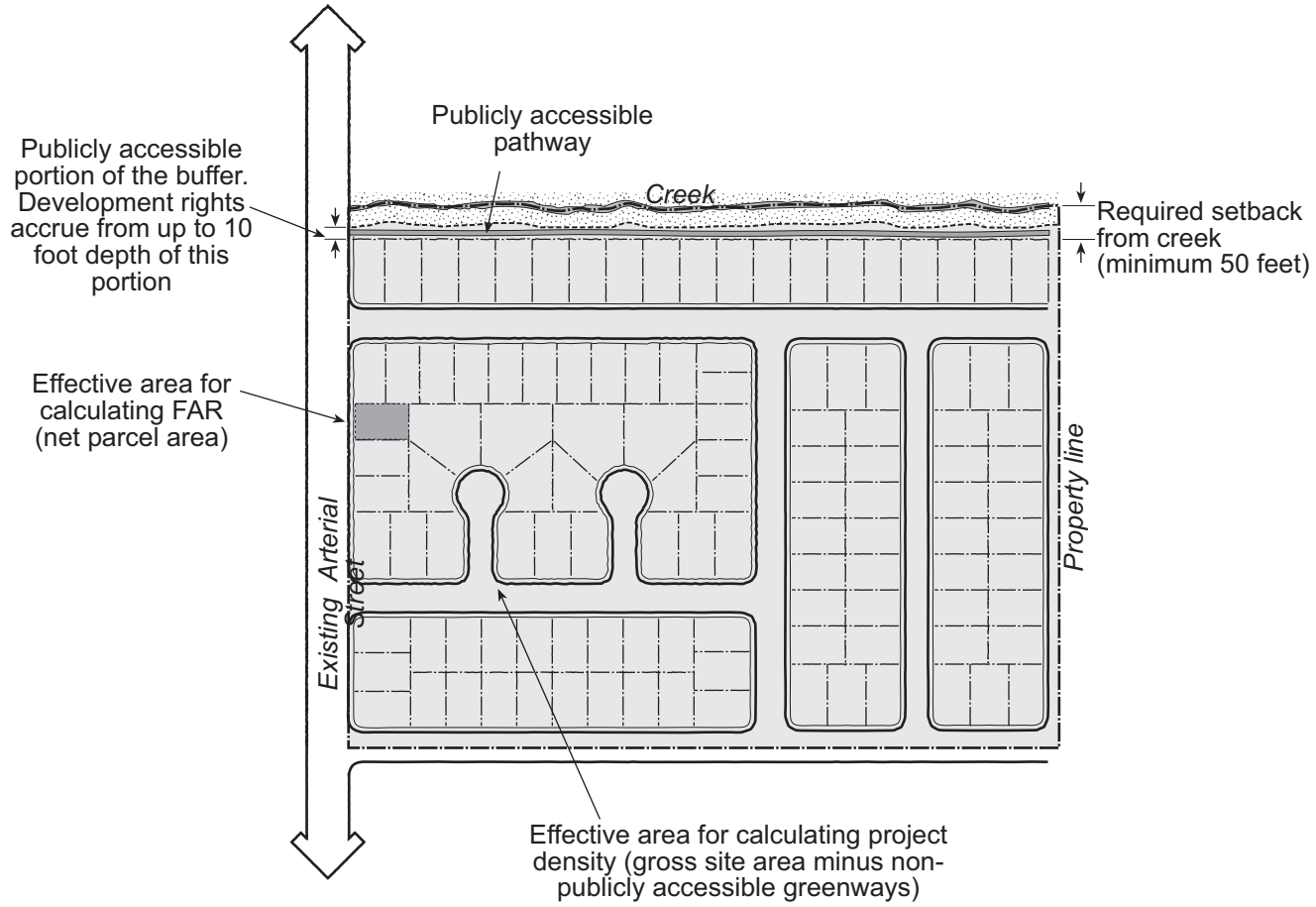



*Figure 2.2-2*

# Residential Density and FAR Calculation (illustrative)

### Classification System

The classifications in this section represent adopted City policy. They are meant to be broad enough to give the City flexibility in implementing City policy, but clear enough to provide sufficient direction to carry out the General Plan. The City's Zoning Ordinance contains more detailed provisions and standards to implement these classifications. More than one zoning district may be consistent with a single General Plan land use classification.

## Residential

Four residential land use classifications are established to provide for development of a full range of housing types (mixed-use classifications that permit residential uses are included later in this section). Densities are stated as the number of housing units per gross acre of developable land, provided that at least one housing unit may be built on each existing legal parcel designated for residential use.

Development would be required within the density range (both maximum and minimum) stipulated in the classification. Second units permitted by local regulation and State-mandated density bonuses for provision of affordable housing are in addition to densities otherwise permitted in each of the residential land use classifications.

Assumed average densities listed are used to calculate probable housing unit and population holding capacity. Neither the averages nor the totals constitute General Plan policy. Population densities corresponding to the housing unit densities can be obtained by multiplying each housing unit by 2.62, the average projected Rohnert Park household size in 2020, according to the Association of Bay Area Governments' (ABAG) Projections '98.

### *Rural Estate Residential*

Single-family detached residential development at densities of 2.21 housing units per gross acre or less. This classification is intended for three areas: Canon Manor, Southeast Specific Plan Area and at designated locations at the city's ultimate physical edge on the eastside to provide transition between urban and open space uses. The Zoning Ordinance may split this classification into two categories: Rural Residential, to be applied to the Canon Manor, and Estate Residential, which would be applied to the Southeast Specific Plan Area and other areas with this designation.

### *Low Density*

Single-family residential development at density of 4.0 to 6.0 units per gross acre. Typical lots would be 6,000 square feet, but the minimum would be 5,000 square feet, and the Zoning Ordinance may permit smaller lots (4,500 square feet) for projects that use features such as clustering and common open space that may result in somewhat smaller lots, but increased community-wide open space. This classification is mainly intended for detached single-family dwellings, but the Zoning Ordinance may permit attached single-family units in selected or all areas, provided each unit has ground-floor living area and private outdoor open space. The Zoning Ordinance may include a separate district for mobile home subdivisions or zero-lot-line developments.

### *Medium Density*

Housing at densities from 6.1 to 12.0 units per gross acre. Dwelling types may include attached or detached single-family housing. The Zoning Ordinance may reserve some areas designated as Medium Density for detached (zero-lot-line or other) single-family residential development. Multifamily housing type is not permitted. Side-by-side duplexes not separated by a property line or without individual heating systems are also permitted, provided they are similar in appearance to single family structures.

### *High Density*

Residential development at densities ranging from 12.1 to 30.0 units per gross acre. This designation would permit a wide range of housing types, ranging from single-family attached to multifamily and may include other housing types identified within a Specific Plan, and is intended for specific areas where higher densities may be appropriate.

## Commercial

This designation is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, hotels and motels, and educational and social services. In order to provide for the housing anticipated in the Housing Element, and provide for internal consistency between the Land Use Element and the Housing Element, residential uses may be conditionally permitted. Maximum permitted FAR is 1.5 for hotels and 0.4 for all other uses. Letter designation on the General Plan Diagram may limit the type of commercial uses in certain districts, as follows:

- *N (Neighborhood)*. Stores, personal service establishments, offices, financial businesses, and restaurants and cafes that serve the everyday needs of the immediate neighborhood. Department or big-box stores are not permitted, and the Zoning Ordinance may place limitations on automotive (for example, gas stations, auto sales and repair) and drive-through establishments.

- *R (Regional)*. Shopping centers that typically include department stores or big-box stores, which attract consumers from outside the city. Neighborhood-oriented commercial uses may be limited within this district.
  (Rev. 03/02)

## Office

This designation is intended to provide sites for administrative, financial, business, professional, medical and public offices, and support commercial uses. Limits on retail activities in the district will be specified in the Zoning Ordinance. The Zoning Ordinance may permit hospitals, extended care and other similar facilities in specific locations. The maximum FAR is 1.0.

### Industrial

This designation accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, warehousing, storage and distribution, and service commercial uses. Retail is permitted as an ancillary use only. Maximum FAR is 0.5, but discretionary increases may be permitted up to a total FAR of 1.0, subject to review and approval for development meeting specific standards included in the Zoning Ordinance.

### Mixed-Use

This designation accommodates a variety of compatible businesses, stores, institutions, service organizations, and residences in a pedestrian-oriented setting. Allowable uses include multifamily residences, retail shops, financial, business and personal services, and restaurants. Automotive (for example, motor vehicle sales, motor vehicle part sales, and gasoline stations) and drive-through establishments are not permitted, but may be allowed within Planned Development and Specific Plan areas if the governing provisions for such areas expressly provide otherwise. Plan policies and/or the Zoning Ordinance may require certain uses – such as ground-level retail – in some or all portions of a site with this designation.

In general, the maximum FAR for developments with a non-residential mix of uses is 1.5 and for residential and non-residential uses combined is 2.0; however, in Planned Developments and Specific Plan areas, limitations on maximum FAR shall be as set forth in the applicable zoning district. Separate residential density limitations are not established; however, minimum unit size requirements established in the Zoning Ordinance will result in maximum density limitations. In addition, limitations on the size and location of parking, coupled with building orientation and design standards, as specified in Chapter 3: Community Design and/or the Zoning Ordinance will ensure that a pedestrian-oriented environment is created. (Rev. 08/10)

Areas on the General Plan Diagram that are striped with two different colors are not considered mixed use, which only applies to the areas with the Mixed Use designation.

### Public/Institutional

To provide for schools, government offices, transit sites, and other facilities that have a unique public character, as well as Sonoma State University. Religious facilities are not called out separately on the General Plan Diagram, although they would be permitted in this designation as well as other residential and commercial districts; these facilities may or may not be specifically delineated on the Zoning Map.

### Public/Institutional/Medium Density Residential

This designation shown as a striped area on the General Plan Diagram would allow either of the two uses represented by the striping, or a combination of the two (Public/Institutional and Medium Density Residential) consistent with their separate land use classifications.

### Commercial- R/High Density Residential

This designation shown as a striped area on the General Plan Diagram would allow either of the two uses represented by the striping, or a combination of the two (Commercial and High Density Residential) consistent with their separate land use classifications.

### Parks/Recreation

This designation provides for parks for active and passive recreation, recreation complexes, community fields, public golf courses, stadiums, arboretums, and greenways. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed.

### Open Space

Two types of open space designations are included:

#### *Open Space for Environmental Conservation*

This designation includes sites with environmental and/or safety constraints. Included are riparian corridors, sensitive habitats, and wetlands. For sites entirely within this designation, development is limited to one housing unit per existing legal parcel, provided policies in Chapter 6: Environmental Conservation, as well as protection standards that may be specified in the Zoning Ordinance or elsewhere, are adhered to. For parcels partially within this designation, no development is permitted within the Open Space designated area if other land within the parcel does not have environmental and/or safety constraints. Land area with this designation shall not be used in calculating allowable development. However, for parcels that include creekside buffers, development rights that would result if adjacent land uses were to be extended into a buffer can be transferred for land in the buffer that is directly accessible to the public, subject to a maximum 10-foot depth, on an acre-for-acre basis, to the developable parts of the parcel.

#### *Open Space for Agriculture and Resource Management*

This designation includes orchards and cropland, grasslands, and very low density rural residential areas, not to exceed one housing unit per 20 or 40 acres, provided that one housing unit may be built on each existing parcel. Agriculture is permitted with fewer restrictions on keeping animals than in the residential classifications. This classification will also accommodate any greenbelts and/or urban buffer areas that may be designated in the future. Greenbelts are open space, park land, and agricultural areas located outside urban areas, as opposed to urban parks located within developed areas.

### 20 Year Urban Growth Boundary

This is the area within which urban development will be contained over the period 2000 to 2020.

(Rev. 11/00)

## 2.3 GENERAL PLAN BUILDOUT

Table 2.3-1 shows the buildout acreage of the General Plan Diagram. Approximately 1,301 net acres would be developed within the UGB, including infill sites. An additional 50 acres would be developed for community fields outside the UGB. The table breaks out acreage by area of the city: areas inside the 1999 City limits and three areas outside the 1999 City limits, the eastside (north of the SSU campus), Canon Manor and southeast (south of the SSU campus), and the westside (west of Dowdell Avenue). Most areas that are planned for new development are residential in use, totaling about 640 acres. Amendments to the General Plan in 2010 have resulted in the designation of certain developed and undeveloped lands from an industrial designation to mixed use and parks/open space. An additional 550 acres outside the UGB and inside the SOI would be used for parks and open space. Figure 2.3-1 compares land uses in 1999 to those resulting from full buildout of the General Plan.

**Table 2.3-1:**
**General Plan Buildout: Net Acreage of New Development**

| | *Inside 1999 City Limits* | *Eastside* | *Canon Manor & Southeast*[4] | *Westside* | *SOMO Village* |
|---|---|---|---|---|---|
| Residential | | | | | |
| Estate | 0 | 60 | 204 | 0 | 0[3] |
| Low Density | 0 | 150 | 64 | 0 | 0[3] |
| Medium Density | 0 | 90 | 27 | 0 | 0[3] |
| High Density | 0 | 20 | 0 | 0 | 0[3] |
| Mixed Use | 20 | 30 | 7 | 50 | 147 |
| Commercial | 40 | 0 | 0 | 54[1] | 0[3] |
| Industrial | 120 | 0 | 0 | 15 | 0[3] |
| Office | 10 | 0 | 0 | 0 | 0[3] |
| Public/Institutional | 0 | 10 | 0 | 0 | 1 |
| Parks/Open Space[2] | 2 | 155 | 17 | 5 | 27 |
| Total | 192 | 495 | 319 | 124 | 175 |

*1. Includes 24 acres in the Wilfred/Dowdell specific plan area.*

*2. Includes neighborhood parks, linear parks, community fields, and creek corridors. The community fields (approximately 50 acres), are located inside the Sphere of Influence, but outside the Urban Growth Boundary.*

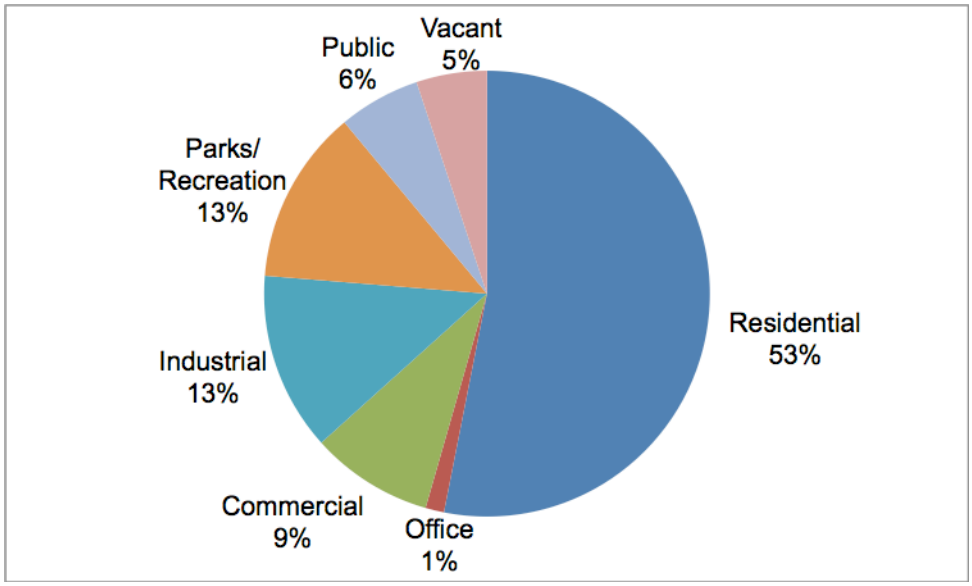
*3. Various residential, commercial, office, and industrial uses are proposed to be integrated throughout the SOMO Village Planned Development, and such uses are therefore collectively reflected as mixed use in this Table.*

*4. Assumes Canon Manor includes 188 acres of Estate Residential, 42 acres of Low Density Residential and 9 acres of Parks/Open Space.*

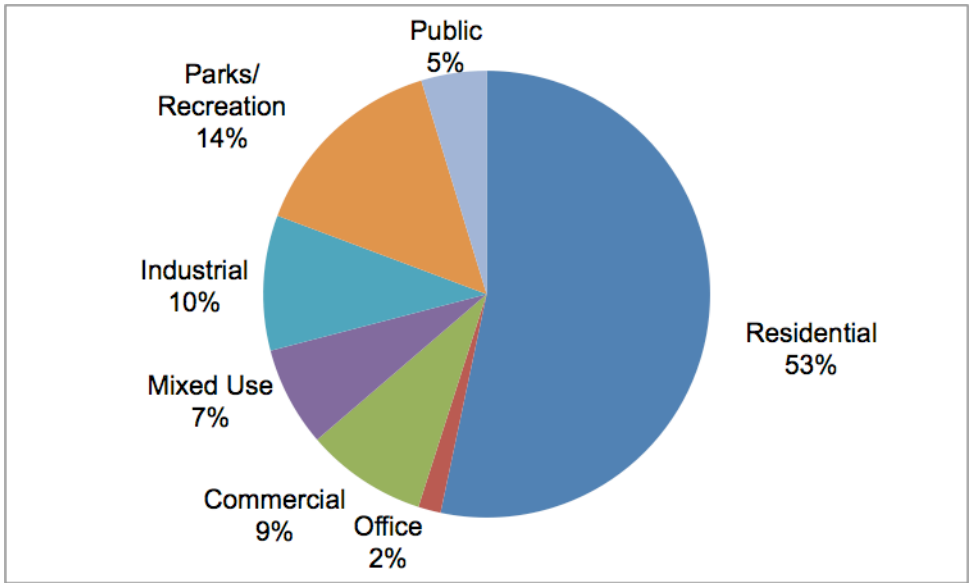
*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan.*

*Source: Dyett & Bhatia* (Rev. 9/14)

**Figure 2.3-1 Land Uses: 1999 vs. Buildout**[1]




*Inside City Limits, 1999*




*Buildout* (Rev. 08/10)

*1. Acreages do not include streets.*

*2. Parks/Recreation acreage includes the 50-acre community fields.*

*Source: Dyett & Bhatia*

Table 2.3-2 shows the total number of housing units estimated at buildout of all General Plan policies.

**Table 2.3-2:**
**Estimated Housing Units at Buildout**

| | |
|---|---|
| Existing Units | |
| Inside 1999 City Limits | 15,430 |
| Canon Manor | 110 |
| Subtotal | 15,540 |
| New Units | |
| Inside 1999 City Limits | 1,142 |
| Eastside | 2,440 |
| Westside | 400 |
| Canon Manor and Southeast | 950 |
| Subtotal | 4,932 |
| Grand Total | 20,472 |

*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan. These figures do not include second residential units and reflect anticipated 55% buildout with SOMO Village through 2020.*

*Source: Dyett & Bhatia* (Rev. 09/14)

Table 2.3-3 summarizes the buildout population and employment under the General Plan. Population and employment are based on estimates of housing units and non-residential building floor area, which are derived from the acreage estimates in Table 2.3-1.

Population is expected to increase at an average annual rate of 1.0 percent between 1999 and 2020. Approximately 10,322 residents will be added to the city, reaching a total buildout population of approximately 51,332. Whereas, jobs are planned to increase at a yearly rate of 1.9 percent under the General Plan, reaching a total buildout of 29,479 jobs. Because jobs will increase at a faster rate than population, the ratio of jobs to employed residents is expected to increase from 1.04 to 1.22.

**Table 2.3-3:**
**General Plan Buildout: Population and Jobs[1]**

| | *Estimated 1999* | *1999-Increase to Buildout* | *Buildout* |
|---|---|---|---|
| **Population** | | | |
| Total | 41,000 | 10,332 | 51,332[4] |
| Annual Growth Rate | | 1.0% | |
| Housing Units | 15,540[2] | 5,382 | 20,922 |
| **Jobs** | | | |
| Total | 21,900 | 7,579 | 29,479 |
| Annual Growth Rate | | 1.9% | |
| Building Area[3] (s.f.) | n.a. | 4,591,162 | n.a. |
| Employed Residents | 21,200 | 4,777 | 25,977 |
| Jobs/Employed Residents | 1.04 | | 1.14 |

*n.a. – not available*

*s.f. – square feet*

*1. Buildout estimates do not include on-campus population or employment for SSU.*
*2. California Department of Finance, Official State Estimates (January 1999) for Rohnert Park and estimate for Canon Manor; includes 1,466 mobile home units*
*3. Includes commercial, industrial, office, and mixed-use development. Also, includes development in the City Center and Wilfred-Dowdell Specific Plan Area and 55% of the 823,000 non-residential s.f. and 2,541,00 residential s.f. within the Mixed Use designation at SOMO Village Planned Development.*
*4. Assumes 1999 group quarters population of 660 to stay the same at buildout. Thus, at buildout, the household population will be 49,740 (50,400-660)*

*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan. Figures above reflect anticipated 55% buildout with SOMO Village through 2020.*

*Source: Dyett & Bhatia* (Rev. 08/10)

## 2.4 LAND USE GOALS AND POLICIES

### GOALS: LAND USE

LU-A Maintain a compact urban form, with a defined urban growth boundary and urban development intensities in land designated for urban uses. Work with other agencies to ensure that land surrounding the city is maintained in open space.

LU-B Provide soft urban edges and ensure that designated intensities provide gradual transition to open space at the city edges.

LU-C Promote a balanced land use program and increase the ability of people to live and work in the city.

LU-D Provide for concentrations of activity and mixed-use and pedestrian-oriented development in selected areas.

LU-E Encourage development of the City Center as a mixed-use activity center with a range of commercial, residential, and civic uses.

LU-F Create a new mixed-use University District north of Sonoma State University that would draw visitors, serve as a destination point for the City, offer a wide mix of residential and employment opportunities, and foster close physical and visual relationship between the campus and the rest of the City.

LU-G Require preparation of specific plans for strategic new growth areas with complex land use programs.

LU-H Maintain land use patterns that maximize residents' accessibility to parks, open space, and neighborhood shopping centers.

LU-I Provide a range of housing types in type and price, including large-lot homes and housing oriented to students. Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that would ensure that Rohnert Park remains an inclusive, community.

LU-J Continue to maintain efficient land use patterns and ensure that infill development maintains the scale and character of established neighborhoods.

LU-K Promote a diverse range of jobs within the city.

LU-L Establish Central Rohnert Park as a complete community, with distinctive mixed-use areas and place, by:

- Promoting high-quality, compact infill growth that enhances the character of existing neighborhoods, complements the identity of subareas, and improves the bike, pedestrian, and transit orientation.

- Encouraging a variety in new housing development to serve the diverse segments of the community, including students, working professionals, families, and senior citizens.

- Supporting Central Rohnert Park as a thriving business and employment district.

## POLICIES: LAND USE

The first set of policies in this section addresses the city as a whole, and then policies for Specific Plan areas and other specific areas follow.

*For community design policies, see Chapter 3: Community Design.*

### Use Classifications and Land Use Program

LU-1 Update the City's Zoning Ordinance and Subdivision Regulations contained in the Municipal Code for consistency with the General Plan, including the General Plan Diagram.

*A complete revision of the Zoning Ordinance will be necessary, including, but not limited to:*

- *Establishment of new base districts, consistent with the land use classifications in the General Plan;*
- *Establishment of new overlay districts for environmental protection and review processes and base, overlay, or specific plan districts for mixed-use areas;*
- *New development regulations that reflect policy direction contained throughout the General Plan, including design standards in the Community Design Element.*

LU-1A At the time of updating the Zoning Ordinance and the Zoning Map, examine, and update where necessary, the General Plan Diagram and/or the Zoning designation for parcels located within areas of existing development.

*The City's previous (as of 2000) Zoning Ordinance allowed alternate land uses in given zoning districts with the approval of a use permit. For example, commercial uses were allowed on land designated for industrial use along Commerce Boulevard and Redwood Drive. This General Plan anticipates that the Zoning Ordinance will be revised including identification of new base zoning districts. It may be necessary to refine the General Plan Diagram and/or Zoning designations in order to implement the goals and policies in this General Plan and ensure that the Zoning Ordinance that is consistent with and implements this General Plan.*

LU-2 Require sites designated as Mixed Use—University District, City Center, Southwest Shopping Center, and near Bodway Parkway/Valley House Road—to be developed with a variety of residential and non-residential uses, in accordance with the delineated land use program for the Specific Plan areas in this chapter.

### Land Use Pattern

#### *Mixed-use, Commercial, Office, and Industrial Development*

LU-3 Develop the University District as a mixed-use, pedestrian-oriented center.

*Permitted uses are stipulated in the land use classifications in Section 2.2, and specific policies and land use program are included later in this section.*

LU-4 Develop the City Center and the SOMO Village Planned Development as mixed-use, pedestrian-oriented areas.

*Permitted uses are stipulated in the land use classifications in Section 2.2.*

LU-5 Encourage development of the northwest growth area along Wilfred Avenue and on the area designated as Mixed Use on Bodway Parkway, south of Canon Manor, as mixed-use centers (that is, with different uses at different levels in a building), while permitting single- or multi-use (that is more than one use on the site, but in separate buildings) development.

*Encouragement for mixed-use development is built into the General Plan Land Use Classification system, which permits an FAR of 2.0 for mixed-use development that include residential uses, and FAR of 1.5 for projects with a non-residential mix (such as retail and offices). Projects with single use buildings would be subject to the FAR for these individual uses, as included in Section 2.2, which are lower than the FARs stipulated for mixed-use developments. Further incentives would result from reduced parking requirements for mixed-use development that may be included in the City's Zoning Ordinance.*

LU-6 Locate new Medium and High Density Residential development adjacent to parks, creekways or other open space, in order to maximize residents' access to recreational uses, or adjacent to a Mixed Use or Neighborhood Commercial Center, to maximize access to services.

LU-7 Encourage new neighborhood commercial facilities and supermarkets to be located to maximize accessibility to all residential areas.

*The intent is to ensure that convenience shopping facilities such as supermarkets and drugstores are located close to where people live and facilitate access to these on foot or bicycles. Also, because Rohnert Park's residential population can support only a limited number of supermarkets, this policy will encourage dispersion of supermarkets rather than their clustering in a few locations.*

### *Residential Development*

LU-8 Require that residential development projects comply not only with the stipulated maximum density for the range, but the minimum density as well.

*Because of limited land supply, it is vital that minimum residential densities are adhered to for achieving General Plan buildout. Maintaining minimum densities is critical not only to achieve the intent of the General Plan Diagram and a balance and variety of housing types, but also to foster a compact urban form, and ensure that services, such as transit, can be provided and access to facilities is maintained. This policy would also mean, as an example, that approval of a residential project at a Low Density Residential range on a site designated Medium Density Residential will require an amendment to the General Plan Diagram.*

LU-9 Ensure that the Zoning Ordinance provides for:

- A 5,000 square-foot minimum lot area for areas designated Low Density Residential on the General Plan Diagram.

  *The Zoning Ordinance may permit lots as small as 4,500 square feet in selected areas and under specific conditions.*

- Development standards that permit zero-lot line attached or detached single-family dwellings on sites designated for medium or higher densities in the General Plan; and
- Development standards that do not discourage provision of more local streets.

  *While General stipulations of gross (as opposed to net) should take out any disincentives to providing more through streets, minimum lot-size standards in the Zoning Ordinance should be attainable in residential projects that provide through streets every 400 to 500 feet.*

LU-10 As part of the Zoning Ordinance, establish the following density bonuses for residential projects:

- Up to 25 percent bonus for projects meeting State-criteria for low- and very-low income housing.

  *According to the California Government Code Section 65915, this density bonus shall be applicable to projects with five or more units, when a developer of housing agrees or proposes to construct at least (1) 20 percent of the total units of a housing development for very low income households, as defined in Section 50079.5 of the Health and Safety Code, or (2) 10 percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code, or (3) 50 percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.3 of the Civil Code. Other provision of the Government Code, such as those relating to affordability, shall also apply.*

- 10 percent bonus, upon discretionary approval only, and only for projects undertaking elective off-site improvements (such as streetscape improvements) that further the City's community design and/or open space objectives. This bonus shall not be combinable with affordable housing bonus. Off-site improvements directly resulting from a project's impacts, as specified in the Zoning Ordinance, may still be required; the bonus is for improvements that go beyond the required minimum.

## Specific Plan, Planned Development, and Other Areas

*The new growth areas of the City have been divided into five specific plan areas – Northwest, Northeast, University District, Canon Manor, and Southeast; and two planned development areas – SOMO Village and Stadium Area. Policies have been developed that pertain to the individual specific plan/planned development areas, as well as for the City Center area, for which a Concept Plan exists. Boundaries for specific plan/planned development areas are demarcated in Figure 2.4-1. For policies related to design issues, please see Chapter 3: Community Design.*

LU-10A Coordinate the adoption of each specific plan and planned development in a manner that provides for the systematic implementation of the General Plan, as is consistent with the growth management and public facilities goals and policies of this General Plan. In order to carry out this policy, the City Council may elect to adopt one specific plan and/or planned development at a time, determine priorities for the adoption of each specific

plan/planned development, initiate the preparation of a specific plan and/or planned development, or otherwise take action to ensure that the adoption of specific plans and planned developments adhere to the growth management and public facilities goals and policies of this General Plan.

Require that all specific plans and planned developments prepared pursuant to this General Plan include the following components:

- A land use program as specified for each Specific Plan and Planned Development area in the General Plan, including the maximum and minimum development for each land use type; and
- A detailed traffic study, prepared by a City-approved traffic/transportation planner, and reasonable mitigation measures to mitigate traffic impacts resulting from the development; and
- The proposed location and capacity of major infrastructure components, including wells, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the Specific Plan/Planned Development; and

  *Policy GM-9 also requires preparation of a Public Facilities Financing Plan.*
- A site-specific biological assessment of wetlands, habitat areas, and creeksides by a City-approved biologist and a program for conservation/mitigation to the extent feasible; and
- Survey for California tiger salamander, both in breeding habitat and adjacent upland estivation habitat, with appropriate mitigation, including avoidance and minimization measures; and
- Program for conservation of the natural resources along creeks and standards for the conservation, development, and utilization of natural resources where applicable; and
- Park and open space in accordance with the General Plan designation, including access and connections to the bicycle system shown in Figure 4-3; and
- Hydrology and drainage for the area, with a goal to minimize runoff, and drainage practices to be incorporated as part of individual projects to meet the the Specific Plan/Planned Development objectives; and
- Plan to prevent stormwater pollution, including measures to be incorporated as part of development on individual sites; and
- Demonstration of adequate water supply.

  *This demonstration of adequacy should be consistent with policies PF-11 through PF-14, relating to water supply.*

LU-10B Include within each Specific Plan and Planned Development, standards and criteria by which development will be phased and standards for the conservation, development, and utilization of natural resources.

LU-10C Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a Specific Plan/Planned Development area, even if a Specific Plan or Planned Development for the area has not been adopted.

LU-10D As part of development of Specific Plans and Planned Developments, through site planning and other techniques, ensure adequate transitions between incompatible uses, while promoting the General Plan intent of integrated development of compatible uses.

### *Canon Manor Specific Plan Area*

LU-11 Require preparation of a Specific Plan prior to approval of any development in Canon Manor, with the amount of development controlled by the underlying land use designations.

LU-12 Maintain existing uses in Canon Manor north of Alice Drive. Introduce Low Density Residential uses south of Alice Drive, where few lots have been developed (see Figure 2.2-1: General Plan Diagram).

LU-13A Ensure that uses along Petaluma Hill Road are limited to Open Space, Park and Recreation, or Rural Estate Residential only.

*Uses shown on the General Plan Diagram are consistent with this policy. The purpose of this policy is to ensure that any future changes to the General Plan Diagram be consistent with the policy.*

LU-13B As part of the preparation of the Canon Manor Specific Plan, develop standards for public facilities that are appropriate for the area.

### *University District Specific Plan Area*

LU-14 Require preparation of a Specific Plan prior to approval of any development in the University District.

LU-15 Ensure that land uses are dispersed in accordance with the following principles (see also Figure 2.2-1):

- A 10-30 acre Mixed Use Commercial Center, located directly north of the Green Music Center and the northeasterly vehicle entry to Sonoma State University;
- A minimum 5-12 acre "commercial core" as part of the Mixed Use Commercial Center. This core will have continuous ground level retail, personal services, eating and drinking establishments, and other similar operations that are pedestrian oriented, as defined by the University District Specific Plan Development Standards and in the Design Guidelines. Residential, office, and other compatible uses shall be permitted on upper floors. This Mixed Use Commercial Center shall be visible and accessible from Rohnert Park Expressway and, for pedestrian safety and traffic considerations, be located only north of the Expressway.
- No retail uses outside of the "commercial core."
- The intent is to promote a concentration of activity and continuity of retail uses.
- A private plaza at the center of the Mixed Use Commercial Center.

*See also Chapter 3: Community Design for design policies related to this.*

- A linear parkway configured to provide a pedestrian/vehicular/bicycle link to connect Rohnert Park Expressway and Keiser Avenue..

  *See Chapter 3: Community Design for policies related to design of the linear parkway.*

- Approximately 5 to 15 acres of High Density Residential development.
- A mix of residential density development to complement the Mixed Use Commercial Center uses.
- Medium Density, High Density, and Mixed Use Residential to provide a variety of housing types along Rohnert Park Expressway.
- Consistent with General Plan Policy CD-7, minimize disruption of existing views by adhering to the 60' setbacks between Vast Oak structures and existing structures at the Medical Center and Kisco (Oakview Terrace) properties. Along the boundaries between Redwood Park Estates and the Vast Oak Property, and between the J Section and the UD LLC Property, provide a minimum of a 100' setback between structures as well as a single-story requirement for those structures immediately adjacent to this structural buffer. When the structural buffer between structures along Redwood Park Estates and the J Section exceeds 150', then the requirement for the single story structures at Vast Oak and UD LLC is waived as the visual goals of the General Plan are achieved through the increased structural buffer width. The Vast Oak development that is adjacent to the Kisco / Oakview Terrace and Medical Center development is allowed to be three stories in height, as long as there remains the 60' building structure separation

LU-16 Ensure that the land use program is within the ranges indicated on Table 2.4-1, including the minimum and maximum number of units for each residential land use classification.

**Table 2.4-1: Land Use Program: University District Specific Plan Area**

| | *Gross Acreage*[1] | *Housing Units Minimum-Maximum* | *Building Area (1,000 s.f.) Minimum-Maximum* |
|---|---|---|---|
| Rural Estate Residential | 10-15 | 20-26 | - |
| Low Density Residential | 50-75 | 200-410 | - |
| Medium Density Residential | 55-100 | 600-900 | - |
| High Density Residential | 5-15 | 200-500 | - |
| Mixed Use | 10-30 | 0-150 | 100 |
| Parks | 10-20 | - | - |
| Public/Institutional | 5-20 | - | - |
| Open Space and Buffers | 50-70 | - | - |
| Total | 300 | 1,400-1,665 | Minimum of 100 |

*1. Excludes acreage for the Rohnert Park Expressway between the easterly City limits and Petaluma Hill Road, and Keiser Avenue.*

(Rev. 06/24)

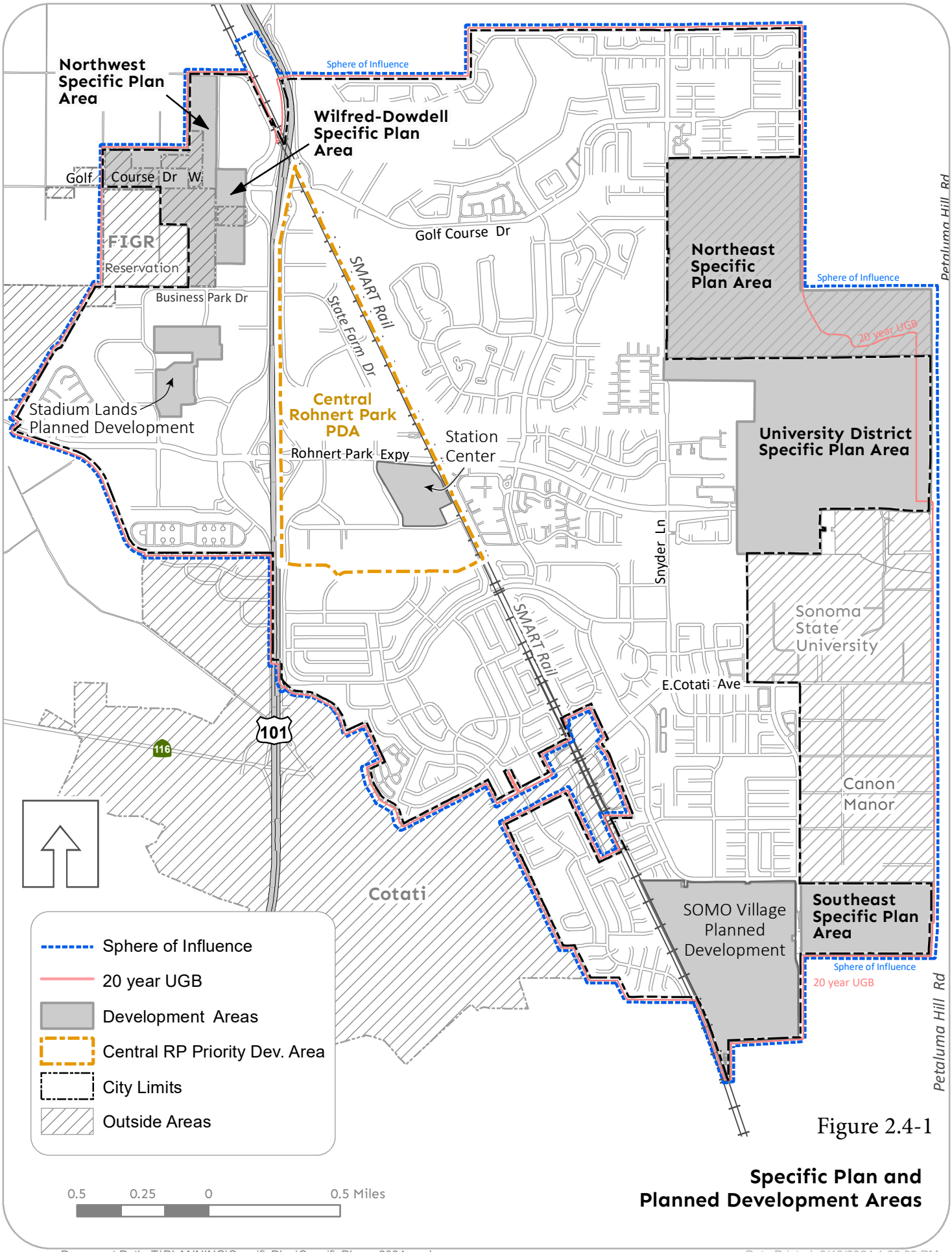



Figure 2.4-1

**Specific Plan and Planned Development Areas**

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LU-17 As part of the project approval process, require development of the non-residential component of the land use program as a condition of residential development, with phasing and intermediate check points to ensure that land uses are balanced at intermediate stages in the development process.

LU-18 Require the Specific Plan to incorporate a plan for pedestrian, bicycle, and auto connections from Rohnert Park Expressway across Copeland Creek and into SSU to integrate the University with the mixed-use area.

### *Northwest Specific Plan Area*

LU-19 Require preparation of a Specific Plan prior to approval of any development in the Northwest Area.

LU-20 Ensure that the Specific Plan is in accordance with the development range outlined in Table 2.4-2:

**Table 2.4-2:**
**Land Use Program: Northwest Specific Plan Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* | *Non-residential Building Area (1,000 s.f.) Minimum-Maximum* |
|---|---|---|---|
| Commercial | 20-30 | - | 450-480 |
| Industrial | 5-15 | - | 200-220 |
| Mixed Use | 40-50 | 300-400 units<br>100 hotel rooms | 50-60 |
| Parks | 2-5 | | 200-220 |
| Total | 100 | 300-400 units<br>100 hotel rooms | 900-980 |

(Rev 09/14)

LU-21 As part of land use planning for the area, ensure that:

- Dowdell Avenue is not fronted by residential uses;
- The western fringe of the site fronted by residential uses, with maximum views of the surrounding open space from individual units. Residential uses can also be located in the interior of the area adjacent or in mix with the designated Commercial uses;
- Commercial and industrial developments provide adequate transition to residential areas, and industrial developments incorporate a landscaped visual buffer at the residential edges; and
- A minimum of 2 to 5 acres of parkland is provided, either in the Specific Plan area, or immediately adjacent open space areas to the west.

### *Southeast Specific Plan Area*

LU-22 Require preparation of a Specific Plan prior to approval of any development in the southeast area.

*The Specific Plan shall include a neighborhood park approximately five to eight acres in size, as specified in OS-12. Development shall be in accordance with the development program outlined in Table 2.4-3.*

**Table 2.4-3:**
**Land Use Program: Southeast Specific Plan Area**

| | *Approx. Gross Acreage* | *Housing Units Minimum-Maximum* | *Approx. Non-residential Building Area (1,000 s.f.)* |
|---|---|---|---|
| Rural / Estate Residential | 9.13 | 19 | |
| Low Density Residential | 27.69 | 160 | |
| Medium Density Residential | 27.77 | 239 | |
| Mixed-Use Development | 6.96 | 81 | 10 |
| Parks | 7.98 | | |
| Total | 79.53 | 499 | 10 |

*(Rev. 8/23)*

LU-23 Permit neighborhood-oriented retail, offices, financial, business and personal services, and other similar neighborhood-compatible uses.

LU-24 Permit a maximum FAR of 0.4 for retail-only development, and 1.0 for mixed use development.

*Only land devoted to non-residential uses shall be counted towards establishing the non-residential FAR requirements.*

LU-25 Allow residential uses in the mixed use area, as long as they do not front Bodway Parkway.

LU-26 Allow the Mixed Use area to be developed with a mix of residential and commercial uses, or with either one of those uses without the other.

### *Northeast Specific Plan Area*

LU-27 Require preparation of a Specific Plan prior to approval of any development in the Northeast area.

LU-28 Require that development in the Northeast Specific Plan area be in accordance with the development program outlined in Table 2.4-4.

**Table 2.4-4:**
**Land Use Program: Northeast Specific Plan Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* |
|---|---|---|
| Rural / Estate Residential | 25-30 | 40-60 |
| Low Density Residential | 110-125 | 575-635 |
| Medium Density Residential | 10-14 | 100-140 |
| High Density Residential | 11-14 | 200-250 |
| Parks | 12 | |
| Total | 170 | 915-1,085 |

(Rev. 10/02)

LU-29 Ensure that the Northeast Specific Plan incorporate the following features:

- An approximately 8-acre park located southeast of Snyder Lane/Eleanor Road directly adjacent to either Snyder Lane or the Five Creek greenway;
- Greenway along Five Creek;
- One-way couplet along the greenway, with on-street parking on both sides of each one-way street;
- Medium and High Density Residential grouped along the Five Creek greenway or the 8-acre park, with access from the couplet. Medium and High Density Residential development shall be at least 200 feet away from the edge of the Snyder Lane right-of-way;
- 100-foot wide buffer or parkway on the south side of G Section; and
- Linear park along the eastside of Snyder Lane.

  *See policy CD-7 that explains this park in detail.*

### *City Center*

LU-30 Prepare and adopt a City Center Concept Plan to guide development and redevelopment in the City Center area.

*The City Center area is generally defined by Hinebaugh Creek on the north, the railroad tracks to the east, the Rohnert Park Expressway to the south, and U.S. Highway 101 to the west. The City Center would be an area of mixed land uses including civic buildings, commercial businesses, office uses, and multifamily housing. It would include approximately 180 housing units.* (Rev. 11/00)

LU-31 Allow, but do not require, mixed- or multi-use development.

### *Wilfred-Dowdell*

LU-32 Ensure development is in accordance with the adopted Specific Plan for the area.

LU-33 In preparing and adopting the Wilfred-Dowdell Specific Plan, incorporate provisions which ensure integration of land uses and design concepts with the adjacent Northwest Specific Plan area.

### *Outside the Urban Growth Boundary*

LU-34 Areas in the City Planning area, outside the Urban Growth Boundary, should be maintained in agricultural and open space uses consistent with the land use designation in the Sonoma County General Plan. (Rev. 11/00)

### *SOMO Village Planned Development Area*

LU-35 Require preparation of a Planned Development prior to approval of any development in the SOMO Village area.

LU-36 Ensure that land uses are dispersed in accordance with the provisions of the SOMO Village Planned Development Zoning District:

- Encourage infill and redevelopment growth strategies within new neighborhoods.
- Ensure that zoning provisions will reserve ample space for commercial, industrial, and/or other business-related uses, and require development to enhance economic activity with the SOMO Village area through support of business development programs, support of business incubator programs, and mixed-use development.
- Include a framework of transit, pedestrian, and bicycle systems, both within the SOMO Village area and connecting to the surrounding community, that provide alternatives to the automobile.
- Develop neighborhoods that are compact, pedestrian-oriented and contain mixed-use.
- Offer a range of housing types and price levels to accommodate diverse ages and incomes.
- Provide appropriate building densities and land uses within walking distance of transit stops.
- Provide public, institutional, and commercial activities in neighborhoods rather than isolating them in remote single-use complexes.
- Distribute a range of open space including parks, squares, and playgrounds within the neighborhood.
- Require that buildings and landscaping contribute to the physical definition of thoroughfares as civic places.

LU-37 Ensure that the land use program is within the ranges indicated on Table 2.4-5, including the minimum and maximum number of units for each residential land use classification.

**Table 2.4-5: Land Use Program: SOMO Village Planned Development Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* | *Building Area (1,000 s.f.) Minimum-Maximum* |
|---|---|---|---|
| Mixed Use[1] | 140 | 0-1,694 | n.a.[2] |
| Public/Institutional | 1 | n.a. | n.a.[2] |
| Parks/Open Space | 38 | n.a. | n.a.[2] |
| Total | 176 | 0-1,694 | n.a.[2] |

*1. Various residential, commercial, office, and industrial uses are proposed to be integrated throughout the SOMO Village Planned Development, and such uses are therefore collectively reflected as mixed use in this Table.*
*2. Due to the broad range of development options permitted in the SOMO Village Planned Development, fixing a minimum and maximum building area is undesirable, but shall be subject to the allowances provided in the SOMO Village Planned Development Zoning District.*
*The acreages and housing units in this table reflect buildout of the entire SOMO Village Planned Development.*

*Source: SOMO Village* (Rev. 08/10)

### *Stadium Lands Planned Development Area*

LU-38 Require preparation of a Planned Development prior to approval of any development in the Stadium Area.

LU-39 Ensure that land uses are dispersed in accordance with the provisions of the Stadium Area Master Plan Planned Development Zoning District:

- Redevelopment of formerly developed industrial and instituional land
- Particular attention shall be given to the interface between the industrial, residential, commercial, and public/institutional land uses.
- Provisions shall be made to ensure complementary transitions between uses through the arrangement between buildings and spaces.
- The arrangement between structures and spaces shall result in a cohesive design among similar land uses.
- Ensure that building materials, colors, linkages to sidewalks, parking placement, landscape design, and plant materials complement existing and proposed uses.
- Include proper site design and/or noise attenuating devices to reduce indoor and outdoor noise levels for sensitive receptors.
- Special consideration should be given to memorialize the "Stadium."

**Table 2.4-6: Land Use Program: Stadium Lands Planned Development Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* | *Building Area Minimum-Maximum* |
|---|---|---|---|
| High Density Residential | 25.49 | Up to 543 | None |
| Commercial – Regional | 3.66 | None | Up to 265,700 s.f. |
| Public/Institutional | 3.0 | None | None |
| Parks/Open Space | .65 | None | None |
| Total | 32.8 | Up to 543 | Up to 265,700 s.f. |

### *Central Rohnert Park*

LU-40 Take advantage of the relatively close proximity and mixed-use character of Central Rohnert Park to support a one-stop destination for the community's shopping, employment, living, and recreational needs.

LU-41 Support new art and entertainment venues in Central Rohnert Park.

LU-42 Implement a Regional Commercial Overlay zone to support opportunities for a variety of regional commercial uses in the Triangle Business subarea, particularly within vacant and underused portions of the Triangle Business subarea, fronting U.S. 101.

LU-43 Implement a Downtown District on both sides of Rohnert Park Expressway and State Farm Drive and encompassing the SMART rail station.

LU-44 Support creation of a pedestrian-oriented downtown, adjacent to the SMART rail station.

LU-45 Build on development in the City Center as a civic and cultural destination, with smaller shops and services, mixed-use lofts, and neighborhood-oriented uses.

LU-46 Promote infill development to activate State Farm Drive, a key roadway connecting Central Rohnert Park.

LU-47 Support and market available employment parcels within walking distance of the SMART rail line or local transit stop. Connect these centers with bicycle and pedestrian facilities.

LU-48 Provide transitions to established neighborhood areas by ensuring appropriate setback standards and stepbacks for upper-story levels of multi-story structures, adjacent to residential uses.

LU-49 Provide a variety of housing types and densities.

LU-50 Focus the development of new housing in the City Center and Station Center subareas, at densities sufficient to support transit use and with access to employment and community services in the region.

LU-51 Increase minimum density limits for higher density housing near transit (particularly within one-half mile of the SMART rail station).

LU-52 Support and encourage the provision of housing to a broad range of income levels, including market-rate and affordable housing.

LU-53 New development shall be required to comply with the City's inclusionary housing ordinance.

LU-54 Implement corridor landscape improvements that beautify and improve vehicular, transit, bike, and pedestrian access to businesses within Central Rohnert Park.

LU-55 Support and market infill development opportunities on vacant and underused sites that can attract small and large tenants and a variety of users.

LU-56 As new development occurs, provide incentives and assistance to existing small businesses for property improvements that support their vibrancy and viability.

LU-57 Encourage existing property owners in Central Rohnert Park to upgrade their properties to support new public places and improve the pedestrian orientation and character along the street or retail frontages.

LU-58 In new development, use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams.

LU-59 Avoid adverse impacts on ecologically sensitive habitat and wildlife in planning, construction, and maintenance of creek corridor paths.

LU-60 Protect native and heritage trees that meet the definition of a "protected tree" under the City's Zoning Ordinance.

LU-61 Plant native vegetation in parks, public areas, and creek open space corridors.

LU-62 Promote site and building design that improves energy efficiency by designing for natural cooling and passive solar heating. This can be achieved through the addition of building and site development features such as extended eaves, window overhangs, and awnings; tree placement for natural cooling; and orientation of buildings and windows to take advantage of passive solar heating.

LU-63 Support the use of green or sustainable building materials, including recycled-content materials that are consistent with the style and character of buildings.

LU-64 New project development will be required to comply with applicable greenhouse gas reduction strategies in the Sonoma County Climate Action Plan and the Rohnert Park Greenhouse Gas (GHG) Emissions Reduction Plan.

LU-65 Prior to obtaining building permits, projects within Central Rohnert Park will need to be evaluated against the Bay Area Air Quality Management district's thresholds of significance for project-level impacts and comply with applicable control measures in the Bay Area 2010 Clean Air Plan. Potentially significant GHG impacts will need to be mitigated to a less-than-significant level through alteration of project details or construction methods. Land use policies.

## 2.5 GROWTH MANAGEMENT

Management and predictability of growth emerged as one of the salient issues that Rohnert Park residents would like the General Plan to address. Based on community workshops held in 1999, the Ad Hoc Oversight Committee established objectives for the General Plan, which included a 20-year UGB and managed and predictable growth (see Chapter 1: Introduction and Overview). Growth management policies are designed to balance competing interests, including the need for additional housing and related development, and the expressed community desires to preserve open space, maintain community character, and ensure adequate public facilities.

Management of growth does not mean curtailing it, but rather structuring it to ensure that it is not haphazard and supports broader planning objectives. As of 2000, Rohnert Park used several conventional growth management tools, including zoning and subdivision regulations and development impact fees. Several other Sonoma County cities have some form of additional growth management or growth control provisions.

The overall amount and location of growth is addressed in the land use policies of this element (see Sections 2.3 and 2.4). This section outlines the framework to phase and pace growth so as to minimize its environmental, social, and fiscal impacts, and ensure concurrency between growth and infrastructure and services. It also outlines policies relating to City boundaries and annexation, and for coordination with other local and regional agencies.

### INFRASTRUCTURE AND SERVICES

The City will coordinate with State and County agencies for transportation improvements and water and wastewater services. Caltrans is responsible for improvements to US 101, and the Sonoma County Department of Public Works is currently responsible for Petaluma Hill Road and other county roads. The Sonoma County Water Agency supplies water to the city from the Russian River, and the City of Santa Rosa manages the Subregional Wastewater Disposal System (see Chapter 5: Open Space, Parks, and Public Facilities Element).

### GOALS: GROWTH MANAGEMENT

GM-A Recognize the availability of housing as a vital issue of statewide importance. Cooperate with other local governments and the State in addressing regional housing needs, and balance regional and State considerations with the community's interest in preserving Rohnert Park's quiet, safe, small-town feeling and desire for carefully planned and managed growth.[3]

*Housing is addressed in greater detail in the Housing Element.*

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3 *See Land Use Alternatives and Preferred Plan; May 1999*; page 3:

"Based on the input at these forums, it was clear that people don't neatly fit into pre-conceived categories; very few are either vehemently "pro- or anti-growth". Most people understand the inevitability of some growth, however, the great majority favor slow, managed growth that is carefully planned in ways that:

- Maintains a diverse, quiet, safe, small-town, family-friendly feel; …"

GM-B Undertake efforts to facilitate provision of housing affordable to low- and very-low income households by exempting affordable housing from any numerical "trigger cap" restrictions.

*Because regional housing needs are escalating the cost of housing, it is vital that provision of affordable housing remains a priority for the City. This policy also clarifies that while affordable housing projects are exempt from "trigger caps", they are still subject to the other growth management provisions.*

GM-C Ensure that growth is paced to achieve General Plan buildout over a 20-year period, representing an annual average population growth rate of one percent.

GM-D Maintain a balance of land uses and a variety of housing types over time.

GM-E Promote contiguous urban development and maintain a compact form over successive stages of the city's development.

GM-F Ensure all new development provides necessary public facilities to support the development.

GM-G Require all urban development in the Rohnert Park Planning Area to be located within the Urban Growth Boundary; prohibit urban development outside the Urban Growth Boundary.

GM-H Minimize the impacts—physical, visual, and fiscal—of growth and annexation on existing homes and businesses.

**POLICIES: GROWTH MANAGEMENT**

*For policies related to the Community Separators, see Chapter 6: Conservation.*

GM-1 Prepare and adopt a Growth Management Ordinance that implements policies in this Element.

The Growth Management Ordinance shall establish a detailed program that implements the various policies in this element. Very-low and low-income housing shall be exempted from the numerical limitation provisions of the ordinance.

## Phasing and Pace of Development

GM-2 A Twenty-Year (Year 2040) Urban Growth Boundary is renewed in accordance with ballot Measure B (2019) as follows:

Section 1. Purpose and Findings.

1.1 This measure reaffirms and readopts the City of Rohnert Park's commitment to planned growth through the designation of an urban growth boundary. This measure establishes the City of Rohnert Park's Urban Growth Boundary ("UGB") as depicted on the map shown in Figures 2.2-1 and 2.5-2 as the area within which the City generally projects that development will occur within a specified period. Until June 30, 2020, the UGB shall be changed only by a vote of the people, except

in certain circumstances and according to specific procedures set forth in this measure.

1.2 Encouraging a cohesive pattern of urbanization. Adoption of a UGB will encourage a cohesive pattern of urbanization by (1) promoting efficient and orderly growth patterns; (2) supporting stability and certainty in long term planning by advancing the concept of planned growth; and (3) ensuring that lands outside the UGB are not prematurely or unnecessarily converted to urban uses.

1.3 Protecting what is unique about Rohnert Park. The City of Rohnert Park is bordered to the east and to the west by unincorporated lands that are dominated by hills, farms, and fields. This unincorporated landscape is enjoyed by the persons who work and live in Rohnert Park and forms a part of the environment of Rohnert Park even though it is outside the city limits. Adoption of a UGB will preserve and protect this aspect of Rohnert Park by requiring urbanization to stop where the unincorporated landscape begins.

1.4 This General Plan Amendment is not intended to prevent the City from meeting its obligation under state housing or zoning and planning law. The City's Housing Element, including the sites identified therein for housing, and the programs and activities adopted to promote and encourage the development of housing, will allow the City of Rohnert Park to meet its obligations for the preservation, improvement, and development of housing. This measure establishing a UGB is consistent with the objectives of the City's Housing Element and with the other mandatory elements of the City's General Plan. It is fully expected that the policies and programs in the City's Housing Element, including the sites identified therein for housing, will allow the City of Rohnert Park to meet the requirements of State law to provide housing opportunities for all economic segments of the community. This measure allows the City Council to bring land into the UGB without a public vote for very low and low income housing only, in recognition of the fact that sometimes it is necessary for a local government to take special steps to provide opportunities for very low and low income housing.

1.5 The UGB outlines the area within which the City generally projects that development will occur within the next twenty years. However, the General Plan of the City of Rohnert Park Growth Management Policies prohibit growth from commencing, if the necessary public facilities – streets, water, wastewater, solid waste, and parks – are not in place when the growth is completed. In addition, the General Plan of the City of Rohnert Park Specific Plan and Planned Development Policies require that new growth will not be permitted unless and until the specific plan or planned development for the area in which the growth is proposed, has been adopted.

Section 2. Establishing the Urban Growth Boundary

The following policies shall apply to the Urban Growth Boundary:

2.1 No urban development shall be permitted beyond the Urban Growth Boundary.

"Urban development" shall mean development requiring one or more basic municipal services including, but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services; provided, however, that open space uses, parks, agricultural uses, community fields and golf courses beyond the Urban Growth Boundary that are provided with municipal or public services, shall not be defined as "urban development."

2.2 The Urban Growth Boundary shall be in effect until June 30, 2020.

2.3 The Urban Growth Boundary may be amended only by a vote of the people or as provided for in Section 2.4. (Rev. 11/00)

2.4 The Urban Growth Boundary may be amended by a majority vote (three affirmative votes) of the City Council under the following circumstances:

2.4.1 Affordable Housing. To comply with state law regarding the provision of housing for low and very-low income families, the City Council may amend the Urban Growth Boundary in order to include within the UGB, lands to be developed primarily (51%) for low and very-low income families provided, however:

(a) An amendment to the UGB pursuant to this Section 2.4.1 may not be made earlier than January 1, 2015;

(b) No more than 10 acres may be brought into the UGB in any calendar year;

(c) If in any year, fewer than 10 acres are brought within the UGB, then the unused increment, up to a maximum of 5 acres, may be brought within the UGB in a subsequent year;

(d) Such amendment may be adopted only if the City Council makes each of the following findings:

(i) That the land is immediately adjacent to comparably developed areas;

(ii) That there is no existing residentially designated land available within the UGB that can feasibly accommodate the proposed development;

(iii) That it is not reasonably feasible to accommodate the proposed development by redesignating lands within the UGB for housing;

(iv) That there has been an application submitted to provide housing primarily for low and very-low income families, and the applicant has provided substantial evidence that sufficient and adequate capacity is available in all city services and facilities, all school district facilities, and any other relevant public agency facilities, to accommodate the proposed development.

(v) That the application to provide housing primarily for low and very-low income families is consistent with GM-4 in General Plan 2000.

For purposes of this section, the concept of "feasibility" shall include considerations of market feasibility, environmental feasibility, and other rules and regulations affecting the development of the property.

2.4.2 To adjust the UGB exclusively for the purpose of protecting agricultural or open space lands.

2.4.3 To add lands exclusively to protect natural resources.

2.4.4 To add lands exclusively to be maintained as public parks or public open space.

2.4.5 To add lands to provide exclusively for the disposal of treated wastewater and/or sewage treatment and disposal use.

2.5 This General Plan Amendment is not intended, and shall not be applied or construed, to authorize the City to exercise its powers in a manner which will take private property for public use without the payment of just compensation. This General Plan Amendment will be interpreted, applied and implemented so as to accomplish its purposes to the maximum permissible extent, by all constitutional means. If the application of this General Plan Amendment to a specific property would take private property for public use without the payment of just compensation ("taking"), then the City Council may take any action necessary to avoid a taking.

2.6 This General Plan Amendment is not intended, and shall not apply to any development project that has obtained as of the effective date of Resolution No. 2000-152, a vested right pursuant to state law.

Section 3. Amending the General Plan to Manage Growth within the Urban Growth Boundary

3.1 The UGB establishes the area within which urban development will be contained until the year 2020. This limitation restricts development to lands within the UGB. Such restriction is necessary to implement and to be consistent with the following community goals:

3.1.1 Efficient and orderly growth patterns.

3.1.2 A well-designed mix of residential, commercial, business park, and open space uses, featuring a pedestrian-oriented community focal point with a small town, village-like character.

3.1.3 Stability and certainty in long term planning through planned growth.

3.1.4 Adequate and efficient delivery of public services and facilities.

In order to manage development within the UGB in a manner that is consistent with these community goals, a growth management program shall be adopted that includes each of the following components:

3.2.1 An annual standard to determine the number of residential development approvals that are consistent with the goals and policies of the City's General Plan.

3.2.2 A requirement to implement the growth management program, including the annual standard in a manner that is consistent with the goals, objectives, obligations and policies of the City's Land Use and Housing Elements.

3.2.3 An average approximate one percent (1%) annual population growth rate.

3.2.4 An annual review by the City Council to determine the consistency of each of the components of the growth management program with the goals, plans, and policies of the General Plan and State housing, planning, and zoning law.

3.2.5 A requirement to coordinate the development in each of the specific plan and planned development areas with the growth management ordinance, if applicable.

Housing that is affordable to very low and low income households shall be exempt from the growth management program.

GM-3 Establish a "trigger cap" on annual residential development approvals with the following characteristics, in order to maintain an average development pace of 225 housing units per year for any three-year period:

- If the combined number of residential development approvals in any two successive calendar years exceeds 560 housing units, and if the development pace for the preceding three-year period has exceeded an average of 225 housing units per year, then a cap on development on the following calendar year will be established ("trigger cap");

  *Based on an average approximate population growth rate of 1%, General Plan buildout would permit an addition of approximately 4,450 housing units over a 20-year period, or an average of approximately 225 housing units per year. The figure 560 represents 125 percent of the two-year average growth of 450 (225 x 2) housing units.*

- The "trigger cap" may be adjusted up or down a maximum of ten (10) percent by the City Council on an annual basis (see GM-4) to accommodate changes in land use program assumptions (for example, vacancy rate factors and household size).
- The "trigger cap" will remain in effect as long as needed to ensure that housing approvals in any consecutive three-year period does not exceed a total of 675 (or an average of 225 per year);
- Housing that is affordable to low- and very-low income households shall not be included in the total housing counts when the trigger cap is in place; and

- The Growth Management Element will include a mechanism to take into account two or more years of no residential approvals.

*The "trigger cap" will help ensure predictable growth. Like annual growth caps, it will help average out growth from year to year, but will allow both the City and the developers greater flexibility in timing for their projects and support predictability. The definition of affordable housing for the purpose of this General Plan shall be consistent with the State definition.*

GM-4 Undertake an annual policy review of the "trigger cap" and establish priorities for the coming year, including priority development areas and allocation of "trigger cap" to specific housing types and/or densities.

*The annual review shall include, but not be limited to, consideration of the goal of a one percent average annual population growth rate, a balanced land use program, accommodation of the City's fair-share housing allocations, development patterns and growth area priorities, infrastructure availability, and land use program assumptions (for example, vacancy rate factors and household size). The number of permitted housing units under the "trigger cap" shall be established annually by the City Council within the ten (10) percent range permitted in GM-3.*

GM-5 In determining preference for allocation of development approval in case demand for residential approvals exceeds availability, ensure that projects with affordable housing components that go beyond the minimum receive adequate preference.

*Policy GM-3 exempts housing affordable to low- and very-low income households from the trigger cap. This policy would ensure that housing projects that have both market rate and affordable components receive adequate preference (as one of the several criteria) over projects that do not have any affordable housing component.*

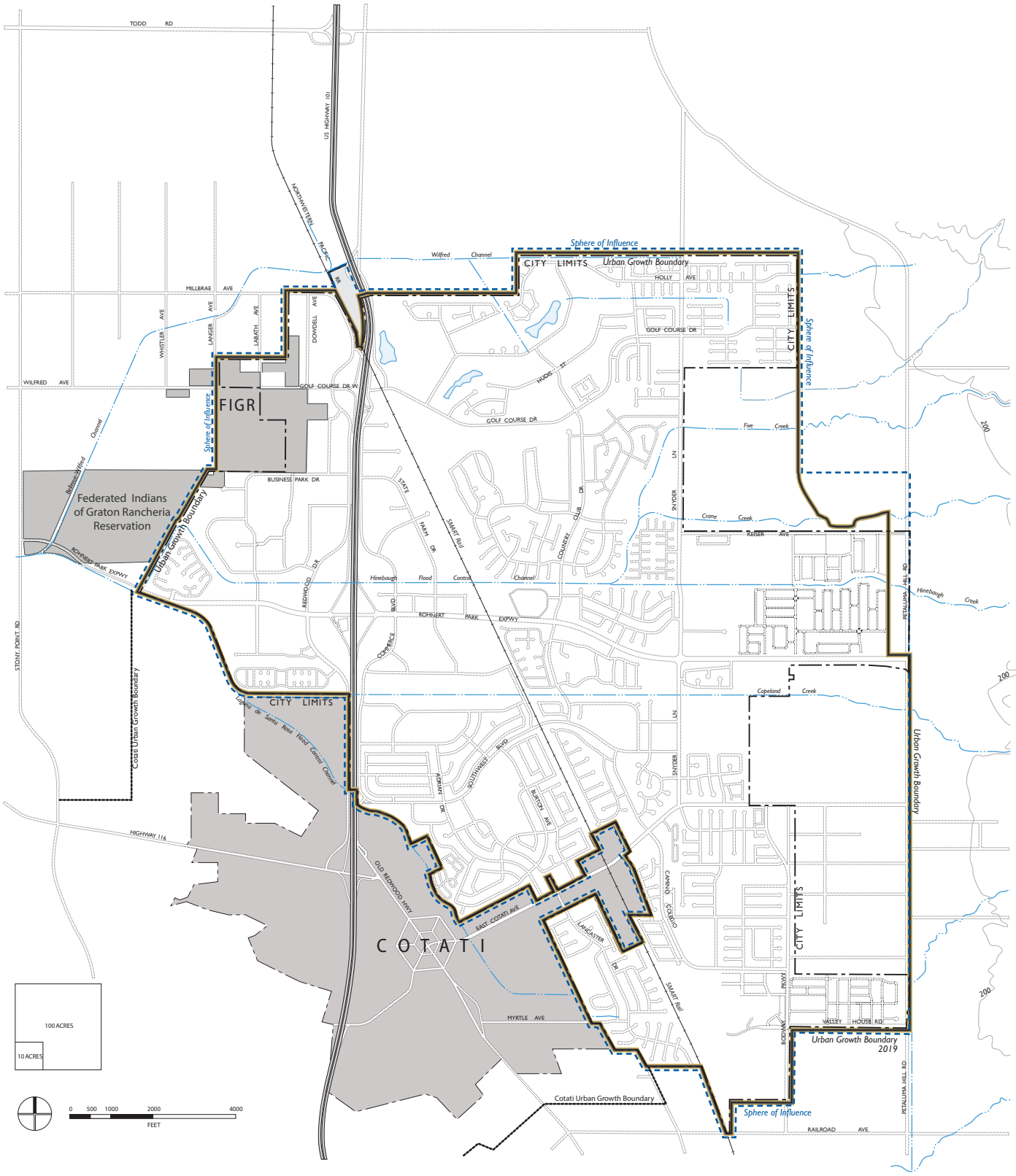
GM-6 Require that new development be contiguous with existing or approved development or that development is located within 1,000 feet of City limits existing at the time, in order to obtain development approval.

*Providing public facilities for contiguous sites is less costly, thereby reducing the costs of infrastructure development for both the developer and the City.*

GM-7 Encourage applicants to enter into development agreements with the City, which would also grant vested development rights, including against any changes that may result from the City Council annual policy review (GM-4), to develop a site over a multi-year period. Do not enter into any development agreement for a project until a specific plan or planned development has been prepared and adopted by the City.

*This would permit, but not require, the City to enter into development agreements. Any proposed development agreement shall be consistent with the General Plan, any other relevant plans, policies, programs, regulations, and standards.*

GM-8 For those residential development approvals that do not require the approval of a tentative subdivision map, or otherwise not vested through a development agreement with the City, approvals shall expire after a 24-month period, unless extended for special circumstances by the City Council.




Urban Growth Boundary (2024)

City Limits (2024)

Sphere of Influence (2024)

Figure 2.5-2

# Urban Growth Boundary and Annexation Areas

**Back Page**

## Adequate Public Facilities

GM-9 Require that each specific plan and planned development include, or be subject to, a Public Facilities Financing Plan that explains how streets, water, wastewater, solid waste, and parks, all meeting City standards, will be provided to the project. The Plan must demonstrate, to the satisfaction of the City Manager, based upon criteria developed in the Growth Management Ordinance, that completion of all necessary public facilities concurrently with completion of the specific plan or planned development is economically, physically, and legally feasible.

GM-10 Require that economic, physical and legal feasibility (Policy GM-9) include the method of financing or otherwise paying for the facilities and the plan for receiving approval of all regulatory agencies. A Public Facilities Plan that provides for the project's fair share of the financing for the necessary public facilities, but does not provide for the completion of the public facilities prior to completion of the development due to lack of contribution by other responsible parties, will be deemed complete but will not be approved as part of development project approval unless the exceptions included in GM-11 or GM-12 apply.

GM-11 Allow, only with the approval of the City Council, some required public facilities (GM-9) to be deferred for a specific time period by adopting a Statement of Public Policy Considerations. The Statement of Public Policy Considerations shall include findings that specific and offsetting community goals and objectives are achieved by the project that balance not meeting the goal of providing necessary public facilities concurrently with development and shall specify a time period in which the improvements must be completed. Such findings shall be supported by substantial evidence in the record of the public hearing.

GM-12 As provided in GM-10, the City Council may allow an exception to the requirement that all public facilities must be provided prior to completion of the development for streets/highways/intersections only, for projects subject to a development agreement if it can be demonstrated that although adequate street/highway/intersections are unable to be provided for the development at the time occupancy is projected, such facilities will be provided within two years of the time occupancy is projected. The determination that such facilities will be provided within two years of the time occupancy is projected shall be based upon the approved Public Facilities Financing Plans submitted by other projects that contribute to the need for the street/highway/intersection improvement.

GM-13 Require that new development maintain parkways, creeksides, and open spaces that are part of the development or are required to support it, and consider establishing multi-purpose assessment districts or other financing mechanism in order to assign the cost of infrastructure improvements equitably to benefiting sites.

*Assessment districts include all property that would receive a special benefit from a capital improvement and then imposes assessments on each parcel of property. The amount of the assessment reflects the cost of the proportional special benefit conferred on the parcel.*

*The City already uses assessment districts in certain areas for roadway improvements, as along Redwood Drive. Assessment districts can be considered not only for roadway*

*improvements, but also for sewer and water line improvements, and other necessary infrastructure. Expansion of sewer lines east of the existing City limits will probably be necessary in order to accommodate new development.*

*In addition to infrastructure improvements, assessment districts can be used to assign the cost of maintenance of open spaces and parkways. The cost of additional service above existing costs can be determined by estimating the amount of additional personnel and equipment necessary to maintain response times and service levels.*

GM-14 Require new development to dedicate land to the City in the appropriate amount and location for parks and recreational space, in accordance with the General Plan Diagram, the Specific Plan and/or Planned Development for the area, and the City's park dedication requirements.

*The Open Space, Parks, and Public Facilities Element establishes standards for the amount of parkland per 1,000 residents and discusses the relevant provisions of the Quimby Act. Dedication may be accomplished either by conveyance of land to the City, or by establishing public access easements over the land, ensuring public use as parks and recreational space.*

GM-15 Prepare, adopt, and implement a Capital Improvement Program (CIP), based on established performance standards, to provide a framework to undertake necessary citywide public facility improvements. Ensure that the program reflects expected growth and estimated cost of improvements.

*As of 1999, the City did not have a CIP, but had considered establishing a program in order to prioritize improvement projects and funding. The City needs both a programming time horizon (such as five or seven years) as well as an update cycle (such as every year or two years). Many cities work with a five-year CIP that is updated every year or two years. The Sonoma County Transportation Authority (SCTA) uses a seven-year planning horizon and two-year update cycle for its CIP, which is used by the Metropolitan Transportation Commission (MTC) to prepare the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP). The CIP's estimate of future growth shall take into account development trends and projects in the development pipeline "trigger cap" and other growth management provisions.*

## Land Use Balance

GM-16 As part of preparation and approval of specific plans and any other implementing ordinances, regulations and development agreements, and allocation of development entitlements for areas of new development, balance non-residential development with residential development over the different phases and require that the contemplated balance of housing types is attained at buildout.

*The land use program for each area, including housing units by density range, is included in Section 2.4.*

## Annexation

GM-17 Consider initiating annexation of Canon Manor Specific Plan Area only if the following conditions are met:

- Adequate public facilities, meeting Rohnert Park's Rural Estate Residential standards established for the area, established either separately or as a part of the Specific Plan, are installed prior to annexation, or a program do so, with secure funding sources, is established to the City's satisfaction;
- No facility improvement costs are borne by the City of Rohnert Park; and
- All land in Canon Manor is included in the annexation.

*Canon Manor shall be deemed to have provided the adequate public facilities when all sites within Canon Manor meet established standards for water, wastewater, streets, lighting, fire hydrants, and other public facilities and services.*

GM-18 Explore the feasibility of annexation of the Sonoma State University campus.

*Land uses and growth areas in the General Plan have been designated to foster a close relationship between the City and SSU. Implementation of the General Plan should result in close physical integration of the campus with the City's neighborhoods; extension of City limits to reflect the extent of contiguous urban limits is only natural. The City currently provides water and wastewater to the campus.*

*SSU remains perhaps the only campus in the California State University system that is not a part of the surrounding community. Annexation will not alter the University's ability to pursue its development efforts; however, the City would moderately benefit by getting a small share of the existing taxes on retail sales at the campus.*

## Inter-Agency Coordination

GM-19 Work with Sonoma State University to establish a planning group to coordinate access and development.

*Coordination will become increasingly important as urban development embraces the campus' northern edge. The location of campus entryways needs to be coordinated with the City's nearby access improvements, including new streets, roadway and intersection improvements, parks, pedestrian walkways, bicycle routes. Also, long-range planning and development on the SSU campus, including potential expansion of the SSU campus, should be coordinated with land use policies and development in adjacent areas. The timing of on-campus housing development, if any, also needs to be coordinated with adjacent off-campus housing development.*

GM-20 Work with Sonoma County to ensure that all land in the Planning Area outside Rohnert Park's Urban Growth Boundary is preserved as open space.

GM-21 Request that the County allow City review and comment on development proposals submitted to the County on unincorporated land in the Rohnert Park Planning Area.

GM-22 Encourage Santa Rosa to designate land within the Wilfred Channel Community Separator and adjacent to it as open space.

*Santa Rosa's current General Plan (in 1999) permits development of land within the separator to the north of Wilfred Channel and up to approximately one mile north, as well as the "triangle" immediately north of the channel between the Northern Pacific Railroad and US 101, with Very Low Density Residential uses (up to two housing units per acre).*

GM-23 Continue joint city / county efforts, such as the Policy-Makers Working Group, to address the Community Separator mitigation issue.

### Implementation Monitoring

GM-24 Undertake periodic review to monitor General Plan implementation, with the first review scheduled to occur within three years of Plan adoption.

*The components of the review are spelled out in detail on page 1-13. This review, which is in addition to the annual report required by the State, should incorporate use of Performance Indicators – such as average trip time, total vehicle hours traveled, jobs/housing balance, park space per resident.*

# 3 Community Design

This Element includes goals and policies aimed at protecting and enhancing Rohnert Park's physical and visual character. Community design issues are addressed at citywide, neighborhood, and street scales. While reinforcing the positive attributes of Rohnert Park's urban structure—such as a compact form and well-defined neighborhoods—the Element seeks to foster creation of distinctive centers to enhance the city's identity, and promote pedestrian and community orientation of new development.

The Element also includes policies for increasing neighborhood connectivity and enhancing the visual quality of urban edges. It includes a comprehensive set of measures to preserve the scenic qualities and views from corridors, including goals and policies pertaining to setbacks, street and block patterns in areas of new development, landscaping, streetscapes, and building massing.



## 3.1 URBAN FORM, VIEWS, AND EDGES

### URBAN FORM AND STRUCTURE

#### Neighborhood Unit

Rohnert Park was established in 1956 as a master planned community, based on the concept of "neighborhood units." Single-family residences are clustered around a centrally located school and park, creating quiet neighborhoods amenable to families and children. Golf courses, railroads, and US 101 provide strong boundaries to many neighborhoods. Commercial facilities are at the edge of neighborhoods, typically at intersections of major streets, and are primarily accessed by car. This neighborhood unit model of development has essentially served as the city's blueprint since inception.

#### Connections

While the City has well-defined neighborhoods, different parts of the city are disconnected, as neighborhoods are inward-focused. The separation of uses is convenient for automobile circulation but discourages walking and bicycling, other than for recreational purposes. Many local streets form loops or cul de sacs, limiting physical and visual connections between neighborhoods. There is not a great level of distinction—in terms of layout, development patterns, lot sizes, and building intensities—between various neighborhoods.

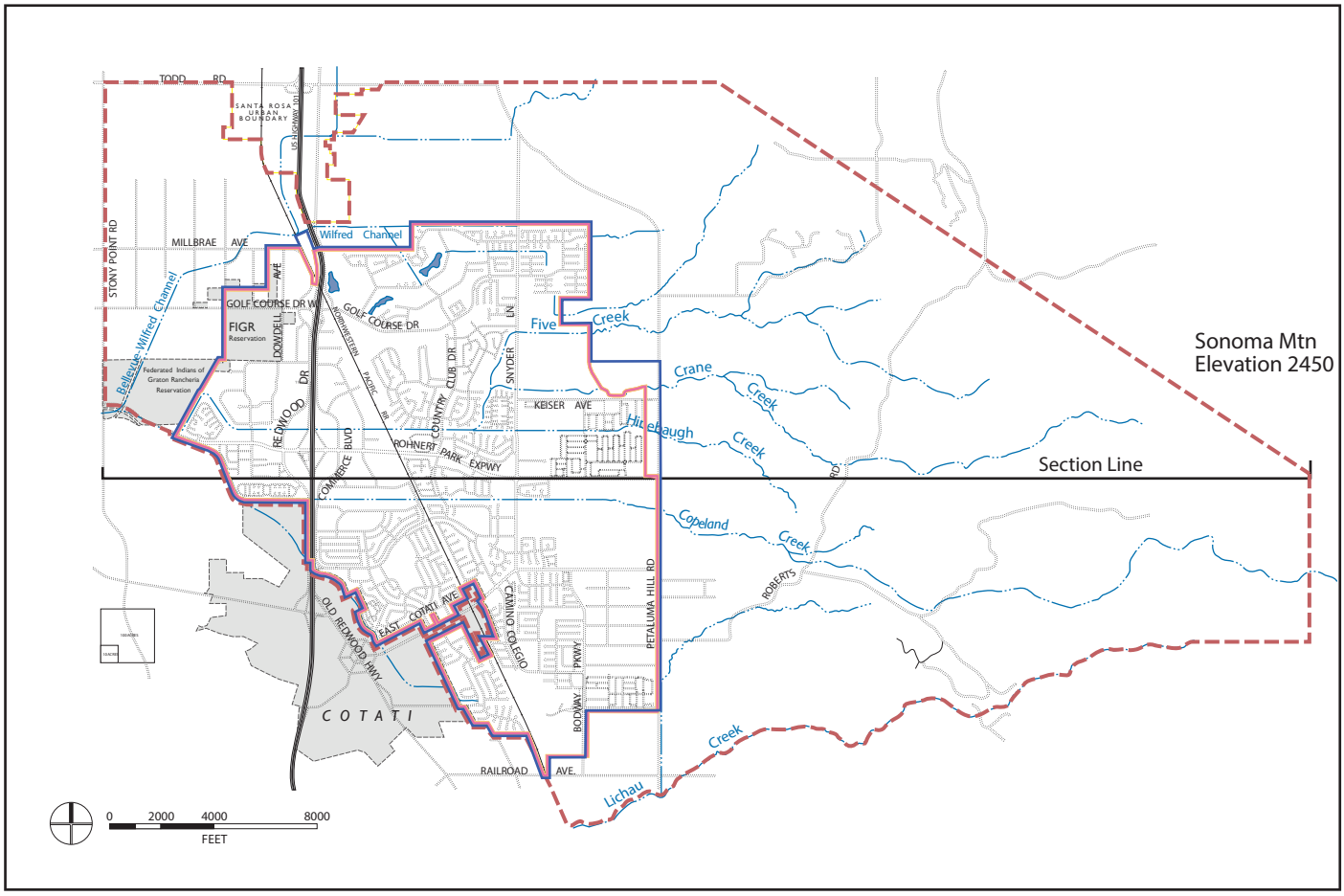
#### Focal Points

With the exception of Sonoma State University (SSU), located outside the City limits, and a scattering of commercial and community facilities, Rohnert Park has few citywide focal points. In addition, being a relatively young city, Rohnert Park has no traditional pedestrian-oriented center, as in other older cities such as Petaluma, Sonoma, or Santa Rosa. The area around the Rohnert Park Expressway-Commerce Boulevard intersection, where a majority of the city's neighborhood retail development is clustered, is the city's major activity center.

### VIEWS

#### Ridgelines

The eastern ridgelines constitute a prominent feature of the Rohnert Park landscape. Two peaks are prominent – Taylor Mountain, with an elevation of about 1,400 feet, and Sonoma Mountain with an elevation of 2,300 feet. Due to the height of the ridges and the low building heights throughout the city (generally two stories or lower), the eastern ridges are visible from many streets, parks, and open spaces, as well as buildings, throughout Rohnert Park Ridgelines are depicted in Figure 3.1-1.




Planning Area

20-year Urban Growth Boundary

Sphere of Influence

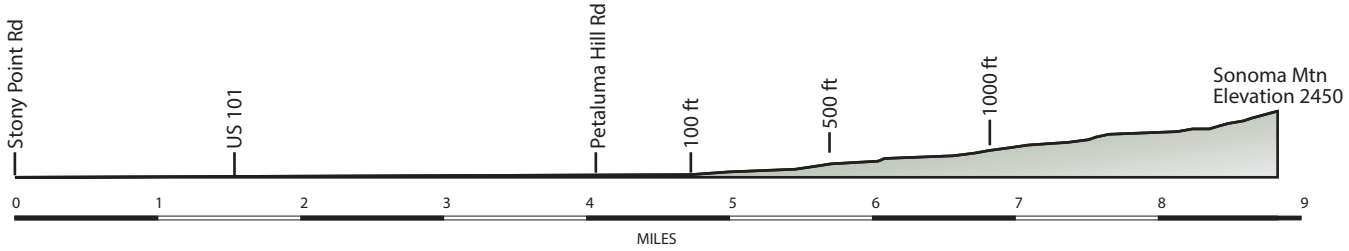



*Figure 3.1-1*

## *Three-dimensional View of Ridgelines*

Often the view corridors toward the ridgelines are framed by the natural landscape – such as along the creek beds. Only along East Cotati Avenue, which forms the southern edge of the SSU campus, does a straight line of trees create a more formal view corridor. Other east-west streets that terminate at Petaluma Hill Road—including the Rohnert Park Expressway, Keiser Avenue, Valley House Drive, and streets in Canon Manor—offer panoramic views of the ridgelines.

Open space and rural agricultural lands to the east of the city provide a foreground to the views of Sonoma and Taylor Mountains. Because this General Plan does not contemplate annexation of any area to the east of Petaluma Hill Road, development in the area will continue to be governed by the 1989 Sonoma County General Plan. The Open Space Element of the County General Plan specifies that the Sonoma Mountains provide a scenic backdrop to the Rohnert Park community[1], and indicates that the County seeks to retain a rural, scenic character in this area and avoid its inclusion within any urban sphere of influence.

### Scenic Corridors

Because of the pervasive nature of the views of the mountains to the eastside, virtually every street at the city's eastern edge—including Petaluma Hill Road and Bodway Parkway—offers scenic views. Streets at the northwest edge of the city also offer views of the open space beyond, but because the topography in the area is essentially flat, these views are not as dramatic.

The County has designated US 101 and Petaluma Hill Road as scenic corridors. While US 101—in almost its entire stretch through Rohnert Park—is lined with redwoods resulting in limited distant views, Petaluma Hill Road does provide distant views. At the southern end of the Planning Area boundary (near Railroad Avenue), Petaluma Hill Road is lined by open space and farms on both the eastern and western sides. Stands of trees along Canon Manor block some views, and the view corridor is considerably narrowed along SSU, with tall eucalyptus trees along the western edge of the street. The views open up dramatically north of the campus, and from Rohnert Park Expressway northward, the views are again panoramic.

## CITY EDGES

Rohnert Park shares much of its western boundary—between Rohnert Park Expressway and Railroad Avenue—with Cotati. While about half the length of the shared boundary between the two cities is demarcated by the Laguna de Santa Rosa Flood Control Channel, the remaining extent of the boundary is visually amorphous. The city's northern edge, along Wilfred Channel, is a straight-line edge, with homes on the south and the Community Separator to the north. Opportunities to alter the character of these edges are limited. Therefore, the discussion here focuses on the city's eastside and the northwest, where the potential for defining edge character exists.

### East and Southeast

The area north of the SSU has attractive open vistas from streets such as Petaluma Hill Road and Snyder Lane. The scale of these views is dramatic, as the foreground is quite extensive, and trees,

[1] Sonoma County Open Space Element, p. 227.

along the creeks and the eastern edge of the built city, frame many of the views. Because this area is targeted for development in the General Plan, opportunity to shape the new urban edge along Petaluma Hill Road is present.

South of SSU, Canon Manor has been partially developed as rural residential on half-acre to 2-acre lots. Canon Manor serves as a transition between the more intensive development west of Bodway Parkway and the open space and agricultural uses east of Petaluma Hill Road. Some crop sales stands can be seen along Petaluma Hill Road near the intersection with East Cotati Avenue. Canon Manor is less formally landscaped than the adjacent SSU campus, with the exception of tall stands of eucalyptuses that line East Cotati Avenue.

### Northwest

In contrast to the eastside, open space lands in the northwest are cultivated and used for pasture. The Laguna de Santa Rosa Flood Control Channel includes riparian vegetation and defines the southern edge of irrigated cropland. Agricultural fields can be seen from adjacent developed parcels within the City limits. Older, scattered rural residential uses along unimproved roads are found west of the commercial buildings in the Wal-Mart Center along Redwood Drive. These rural residential areas have visible stands of trees.

The Industrial Park abuts the city's western edge. The developed, suburban character of the park, with landscaped setbacks and regularly spaced trees, is in marked contrast to the adjacent rural areas. However, because of the several vacant sites along Business Park Drive, large setbacks, and extensive landscaping, the city's western edge is not as hard as the eastern edge. The western edge of the Rancho Verde mobile home park is separated and screened from adjacent rural areas by tall stands of trees, an open channel, and a solid wall. The regional commercial uses along Redwood Drive are oriented to US 101 and have a hard-edge blank wall along their western edge, adjacent to open space areas.

## GOALS: URBAN FORM, VIEWS, AND EDGES

CD-A Create pedestrian-oriented activity centers that serve as community focal points.

CD-B Establish strong connections between adjacent neighborhoods and between neighborhoods and activity centers, in order to encourage walking and biking.

CD-C Establish an open space network that links residential neighborhoods, parks, and open space areas.

CD-D Preserve and enhance views of the eastern ridgeline.

*Views of the eastern ridgeline should be preserved from the existing neighborhoods, and should be emphasized in the orientation and design of new public spaces and streets.*

CD-E Preserve and enhance the visual character of scenic corridors.

CD-F Maintain a distinct urban edge, while creating a gradual transition between urban uses and open space.

*The city currently has a hard edge along most sides, creating a strong distinction between urban and rural uses. While the urban edge should remain distinct, a gradual transition in densities in some areas would create a more harmonious visual impression of the landscape.*

## POLICIES: URBAN FORM, VIEWS, AND EDGES

### Urban Form and Structure

CD-1 As part of preparation of specific plans, ordinances, capital improvements programs, design of public buildings, and other measures, ensure that the University District and the City Center are developed as citywide destinations and with a pedestrian orientation.

*Because these centers are part of the General Plan Diagram and because detailed implementation in these areas will be facilitated by area and specific plans, more detailed policies in this element are not essential. However, this policy serves to recognize the role of these two centers in the urban structure sought to be created by this General Plan.*

CD-2 Develop linkages between different parts of the city, and foster creation of unique elements that provide identity to the city and the neighborhoods and result in the creation of diverse and distinctive places.

*Many of these elements, such as open spaces and streets, are addressed in other policies in the General Plan. However, some salient features and elements are called out here because they are critical to fostering the desired identity. Key urban form elements are diagrammed in Figure 3.1-2. It is expected that, over time, this list will be embellished.*

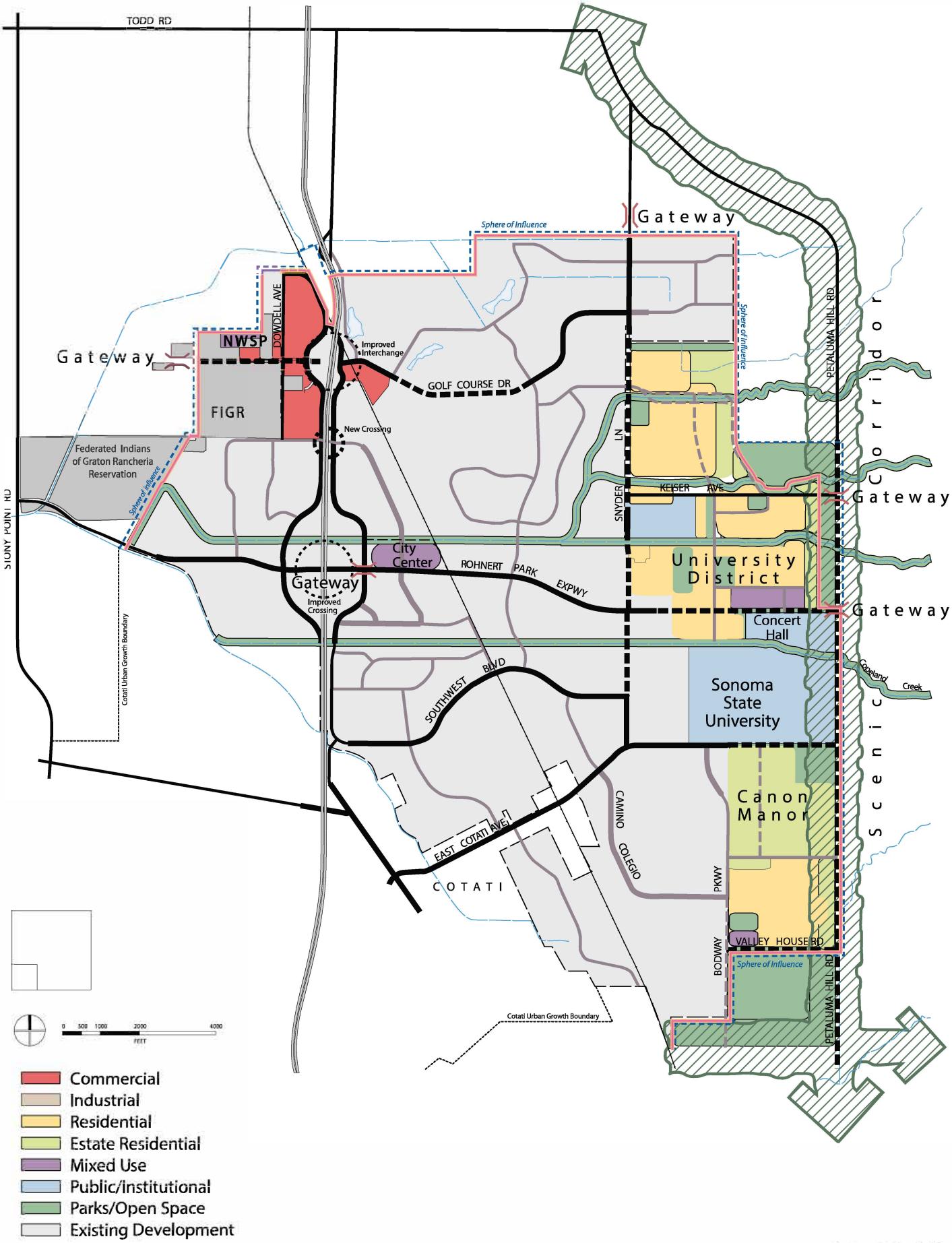
- ***Linear parkway connecting the eastern neighborhoods with the Sonoma State University campus***: The proposed linear parkway begins within the Sonoma State Campus and continues north to Keiser Avenue. This parkway would provide strong north-south connections to a bikeway system that now primarily runs east to west along the existing creeks and channels, and would create a public space within the proposed neighborhoods that would serve as an activity center.
- ***Interconnected network of streets.*** New collector connections are shown on the General Plan Diagram at the northern portion of Snyder Lane, along the extension of Eleanor Avenue, and at the eastern section of Rohnert Park Expressway. Also, a minor collector is suggested to provide a north-south connection through the proposed area along the linear parkway. The objective of these street connections is to provide the necessary connections for automobiles without compromising pedestrian comfort and quality of the neighborhoods. Where appropriate, existing streets should be extended into new developments to provide for a more extended and continuous street system. More information on standards for streets can be found in Chapter 4: Transportation.
- ***Private Plaza:*** A private plaza shall be provided within the proposed University District. This plaza will serve as a focal point for activity for the area.

- ***Extension of Creekside Greenway****:* The existing paths along creeks and channels provide important connections for bicyclists and pedestrians throughout Rohnert Park and also provide areas for recreation. These bikeways should be extended through the newly developed areas to continue to provide the amenity and strong pedestrian connections. The following guidelines should be used in extending the greenways:
  - Frequent entrances should be provided to increase access to bikeways;
  - A buffer should be provided between adjacent service areas and the bikeway;
  - If a wall is created between the bikeway, and adjacent property, it should be appropriate in size and material; and
  - Wherever possible, development should be oriented towards bikeways in order to activate the space.

CD-3 Designate gateway points at major entrances to the city, and prioritize their design and implementation through the City's Capital Improvements Program. Use landscaping, signs, lighting, and other streetscape design techniques along streets to announce the gateway, and establish development regulations to provide visual emphasis to the gateway.

*Potential gateway points include, but are not limited to: Rohnert Park Expressway at Petaluma Hill Road, at Commerce Boulevard, and at Hinebaugh Creek; Snyder Lane on the north side of the "G" section neighborhood; and East Cotati Avenue at Petaluma Hill Road and at the Cotati border.*

*Street trees, welcome signs, decorative lighting, banners, archways and other streetscape design elements can be used for the gateway. In addition, adjacent development should be required to orient building entrances to the gateway and provide pedestrian amenities, such as sidewalks and walkway lighting, while limiting adjacent parking lots.*




Note: Land uses shown are schematic and intended to be consistent with the General Plan Diagram.

Figure 3.1-2
# Urban Form and Structure

**Views**

CD-4 Designate Petaluma Hill Road as a scenic corridor throughout its stretch along Rohnert Park.

CD-5 Ensure that any landscape treatment along Petaluma Hill Road does not obstruct views of the eastern ridgelines from the street.

*Because there are few trees along Petaluma Hill Road north of SSU, the street provides uninterrupted views of the eastern and northern ridgelines. This visual quality of the street should be maintained by discouraging street planting on the eastern edge of the street, except in the general areas of the creeks.*

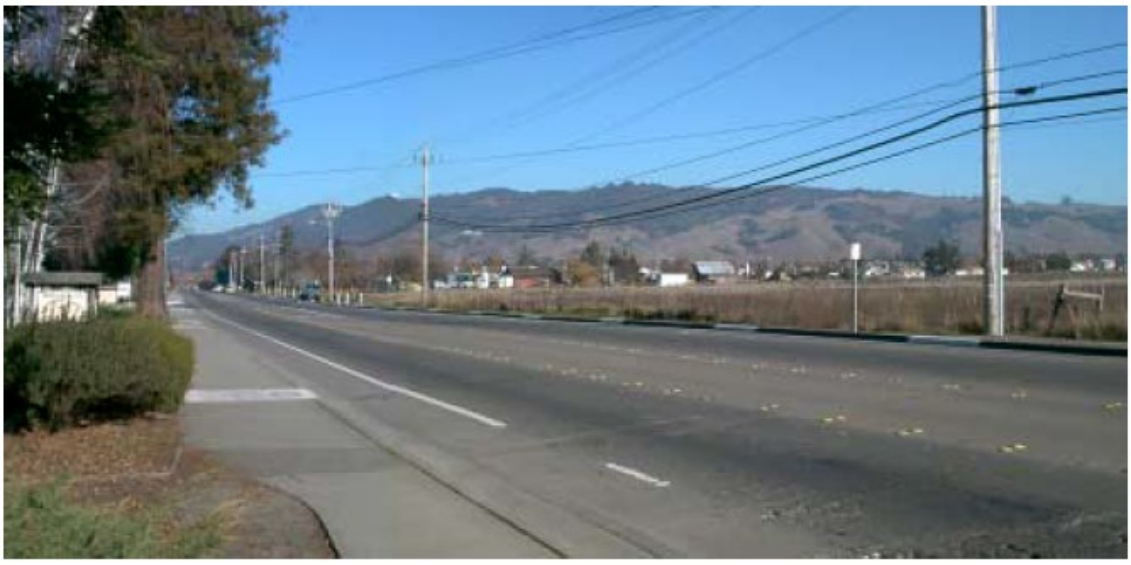
CD-6 As part of any development along Petaluma Hill Road, ensure planting, if any, does not obstruct views of the ridges from the city's eastern neighborhoods. In no case shall trees or shrubs that exceed 25 feet in height upon maturity be used.

*A maximum height of 25 feet will permit views of the ridgelines above 1,000-foot elevation from a horizontal distance of about 1,000 feet from the open space edge. If trees are taller, views of the ridgelines from the eastern neighborhoods will be disrupted. Site specific characteristics may necessitate heights shorter than 25 feet or no planting at all to ensure that views are preserved.*

CD-7 Minimize disruption of existing views by new development.

- Along Snyder Lane:
  - Provide an approximately 32-foot wide linear park/parkway (within the currently acquired right-of-way, which is not needed for street parking; see Chapter 4: Transportation) along the eastern edge of Snyder Lane as a neighborhood amenity and to provide primarily unobstructed views of the ridgeline (see Figure 3.1-4);
  - Set back all development on the eastside at least 20 feet from the edge of the linear parkway (that is, approximately 52 feet from the street curb). Establish upper-story step-back requirements for development adjacent to the parkway as part of the Zoning Ordinance.
- Along the 1999 City limits, in the area between Creekside Middle School and Rancho Cotati Senior High School, set back new structures at least 60 feet away from the edge of existing residential-use parcels immediately adjacent to the west.
- Maintain a 100-foot setback between the "G" section and any new development located south of it.
- Along Petaluma Hill Road, north of Valley House Drive, require any new development on the western side of the street to be set back at least 50 feet from the edge of the street right-of-way.

*Figure 3.1-3 shows an illustrative simulation of new development along Snyder Lane. See policy CD-49, pertaining to setback requirements for the Mixed Use center.*



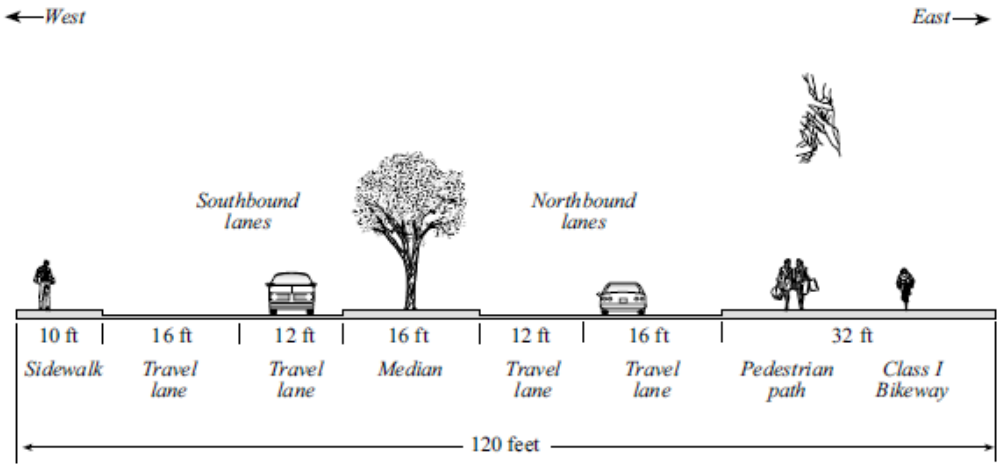


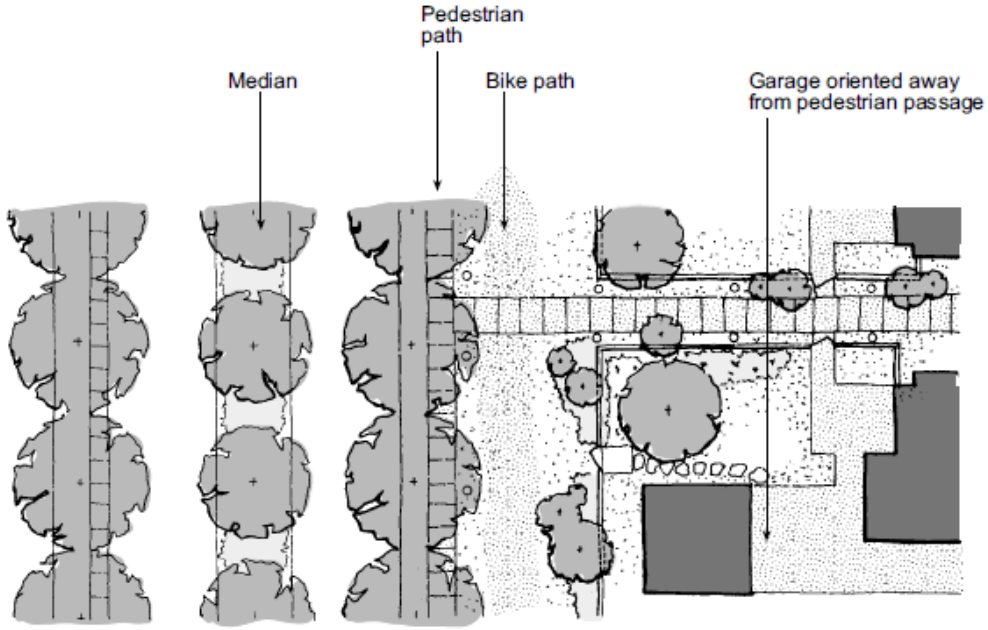
Snyder Lane near Eleanor, looking northeas; illustrative simulation.




*Figure 3.1-3*

Snyder Lane near Eleanor, looking northeast; illustrative simulation.






Snyder Lane at Eleanor, looking north.

*Figure 3.1-4*

## Street Section and Plan at Snyder Lane

CD-8 Maintain streets as "view corridors" by:

- Where appropriate, keeping the northern and eastern terminus "open" by not allowing buildings or tall trees to be placed at street ends; and
- Either leaving the eastern edge of the north-south streets at the city's eastern edge to remain unplanted, or ensuring that tall-branching trees that permit views from vehicles.
- Reinforce the dramatic framed views of the ridgeline along the Rohnert Park Expressway by ensuring that if the road is widened, landscaping reinforces the framing of the view.

## Edges

CD-9 Ensure that development intensities provide adequate transition from urban to open space uses on the city's eastside, as indicated on the General Plan Diagram.

*Because much of the city's western edge will remain unaltered as a result of this General Plan, a similar transition in intensities is not contemplated in the northwest area.*

CD-10 As part of implementing plans and programs, permit clustering of Estate Residential development, with resultant pockets of open space along the city's eastern edge.

*The Zoning Ordinance shall establish a minimum lot size for clustered Estate Residential development.*

CD-11 Require all development along the city's eastern edge to plant trees and other vegetation along the city edge, in order to maintain the open space appearance along Petaluma Hill Road.

*See also Policy CD-5 pertaining to height of vegetation along Petaluma Hill Road.*

CD-12 As part of the Zoning Ordinance, establish setback requirements for development adjacent to open space buffers along city edges.

*This setback should be the final step in the transitioning character between developed and undeveloped land.*

CD-13 Allow only Rural Estate Residential uses or open space and recreation uses along Petaluma Hill Road.

While only these uses are shown on the 2000 General Plan Diagram, the intent of the policy is to ensure that this policy is adhered to in case of any future amendments to the General Plan Diagram.

CD-14 Ensure that design treatment at the edge of urban uses results in "soft" edges by:

- Prohibiting the use of solid walls along these edges (i.e., fences must be visually permeable);

- Using materials and design to promote soft edges (such as use of wooden or other rustic materials for fences, etc.); and
- Encouraging development at the edge of the city to face outwards.

## 3.2 NEIGHBORHOODS AND FOCUS AREAS

While policies related to views and edges have implications that extend beyond individual neighborhoods, this section addresses the design and character at a neighborhood scale. Focused policies for certain areas (including specific plan areas) are also included.

### NEIGHBORHOODS

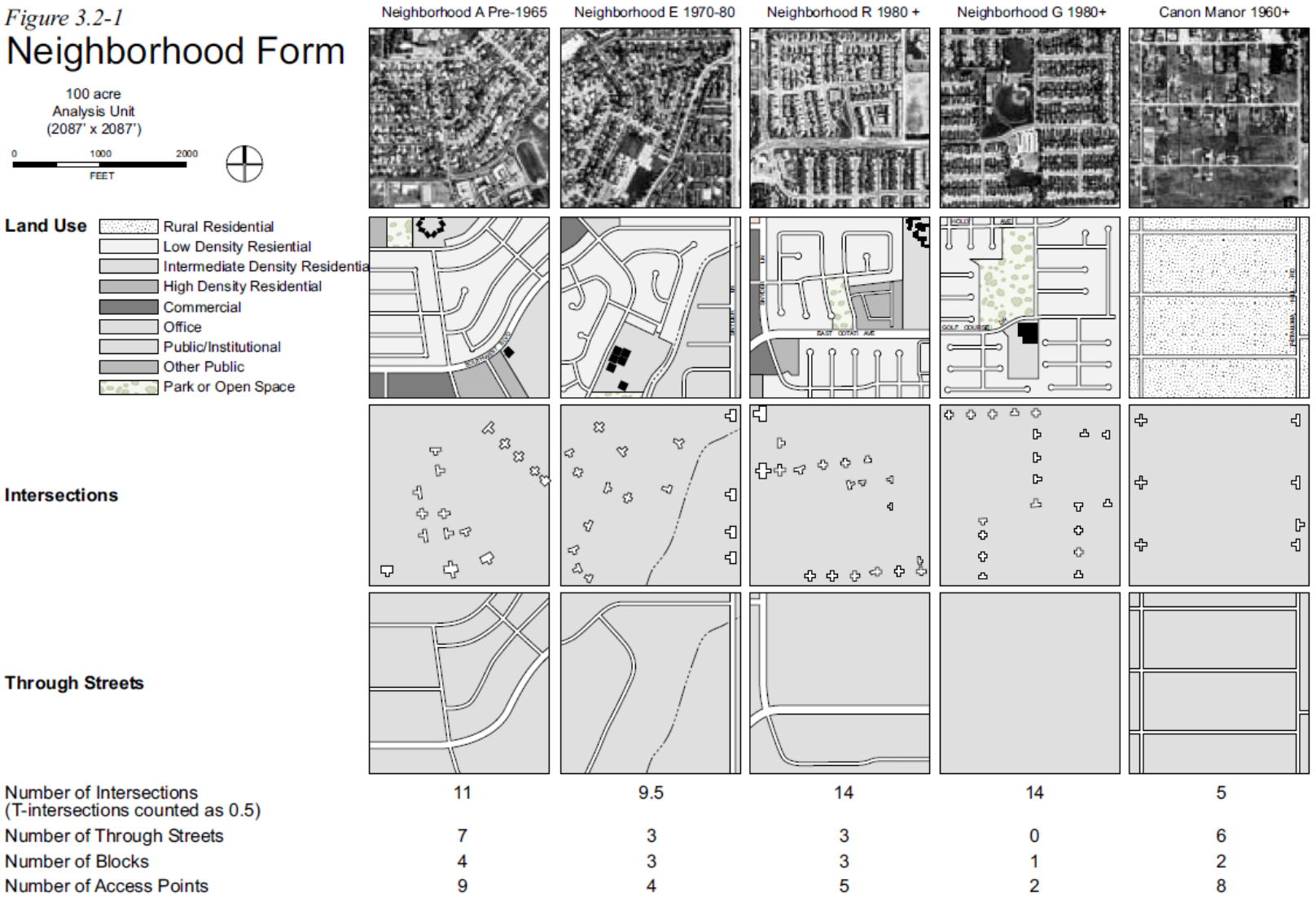
Neighborhoods are Rohnert Park's building blocks. Rohnert Park's neighborhood structure has been, in many cases, characterized by homes clustered around a school and a park. Neighborhood areas are shown in Figure 3.2-1. Key aspects of Rohnert Park's neighborhood structure include:

- *Use Pattern*. While Rohnert Park has a defined neighborhood development pattern, design of neighborhoods to be responsive to the context—such as by creating greenways that traverse neighborhoods, locating parks adjacent to creeks, and locating uses and acitivities in relationship to institutions such as SSU and physical conditions such as urban edges—can help in creating neighborhoods that are responsive to the landscape and lead to greater identity and diversity.
- *Street and Block Patterns.* Neighborhood A, one of the original Rohnert Park neighborhoods, has the greatest number of through streets, blocks, and access points. It is characterized by long internal blocks, connecting local streets, and few cul-de-sacs, complemented by mature trees and landscaped front yards, making it easy and comfortable to bike or walk. Numerous access points provide connections to adjacent areas. In subsequently developed neighborhoods, fewer street connections and intersections, more cul de sacs, and larger blocks make it difficult to reach destinations via walking or biking.
- Canon Manor—a County subdivision originally platted in the 1950s—has rural residential development with rectilinear streets, very large blocks, and large lots, in contrast to Rohnert Park's curvilinear streets and cul-de-sacs.
- SOMO Village – a sustainable community in the southeast area of the City, is subject to "smart growth" development requirements which may differ substantially from the street-and-block pattern of neighborhoods in other areas in the City. SOMO Village is typified by pedestrian- and bicycle-friendly elements, with street widths that may differ from standard City streets. Development is governed by a form-based code which seeks to encourage mixed use development.
- *Streets.* Rohnert Park has a hierarchical system of streets that separates high-speed through traffic (along arterials and collectors) from low-speed local traffic (along local streets). Chapter 4: Transportation provides a detailed description of the city's street pattern and outlines roadway classifications. Safety, convenience, and comfort for pedestrians and bicycles are an important issue for Rohnert Park residents in 1999.
- Streets in Rohnert Park have a distinctive character. Major arterials such as the Rohnert Park Expressway as well as recent residential arterials such as Snyder Lane have a planted median strip and flanking greenways with pedestrian paths and bikeways. Such streets contribute to the city's image as a place where residential neighborhoods are integrated with parks and where

open space surrounds the city. Some streets also have views of the eastern ridgeline. The visual character of new streets is addressed by goals and policies in this section.

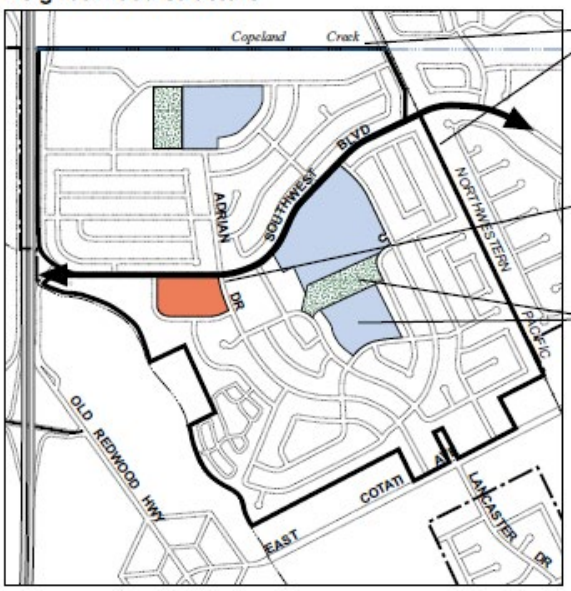
*Figure 3.2-1*

# Neighborhood Form




| | Neighborhood A Pre-1965 | Neighborhood E 1970-80 | Neighborhood R 1980 + | Neighborhood G 1980+ | Canon Manor 1960+ |
|---|---|---|---|---|---|
| Number of Intersections (T-intersections counted as 0.5) | 11 | 9.5 | 14 | 14 | 5 |
| Number of Through Streets | 7 | 3 | 3 | 0 | 6 |
| Number of Blocks | 4 | 3 | 3 | 1 | 2 |
| Number of Access Points | 9 | 4 | 5 | 2 | 8 |

**Neighborhood Structure**




*Creeks, flood channels, arterial roads, and railroad tracks form the edges of neighborhoods*

*Shopping center on arterial street shared by two neighborhoods*

*Parks and schools at the center of the neighborhood*



*Major streets form neighborhood edges. Shopping centers along these streets are shared between two or more neighborhoods.*



*Parks and schools as the focus of neighborhoods.*



*Site for the new City Center north of Rohnert Park Expressway/Commerce Boulevard.*

*Figure 3.2-2*
Neighborhood Structure



*The City's northeastern edge, around the Golis Park neighborhood.*



*The City's eastern edge, looking south along Petaluma Hill Road. Sonoma State University can be seen in the foreground.*



*Aerial view of Rohnert Park Municipal Golf Course, at right, with the Marguerite Hahn Elementary School and residential neighborhoods.*

## FOCUS AREAS

In addition to policies that apply across the city, this section of the General Plan includes policies targeted at design issues specific to certain parts of the city. These are:

- University District;
- City Center;
- Central Rohnert Park
- Northeast Area;
- Northwest Specific Plan Area;
- SOMO Village;
- Stadium Area; and
- Southeast Area.

## GOALS: NEIGHBORHOODS AND FOCUS AREAS

CD-G Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context.

*This General Plan encourages development of neighborhoods to be responsive to their location and context, rather than being based on a uniform design formula.*

CD-H Promote a mix of uses and a variety of housing types and sizes within residential neighborhoods.

*The General Plan Diagram establishes a mix of uses within areas of new development and promotes a mix of housing types by allowing a range of residential densities within the same areas. This goal and the subsequent policies build on the overall direction established in the diagram.*

CD-I Ensure that neighborhood streets provide an attractive physical environment for motorists, pedestrians, and cyclists.

CD-J Maintain the character of existing neighborhoods while undertaking streetscape and signage improvements in selected areas.

CD-K Support improvements to the pedestrian orientation within Central Rohnert Park.

CD-L Create a consistent character and identity for Central Rohnert Park – particularly in area defined as Downtown.

CD-M Ensure the quality of new development within Central Rohnert Park.

## POLICIES: NEIGHBORHOODS AND FOCUS AREAS

### Neighborhood Structure

CD-15 Establish thresholds and procedures for review of design of new neighborhoods.

CD-16 Require neighborhood design—including components such as land use, development intensity, and street layouts—to be responsive to natural and institutional elements, including:

- *Creeks.* Ensure adequate access by locating streets and paths adjacent to creekways, and integrate parks and open space with creekways;
- *Urban edges.* Ensure transition from urban intensities to open space; and
- *Integration with the surroundings.* Promote connections with adjacent neighborhoods by integrating street networks, and responding to existing landscape and visual treatments.

CD-17 Allow townhomes and multifamily dwellings to be integrated with single-family residences.

*These buildings should be in character with the surrounding homes in massing, scale, and orientation. See Figure 3.2-3 for illustrations of housing types.*

CD-18 Prepare a design standards checklist for design reviews.

*This checklist would provide a simple means for evaluating proposals.*

### Street/Building Relationship

CD-19 As part of updating the City's zoning regulations or applicable specific plans, adopt standards to foster pedestrian orientation of new development in Mixed-Use and Neighborhood Commercial areas by:

- Developing a coherent set of standards for buildings, such that building facades and entrances *define* the streetscape and promote street activity;
- Maintaining volumetric building standards that require buildings to be located at the street by *establishing* maximum setback or "build-to lines", with appropriate step-backs for upper stories;
- Ensuring that primary entrances of buildings face the street;
- Requiring that parking is provided in the interior of the block, screened by the building or landscaping;
- Requiring awnings and canopies for pedestrian comfort, where appropriate; and
- Establishing building transparency from sidewalks.

CD-20 Encourage buildings to foster a sense of place by providing transitions between the street and building, front setback variation for residential development, and building articulation and massing, as part of development standards or any design guidelines that may be prepared.

*Elements such as porches, bay windows, and landscaping should be designed to create a transition between public and private spaces. When porches are used, they should be designed as a usable outdoor space.*

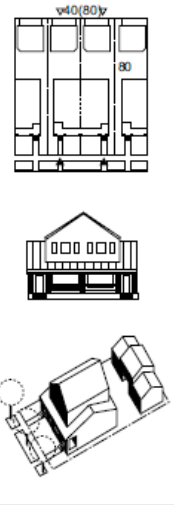
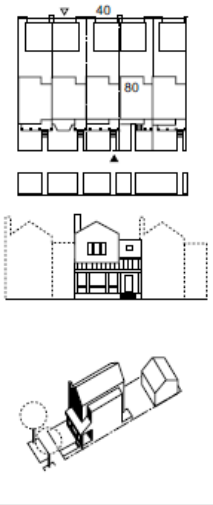
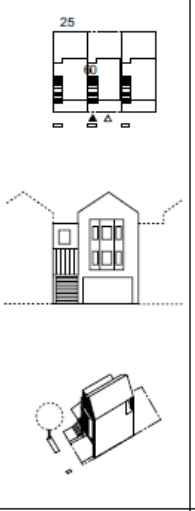
| Housing Type | Estate (front loaded) | Low Density Detached | Low Density (rear loaded) | Semi-Detached (rear loaded) | Townhouse (rear loaded) | Townhouse (front loaded) | Residential Over Parking And Commercial Podium |
|---|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |
| Illustrative Lot Size | 20,000 | 6,000 | 6,000 | 3,200 | 3,200 | 2,000 | - |
| Dwelling Size | 5,260 | 2,800 | 2,800 | 1,400 | 1,400 | 1,200 | 1,200 |
| Number of Floors | 2-2.5 | 1-2 | 1-2 | 2 | 2 | 2.5 | 2-3 over podium |
| Density (units/gross acre) | 2.0 | 6 | 6 | 12 | 12 | 20 | 30 |
| Typical Density Range for Housing Type | 0.5-2.0 | 5-7.5 | 5-7.5 | 12-16 | 12-16 | 15-30 | 20-30 |
| General Plan Land Use Classification | Estate Residential | Low/Medium Density Residential | Low/Medium Density Residential | High Density Residential | High Density Residential | High Density Residential | Mixed Use |

*Figure 3.2-3*

Illustrative Housing Types

CD-21 Minimize the visual dominance of garages by maintaining appropriate development standards in the City's zoning and subdivision regulations and/or design guidelines.

*Potential strategies that can be considered as part of the City's Zoning Ordinance include:*

- Limiting the front width of a house that can be occupied with a garage to be no more that one-half the building width;
- Encouraging location of the garages towards the back of properties;
- Requiring garages to be setback from the front edge of house;
- Use of an additional setback if more than a two-car garage entrance is needed;
- Orienting garage doors 90 degrees from the street;
- Allowing implementation of an alley system in new development, with garages accessed from the rear; and
- Incorporating design elements on the second level above the garages such as bay windows or balconies that break down the scale of the garage.

CD-22 Provide streets at the edges of each phase of development in order to provide flexibility and better continuity for later phases.

CD-23 Establish design guidelines for Estate Residential uses to ensure new buildings are consistent with surrounding areas.

*The City's design guidelines shall establish provisions for Estate Residential to ensure that building mass will be compatible with surrounding transitional land uses to soften City edges and protect viewsheds.*

## Streets and Street Network

CD-24 Ensure that the Subdivision Regulations encourage a fine-grained and integrated pattern of streets that provide continuity between neighborhoods, have a human scale, and enhance the character of neighborhoods and activity centers. Ensure that the Subdivision Regulations:

- Require the *continuity* of major streets between neighborhoods.
- Limit use of cul de sacs to:
  - No more than ten percent of the length of all streets in a subdivision map; and
  - A 150-foot maximum length, to prevent their use as a substitute to through streets.
- Where cul de sacs are used, integrate pedestrian and bicycle connections through the end to the *adjacent* area.
- Promote closer spacing between the intersections of local streets, as defined in Chapter 4: Transportation, *with* a maximum spacing of 1/8th mile (660 feet) that will strengthen pedestrian connections.

*See Figures 3.2-4 and 3.2-5 for illustrative diagrams.*

CD-25 Use traffic calming measures to reduce traffic speeds in residential areas rather than limiting the street connections.

*Connecting streets provide direct linkages between different areas of the city. Traffic calming measures are also discussed in Chapter 4: Transportation.*

CD-26 Design local streets to not only accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to:

- Street tree planting adjacent to curb and between the street and sidewalk to provide a buffer between the *pedestrian* and the automobile, where appropriate;

  *See Figure 3.2-5 for an illustrative diagram.*

- Minimum curb cuts along streets; and
- Sidewalks on both *sides* of streets, where feasible.

CD-27 Allow sound walls only for development along US 101 and the NP Railroad, as shown in Figure 3.2-6.

*A review of the calculated noise levels and traffic counts along Rohnert Park's arterials, coupled with implementation of other tools such as larger setbacks, suggests that sound walls will not be necessary along proposed arterials. Restrictions on use of sound walls will allow neighborhoods to be less inward focused and allow them to be perceived as more open and welcoming to passers by. See Figure 3.2-6.*

CD-28 Ensure that development standards do not result in disincentives for providing closely spaced local streets.

*The City should, during updates to the Zoning Ordinance and the Subdivision Regulations, establish minimum lot sizes that take into consideration local streets every 400-500 feet and still allow maximum densities/intensities for the various land use categories to be attained.*

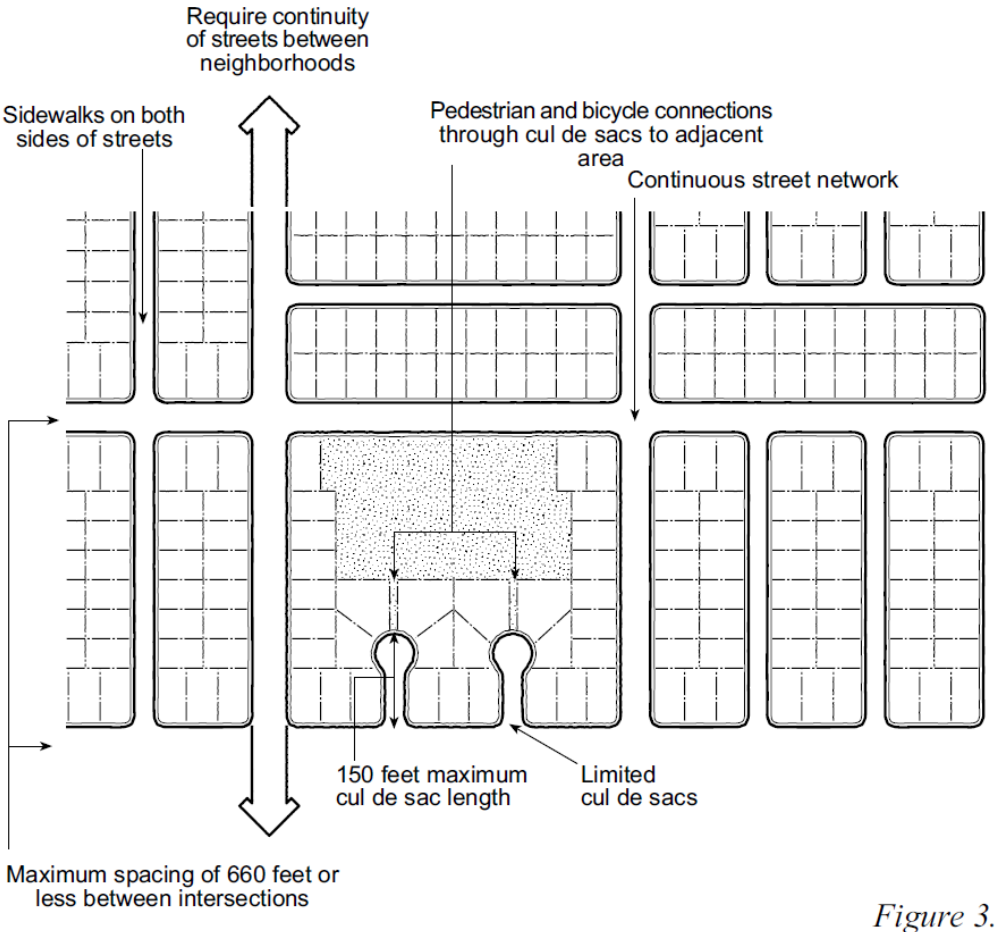
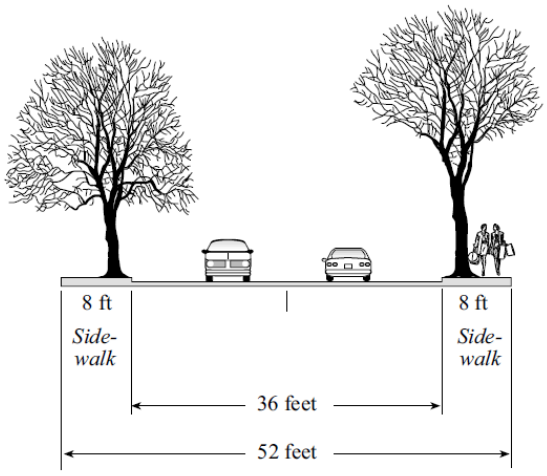


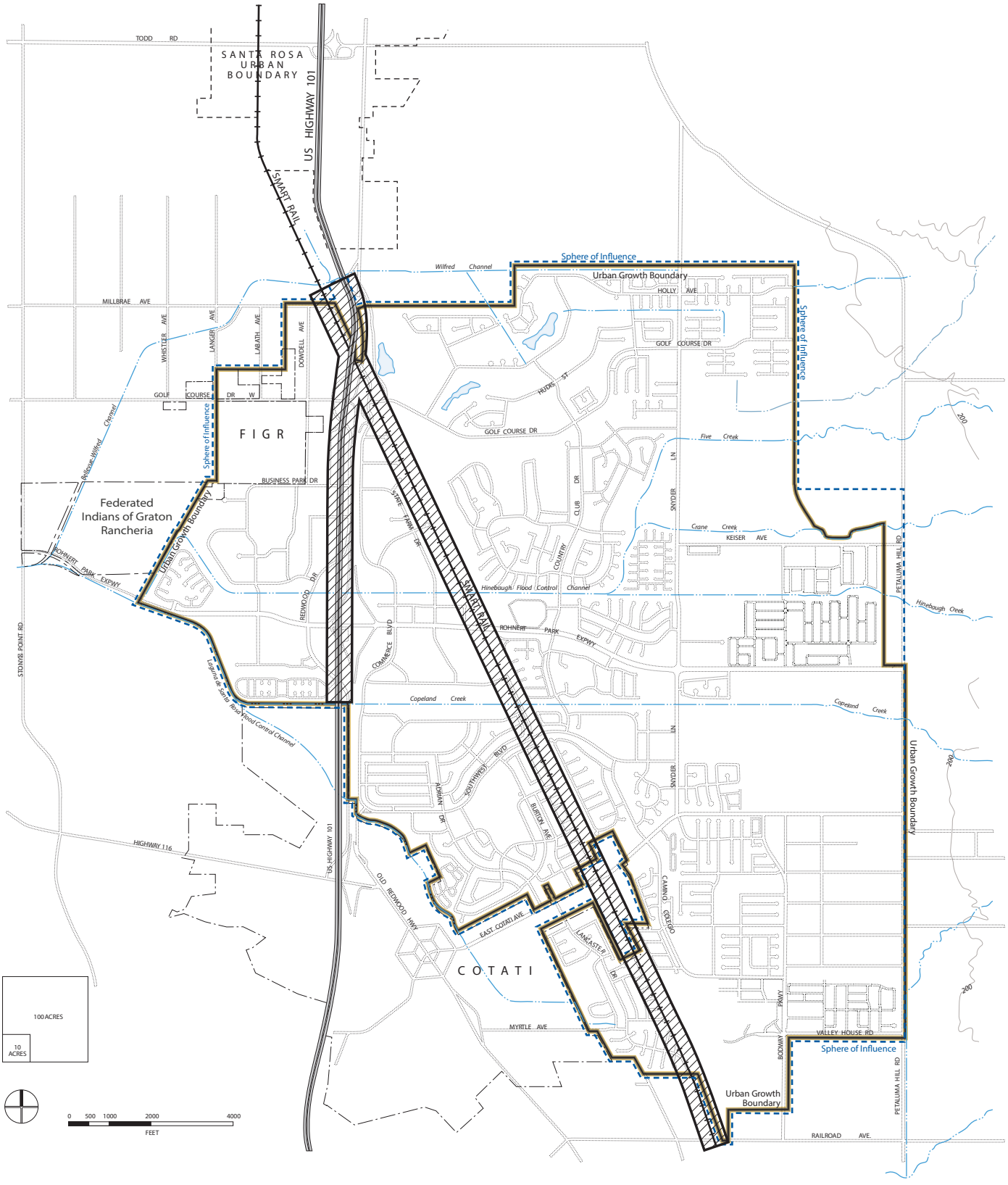

*Figure 3.2-4*




Local Street

*Figure 3.2-5*

Local Neighborhood Street Section




Soundwalls allowed

*Figure 3.2-6*

# Allowable Sound Wall Locations

## Parking

CD-29 To establish flexibility in parking standards, review residential parking requirements in the Zoning Ordinance, and consider implementing the following provisions and exceptions, where appropriate:

- Reduced off-street parking requirements for High Density Residential uses;
- As of 2000, the Zoning Ordinance requires multi-family housing with 10 or more housing units and condominiums, to have two enclosed parking spaces per unit plus one additional uncovered parking space "for each bedroom in excess of three bedrooms per unit."
- Reduced parking requirements for senior housing;
- Reduced off-street parking requirements for residential sites adjacent to the linear park, where on-street parking is more available;
- Reduced parking requirements for development with a mix of uses, to account for differences in peak hour parking demand between the uses.
- As of 2000, the Zoning Ordinance requires sites with more than one use to provide parking that equals the sum of the number of spaces required for each individual use.
- Reduced parking requirements in areas designated as Mixed Use, where mix of uses and compact development favors pedestrian and bicycle access.
- Allowing on-street parking to count toward parking requirements for development in mixed use areas.

CD-30 Encourage development of parking assessment districts for the mixed-use areas. Upon establishment and participation in such a district, do not require parking on individual sites.

*This policy allows flexibility in the arrangement of parking within mixed-use areas. On-street or off-street parking can be located off-site, allowing more compact development.*

## Specific Plan, Planned Development, and City Center Areas

Policies in this section refer to the individual specific plan and planned development areas and to the City Center, as defined in Chapter 2: Land Use and Growth Management.

### *University District Specific Plan Area*

CD-31 Ensure that the University District is developed as an active, mixed-use pedestrian center, integrated and responsive to the design of the University Concert Hall, sensitive to the existing residential developments to the west, and with transitions to open space to the east.

CD-32 Require development of an appropriately scaled private plaza as the focal point of the mixed use portion of the University District. Ensure that the design of the plaza reflects the following considerations:

- Permit maximum accessibility and foster a public orientation;
- Protection and emphasis of primary view corridors to the east and the north;
- Definition of edges by adjacent buildings and proper landscaping;
- Adequate lighting for nighttime use;
- Flexibility of space for various programs such as concerts, flea markets, etc;
- Locating active uses such as restaurants and cafes around the plaza; and
- A location that is accessible for pedestrians from adjacent areas.

  *The location of the plaza is critical for its success. Ideally the plaza would be centrally located, and accessible to a large majority of the mixed-use area within a ¼-mile radius or a five minutes walk. The plaza should also be visible and accessible and accessible from Rohnert Park Expressway, although it need not be located adjacent to it.*

  *Many plazas in the West provide successful examples of such considerations; most are based on precepts of Spanish neighborhood design. The Plaza in Santa Fe, the oldest in the country, is perhaps the most successful example. The plaza in Sonoma is much larger, with wider streets as well.*

CD-33 Ensure that the Circulation Plan for the University District Specific Plan incorporates:

- A modified grid-pattern of pedestrian-scaled interconnected streets, no more than 400 to 500 feet apart in the mixed-use areas;

  *Where this grid pattern intersects with Rohnert Park Expressway and through-automobile traffic may not be feasible, through pedestrian and bikeway connections across the Expressway should still be provided.*

- A maximum block area;

  *A maximum block size would help prevent large blocks that impede circulation within and between neighborhoods. An appropriate maximum block size, to be established as part of the specific plan, would be in the range of 2.5 to 4.0 acres.*

- Street system integrated with existing and proposed accesses to SSU and the Concert Hall;
- Design of street system on the south side of the greenway along Hinebaugh Creek to facilitate connections to the future growth area north of the creek;
- Bikeways, with Class I bikeways along the linear parkway leading to the campus and along Hinebaugh Creek, with connections to the citywide network; and
- Traffic calming measures and unified streetscape; and
- Boulevard-like design for Rohnert Park Expressway between Snyder Lane and Petaluma Hill Road

**Figure 3.2-7 has been eliminated**

**Figure 3.2-8 has been eliminated**

**Figure 3.2-9: Section of Rohnert Park Expressway at SSU has been eliminated.**

CD-34 Ensure that the Specific Plan includes an Open Space Plan that:

- Shows existing vegetation and proposed planting areas (including open space buffer) with types and sizes of plant materials; and
- Shows design of walkways, trails, recreation areas, paved areas, benches, water features, and lighting.

CD-35 Ensure that the Open Space Plan provides for the following parks and open spaces:

- A minimum 17-acre open space buffer from the edge of Petaluma Hill Road to the edge of Estate and Low Density Residential and Mixed Use Center development.

  *Policies in Section 3.1 limit the height of planting material along Petaluma Hill Road to 25 feet in order to preserve views from the interior.*
- A "linear parkway" with trails, bike lanes and roadway travel lanes will link Keiser Avenue and Rohnert Park Expressway, the Twin Creeks Park with the Mixed Use Commercial Center and the Green Music Center. An approximately 7.0 acre community park centrally-located within Vast Oak providing active recreational amenities.
- A passive park protecting an existing oak grove located along Keiser Avenue approximately 7.0 acres.

CD-36 Allow clustering of Estate, Low Density Residential, and Mixed Use Center development on the eastern edge of the Specific Plan area to provide pockets of open space and uninterrupted view corridors from interior areas (within the UGB). Require development to be sensitive to and setback from existing residential development on the westside as clarified in CD-7, above.

*Section 3.1 includes a policy to ensure that the City's Zoning and Subdivision regulations permit clustering for Estate Residential developments.*

CD-37 Ensure that the Specific Plan and/or the City Zoning Ordinance reinforce the area's pedestrian-oriented character. Development standards should include:

- "Build-to" lines;
- Defined active street-edges;
- Required transparency;
- Maximum distance between entrances in the mixed-use areas;
- Allowing use of sidewalks for outdoor seating; and
- Integration of street furniture, signage, and elements such as awnings that increase the pedestrian comfort.

CD-38 The linear parkway shall be designed so that parking is provided on each side of this street. Allow half of this parking located immediately adjacent to the Medium- and High-Density Residential areas to count towards off-street parking for these uses.

*This change in parking regulations would result in increased surveillance and security on the street and the park as well.*

CD-39 Explore the feasibility of use of parking at Sonoma State University's Concert Hall for the University District. Allow suitable reductions in parking requirements for developments in the district if shared parking is available.

*Shared use, if implemented, would not be permitted when concert events are taking place.*

**Figure 3.2-10, Figure 3.2-11 and Figure 3.2-12 have been eliminated per City Council Resolution No. 2006-142.**

### *City Center*

CD-40 Use an adopted City Center Concept Plan (Policy LU-30) as the basis for the development character of the area.

*The City Center Concept Plan, in draft stages as of early 2000, envisions the center as "an attractive, family-friendly district, serving as the central community-gathering place, a focal point for cultural, recreational, business, and civic functions." The City Center should be a "pedestrian-oriented environment with City Hall Drive serving as the City's 'main street'".*

### *Northeast Specific Plan Area*

*Figure 3.2-13 shows an illustrative simulation of development along Valley House Drive.*

CD-41 Provide a minimum of one local north-south through street, extending from Eleanor Avenue to Keiser Avenue, within the area between Snyder Lane and the collector leading to the University District linear park.

CD-42 Provide an 8-acre park to serve as a neighborhood focal point.

*This park should be directly adjacent to either Snyder Lane or the Five Creek greenway and should be directly accessible by bicycle and pedestrian paths to the greenway.*

CD-43 Locate the proposed High Density Residential uses adjacent to open space (the Five Creek Greenway or 8-acre park) and along the proposed north-south arterial and collector streets to increase accessibility.

### *Northwest Specific Plan Area*

CD-44 Use design review to ensure the compatibility of uses in areas where residential and commercial areas are adjacent.

CD-45 Foster strong design character for Golf Course Drive West through uniform streetscape and signage, and by requiring some parts of all development, including commercial, to be built to the edge of the properties along the street to provide street definition.

CD-46 Provide a park in the North District to serve the adjacent residential uses.

CD-47 Ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and the north and beyond.

CD-48 Ensure that a majority of internal parking is located away from Golf Course Drive West or is screened.

### *SOMO Village Planned Development Area*

CD-48A Ensure that SOMO Village is developed as a sustainable community typified by pedestrian- and bicycle-friendly elements, compact village-style blocks, and integration of residential, commercial, and industrial uses.

CD-48B Ensure that all development and land use conforms with the SOMO Village Zoning Code.

CD-48C Ensure that development includes features which advance energy conservation, environmental protection, and sustainability, including:

- Minimizing demolition of existing structures and encouraging adaptive reuse of buildings.
- Providing ample pedestrian and bicycle paths throughout SOMO Village, and provide appropriate connection points to surrounding areas to integrate pedestrian and bicycle access to adjacent portions of the City.
- Use of low-water plumbing fixtures and water conservation techniques in building design and construction.
- Use of solar, wind, and other alternative energy forms.

CD-48D Require parks, open spaces, and recreational facilities to be distributed throughout the area in a manner that encourages easy and frequent access by residents, employees, and others within SOMO Village.

CD-48E Require design of streets, infrastructure, buildings, and other public and private features to be consistent and complimentary, so as to create a uniform character for all development within SOMO Village.

### *Stadium Lands Planned Development Area*

CD-49A Require building materials, colors, linkage to sidewalks, parking placement, landscape design, and plant materials to complement existing and proposed uses.

CS-49B Integrate proper site design and/or noise attenuating devices to reduce the indoor and outdoor noise levels for sensitive receptors.

CD-49C Require that all streets within the PDA include sidewalks on both sides, and that sidewalks and paths shall connect all activity areas.

CD-49D Bike racks shall be provided at all retail use locations and within residential areas.

CD-49E Ensure that all development and land use conforms to the Stadium Area Zoning Code

### *Southeast Specific Plan Area*

CD-50 Locate the proposed Mixed Use Commercial area along Bodway Parkway to increase accessibility. Require buildings to front on Bodway with parking located behind buildings.

CD-51 Provide Medium Density Residential uses adjacent to mixed-use/commercial areas. Require the commercial center to provide landscaping to screen parking and provide a buffer between the residential and commercial uses.

CD-52 Ensure that the proposed neighborhood park is located adjacent to the Medium Density Residential area.

CD-53 Allow only Estate Residential uses along Petaluma Hill Road in order to provide transition between developed and undeveloped areas.

*While this is the only use along Petaluma Hill Road shown on the General Plan Diagram, the intent is to ensure that this policy is maintained if the General Plan Diagram were to be amended in the future.*

### Existing Neighborhoods

CD-54 Ensure that new development in existing neighborhoods is respectful of the character of existing uses and causes minimal design intrusion.

*The General Plan does not seek to alter the character of existing neighborhoods, which have played and will continue to play an important role in the future success of Rohnert Park as a community.*

CD-55 In cooperation with merchants, undertake a streetscape program for Commerce Boulevard that provides high branching trees that permit the stores to be seen but provide a canopy to the street. Provide shrubs to screen parking from the streets.

CD-56 Establish a zero foot building setback that allows buildings to be located at the back of the sidewalk for commercial areas in the Downtown District Amenity Zone, as indicated in Figure 3.2-15.

CD-57 Support public realm enhancements that improve bike and pedestrian connectivity, comfort, and access from neighborhoods and destinations in Central Rohnert Park to the SMART rail station.

CD-58 Encourage new development to provide public plazas, gathering places, and pedestrian amenities that contribute to the character of the street and public realm.

CD-59 Focus public and private investments inside the Downtown District Amenity Zone to create an urban downtown streetscape and facilitate pedestrian and bicycle crossings of Rohnert Park Expressway (RPX) and State Farm Drive.

CD-60 Develop a streetscape palette that accents the identity for downtown and each of the subareas and enhances the character and role of the street.

CD-61 Promote sustainable development practices that result in more energy- and water efficient development, responsive to the mild climate conditions in the Sonoma Valley.

CD-62 Allow diverse building types and styles that are compatible and consistent with the character of development in Sonoma County.

CD-63 Use high quality landscaping and building materials at the SMART station.

CD-64 Support high quality architecture, streetscape, and landscape design features in the Downtown District Amenity Zone.




*Figure 3.2-13*

**Southeast Specific Plan Area Illustrative Diagram**

**Figure 3.2-14: Illustrative Plan SOMO Village**



**Figure 3.2-15: Central Rohnert Park Plan Concept and Downtown District Amenity Zone**

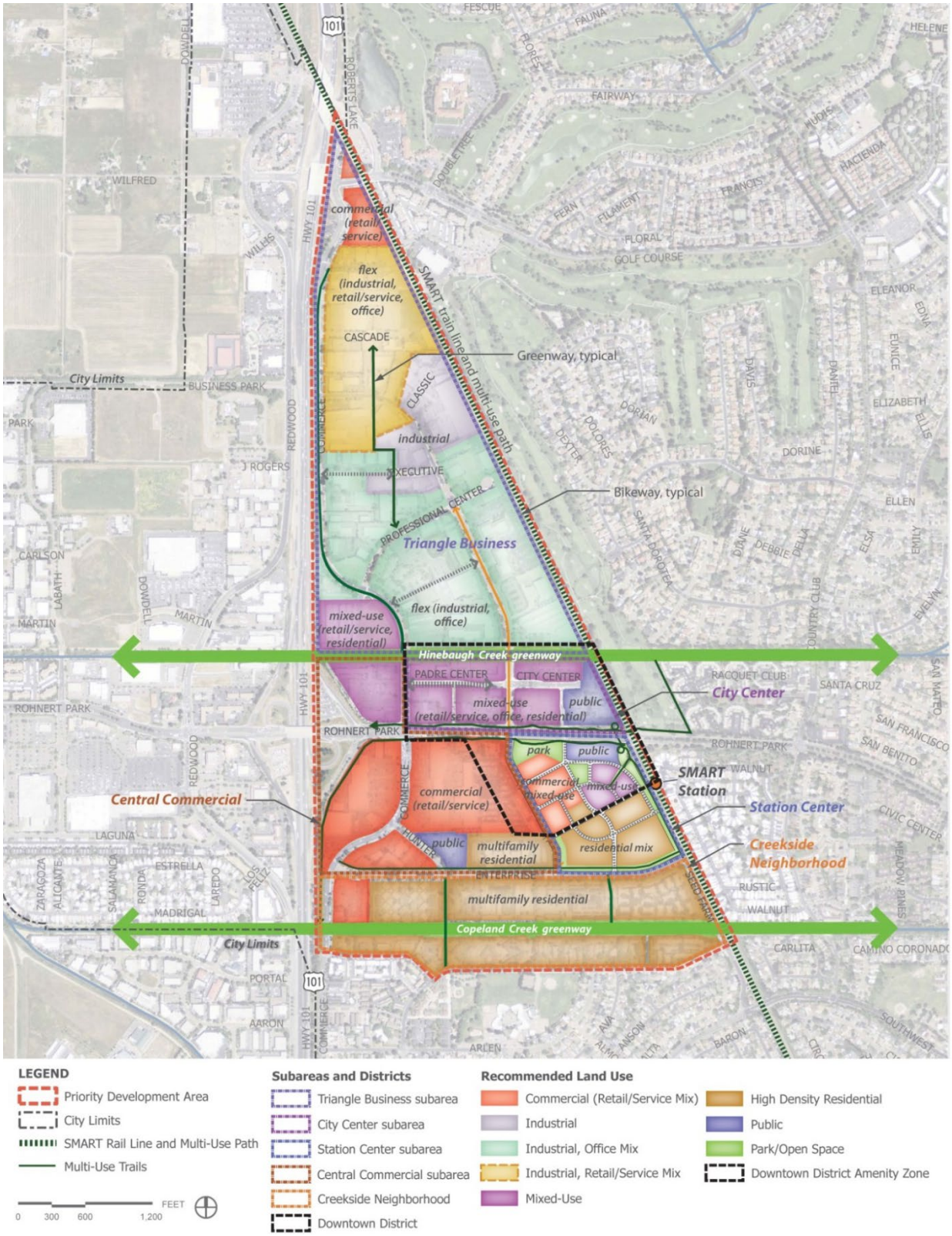
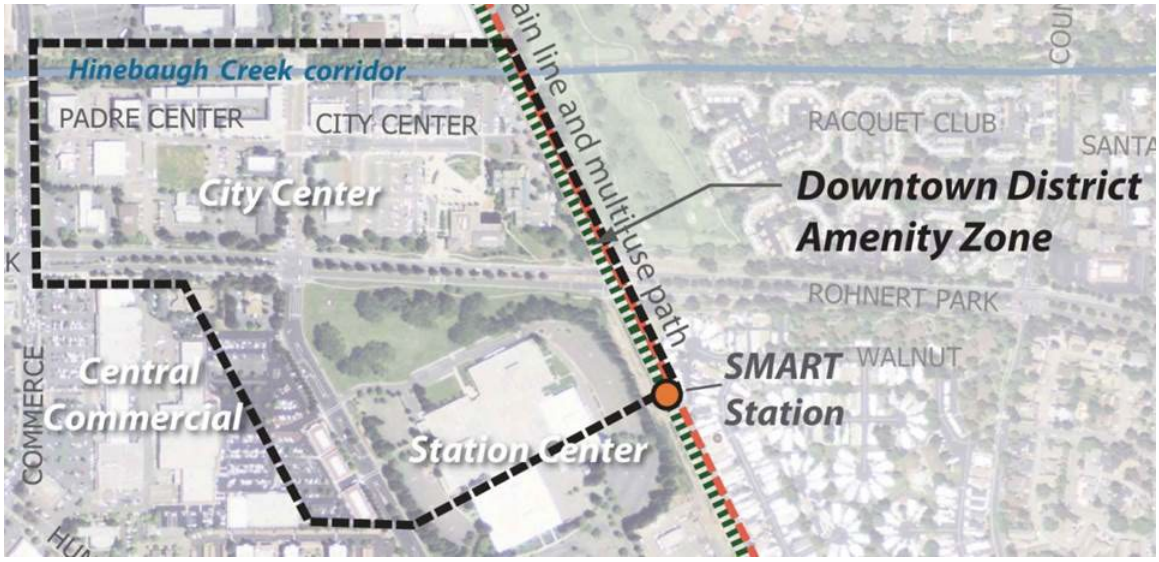


**Figure 3.2-16: Downtown District Amenity Zone**



## 3.3 COMMERCIAL CENTERS

As of 1999, essentially two types of commercial centers exist in Rohnert Park:

- *Neighborhood Commercial*, located adjacent to neighborhoods, providing convenient shopping for nearby the residents. Neighborhood commercial centers are primarily oriented toward the automobile, but include amenities like large sidewalks and landscaped buffers that are pedestrian-friendly. The largest of these, at Rohnert Park Expressway/Commerce Boulevard, includes more than half the land devoted to neighborhood commercial facilities in the city.
- *Regional Commercial*, located primarily along US 101, serving a regional clientele, in addition to Rohnert Park residents. Large, big-box retail stores (such as Home Depot and Wal-Mart) along Redwood Drive are oriented to their parking lots and the visibility that US 101 provides. Large blocks, minimal access points, and lack of shade trees discourage walking and bicycling.

While much new future commercial development is contemplated as being part of mixed-use centers (policies for which are included in the preceding section), single-use commercial development may occur in several areas.

### GOALS: COMMERCIAL CENTERS

CD-N Provide safe, convenient, and comfortable pedestrian connections within commercial centers and between commercial centers and adjacent sites and residential neighborhoods.

CD-O Ensure that the location of buildings and the orientation of entrances within commercial centers allow for easy pedestrian access.

### POLICIES: COMMERCIAL CENTERS

Figure 3.3-1 illustrates the potential visual appearance of commercial centers developed according to the policies in this section.

CD-56 Require all development within commercial districts to provide pedestrian amenities, including:

- Pedestrian walkways through parking lots to connect buildings on opposite sides of parking areas;
- Sidewalks wide enough to accommodate pedestrian use;
- Sidewalk intersection bulbs, to reduce the walking distance across streets;
- Pedestrian lighting, benches, street trees, and other sidewalk amenities; and
- Landscaping that complements pedestrian circulation and eliminates barriers to pedestrian access.

*Commercial development should be designed to accommodate both the pedestrian and the automobile. Neighborhood commercial centers, in particular, should provide strong pedestrian and bicycle connections to adjacent neighborhoods. Regional commercial centers are primarily accessed by car, but pedestrian amenities on-site (adequate sidewalk widths, pedestrian lighting, landscaping that complements pedestrian activity and removes barriers to walking, etc.) can help improve pedestrian safety and circulation and facilitate walking to and from adjacent sites.*

*See also Chapter 4: Transportation, which requires pedestrian amenities to be provided within 600 feet of Mixed-use, High Density Residential, schools, parks, and recreational uses.*

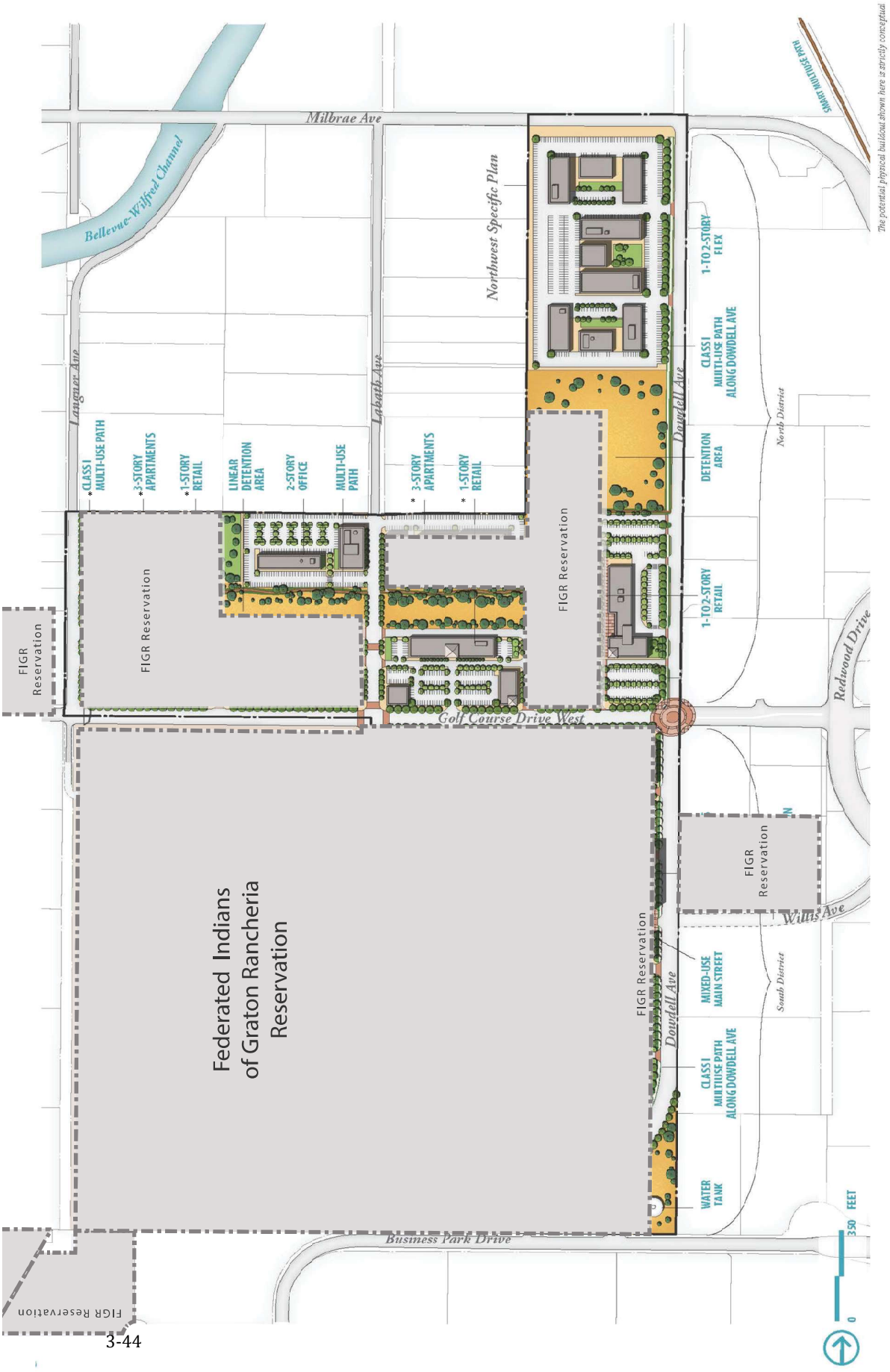
CD-57 As part of the Zoning Ordinance, maintain development standards for all development within commercial districts that include, but are not limited to:

- Maximum setbacks from the front lot-line;
- Maximum length of the front lot line that can be used as the edge of a parking lot;
- Landscaping requirements;
- Design standards for parking lots, including landscaping and buffering;
- Required orientation of main entrances to the street;
- Building transparency and pedestrian comfort;
- Signage requirements; and
- Height, overall size, materials, lighting, and location.

**DOWNTOWN DISTRICT**

In 2016, in order to facilitate the development of downtown, a Downtown District Amenity Zone (DDAZ) was established by the Central Rohnert Park, Priority Development Area Plan. The DDAZ is intended to focus investment in the downtown area and to facilitate and create a compact, walkable, commercial district that is unique to Rohnert Park. The intent is to establish an urban streetscape environment supporting creation of a walkable dining, entertainment, retail, and civic district, within an urban atmosphere that is uniquely defined for the city. Figure 3.2-16 illustrates the DDAZ boundaries.

**Figure 3.3-1:Northwest Specific Plan Area Illustrative Diagram**



## 3.4 PUBLIC ART

As in the past, the City should continue efforts to promote arts and culture, including in cooperation with Sonoma State University, and as part of development and redevelopment.

### GOALS: PUBLIC ART

CD-P Promote art and culture in Rohnert Park

### POLICIES: PUBLIC ART

CD-58 Encourage the integration of art and cultural components in public places and facilities.

CD-59 Include art and cultural components in areas of new development and redevelopment.

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# 4 Transportation

The Transportation Element includes policies, programs, and standards that are intended to:

- Maintain mobility and reduce traffic in congested locations;
- Improve connections between different parts of the city;
- Further an integrated multi-modal transportation system that encourages transit use, walking, and biking; and
- Provide incentives for travel demand reduction.

The Transportation Element identifies future circulation needs for a long-range planning horizon, based on General Plan buildout (see Chapter 2: Land Use and Growth Management). As part of the City's Capital Improvement Program (CIP), the identified improvements will be studied in greater detail, and funding and implementation sources will be determined.

This element addresses issues from a citywide to neighborhood and block-level scales, as well as other issues that are countywide or regional in scope. Coordination with other jurisdictions will be necessary for improvements to US 101 and other roads outside the City's jurisdiction. Transit service improvements will require coordination with transit operators.

Transportation and land use are closely connected. Development imposes new demands on the transportation system, and the transportation system shapes the character and intensity of development over many years. Policies related to the physical framework for development that the circulation system is designed to serve are included in Chapter 2: Land Use and Growth Management and Chapter 3: Community Design. Provisions in Chapters 2, 3, and 4 are intended to be complementary, so that land use and transportation are coordinated.

## 4.1 STREET SYSTEM

Rohnert Park's street network—including existing (1999) streets, roadway improvements, and new streets—is shown on Figure 4.1-1. US 101 bisects the city and serves as the main connection to cities to the north and south. Petaluma Hill Road and Stony Point Road are partially used as bypass routes for trips between Santa Rosa and Petaluma. State Route (SR) 116 connects Rohnert Park with Sebastopol and the Russian River area to the west, with Petaluma to the south, and the Valley of the Moon wine country to the east.

Rohnert Park has a hierarchical street system of city streets—characteristic of post-war suburban development—that separates fast-moving through-traffic from slow-moving local traffic. Arterial and collector streets provide circulation between and through neighborhoods, activity centers, and highways and other regional routes, and are characterized by higher traffic volumes and speeds and fewer curb cuts. In contrast, local streets have lower traffic volumes and speeds and provide curb cuts for most adjacent sites.

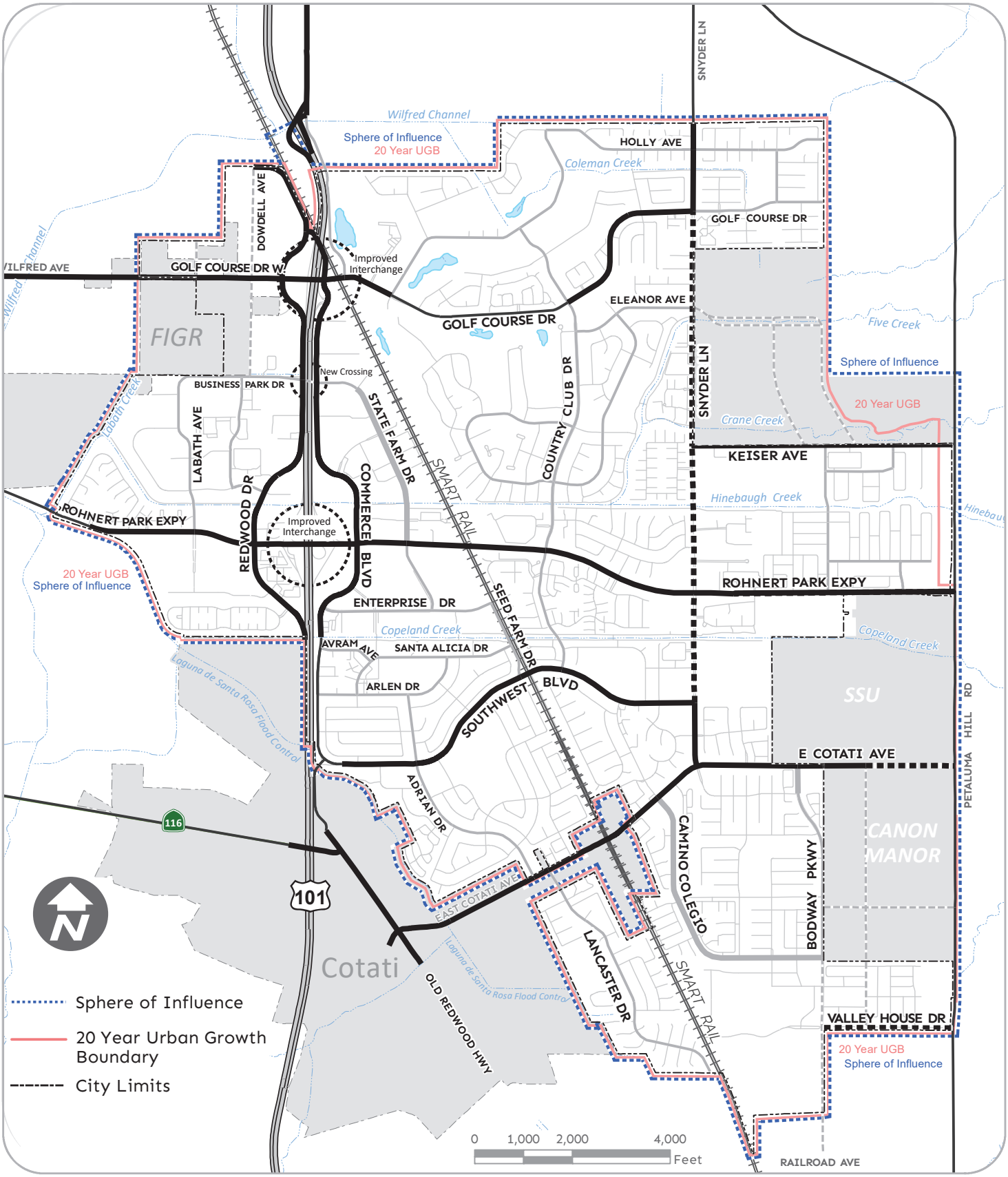
### TRAFFIC FLOW STANDARDS

### Levels of Service

The most widely used standard for evaluating traffic flow is called level of service (LOS), which is a grade level assigned to volume-capacity ratios. As shown in Table 4.1-1, LOS describes the quality of flow, ranging from free flow (LOS A) to extreme congestion associated with over-capacity conditions (LOS F). Signalized intersection LOS definitions are included in Table 4.1-2.

**Table 4.1-1a:**
**Traffic Level of Service (LOS) Definitions**

| *LOS* | *Traffic Flow Conditions* | *Max Volume-Capacity Ratio* |
|---|---|---|
| A | ***Free flow.*** No traffic-related restrictions on vehicle maneuverability or speed. Speed is determined by drivers' desires, speed limits, and physical roadway conditions. | 0.6 |
| B | ***Stable flow***. Operating speeds start to be restricted; little or no restrictions on maneuverability from other vehicles. Slight delays. | 0.7 |
| C | ***Stable flow***. Speeds and maneuverability more closely restricted. Occasional backups behind left-turning vehicles at intersections. Acceptable delays. | 0.8 |
| D | ***Approaching unstable flow***. Queues develop. Temporary restrictions on speed may cause extensive delays. Little freedom to maneuver. Comfort and convenience low. Delays at intersections may exceed one or more signal changes. | 0.9 |
| E | ***Unstable flow***. Stoppages of momentary duration. Low operating speeds. Maneuverability severely limited. Intolerable delays. | 1.0 |
| F | ***Forced flow***. Gridlock conditions. Stoppages for long periods. Low operating speeds. Delays at intersections average 60 seconds or more. | >1.0 |




## Existing/Proposed

- Major Arterial (4-6 lanes)
- Minor Arterial (2 lanes)
- Major Collector (4 lanes)
- Minor Collector (2 lanes)

*Figure 4.1-1*

# Master Street Plan



Date: 8/13/2024

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**Table 4.1-1b:**
**Signalized Intersection LOS Definitions**

| *LOS* | *Intersection Conditions* | *Delay (Seconds per Vehicle)* |
|---|---|---|
| A | Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths contribute to low delay. | 5.0 |
| B | Good progression and/or short cycle lengths. More vehicles stop causing higher levels of average delay. | 5.1 to 15.0 |
| C | Fair progression and/or longer cycle lengths. Individual cycle failures, resulting in drivers having to wait through more than one red signal indication, begin to appear. The number of vehicles stopping is significant, although many still pass through the intersection without stopping. | 15.1 to 25.0 |
| D | The influence of congestion becomes more noticeable. Unfavorable progression, long cycle lengths, or high volumes. Many vehicles stop, the proportion of vehicles not stopping declines. Individual cycle failures noticeable. | 25.1 to 40.0 |
| E | The limit of acceptable delay. Poor progression, long cycle lengths, and high volumes. Individual cycle failures are frequent. | 40.1 to 60.0 |
| F | Unacceptable to most drivers. Oversaturation, arrival flow rates exceed the capacity of the intersection. Many individual cycle failures. Poor progression and long cycle lengths. | 60.0+ |

### Other Standards

Other standards, aside from LOS, can be used to evaluate and monitor traffic conditions. For example, vehicle miles traveled (VMT) and vehicle hours traveled (VHT) are measurements that are used to understand overall traffic conditions and delays experienced by commuters. Standards based on such measurements can ensure that traffic flow is evaluated and monitored in a comprehensive manner, not just on a segment-by-segment basis.

## TRAFFIC CONDITIONS

### 1999 Operations

As of 1999, traffic in Rohnert Park flows relatively smoothly along most street segments. Although traffic has increased over the course of the City's 43-year history, in conjunction with new development, most streets in Rohnert Park were designed with excess capacity and have been able to absorb the traffic increases. The fact that most streets have low traffic levels suggest that the roadway system can accommodate additional traffic volumes without significant increases in delay in most places.

However, in 1999, several arterial streets experienced congestion during peak hours, and some intersections also experienced congested conditions and delay. The principal congestion locations within the city include:

- US 101 interchange at the Rohnert Park Expressway;
- Rohnert Park Expressway-Commerce Boulevard intersection;
- US 101 interchange at Wilfred Avenue;
- Commerce Boulevard, between Golf Course Drive and Redwood Drive; and
- Snyder Lane, between Southwest Boulevard and Keiser Road.

Congestion is also an issue on regional routes in the Rohnert Park Planning Area. US 101 has become increasingly congested throughout the 1990s, as a result of countywide population and employment growth. The Rohnert Park segment of US 101 currently operates at LOS E during the peak hours. Petaluma Hill Road also experiences heavy traffic, because it serves as a bypass for US 101 and provides access to Sonoma State University (SSU). The segments of Petaluma Hill Road adjacent to Rohnert Park generally operate at LOS D or worse.

Traffic signals have been installed at intersections with high traffic volumes or accident rates, or have special traffic control needs. In 1997, traffic light synchronization was installed on Commerce Boulevard between the Expressway and Enterprise Drive and on the Expressway between Commerce Boulevard and Snyder Lane, but was disconnected due to programming and coordination problems. As of 1999, the City has allocated funds to replace the controllers with up-to-date units.

### Projected Traffic Flow

With all the improvements listed in Table 4.1-4, many city streets would have relatively little traffic congestion (LOS A, B, C) during the PM peak commute hour under full buildout of the General Plan, as shown in Figure 4.1-2. The following roadway segments would experience congested conditions and exceed the maximum acceptable level of service during the PM peak hour:

- Commerce Boulevard
    - northbound, between State Farm Drive and US 101 interchange (LOS F)
    - southbound, between State Farm Drive and US 101 interchange (LOS D)
    - southbound, between Enterprise Drive and Old Redwood Highway (LOS D)
- Seed Farm Drive
    - southbound, between State Farm Drive and Southwest Boulevard (LOS E)
- Petaluma Hill Road
    - northbound, between Valley House Drive and East Railroad Avenue (LOS D)
    - southbound, between Valley House Drive and East Railroad Avenue (LOS F)
    - northbound, northwest of Snyder Lane (LOS E)

  - southbound, northwest of Snyder Lane (LOS F)
- Stony Point Road
  - northbound, north of Millbrae Avenue (LOS F)
- Millbrae Avenue
  - westbound, east of Stony Point Road (LOS F)
- Wilfred Avenue
  - eastbound, east of Stony Point Road (LOS E)
  - westbound, east of Stony Point Road (LOS F)

The traffic model used to identify these congested spots takes into account planned expansion of SSU to 10,000 FTE students. In addition to these traffic congestion spots during the PM peak commute hour, other school drop-off and pick-up locations will continue to experience congestion under General Plan buildout at the beginning and end of the school day. The SSU Concert Hall facility (in planning as of 1999) would be expected to generate traffic during special events. Most events would be expected to start and finish in the evenings, after the PM peak commute hour.

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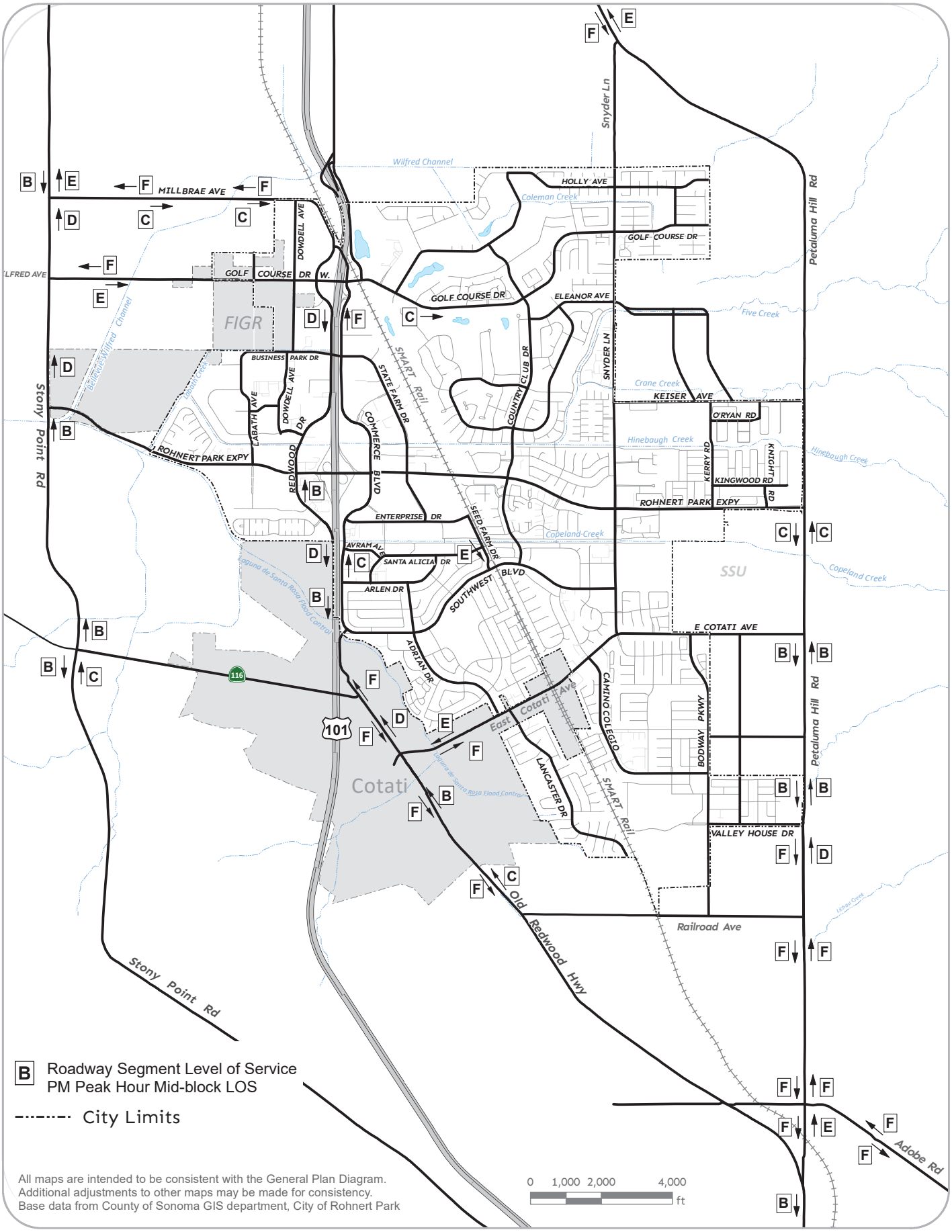



*Figure 4.1-2*

# *Traffic Levels of Service Under General Plan Buildout*

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## REGIONAL ROADWAYS

Plans and programs are in place for several regional roadways in the Rohnert Park Planning Area:

### US 101

In 1999, funds were allocated under the Metropolitan Transportation Commissions (MTC) funding-constrained Transportation Improvement Program (TIP) for additional improvements to the Rohnert Park Expressway interchange. Widening of the overpass was complete as of 1999, and an eastbound to northbound loop onramp is planned. (The Rohnert Park Expressway interchange improvements are being funded with local funds.) In 1996, the widening between the freeway and Redwood Drive was completed, and in 1999 the widening of the overcrossing structure was completed. The balance of the widening to Commerce Boulevard and construction of the northbound loop on-ramp is scheduled for completion in 2000. A second loop onramp for southbound traffic and a second Park 'n Ride lot are scheduled for construction in 2002, pending final funding availability. Also, construction of high-occupancy vehicle (HOV) lanes along the US 101 freeway from Wilfred Avenue in Rohnert Park north to Steele Lane in Santa Rosa is funded and scheduled to begin construction in winter 2000.

### County-Monitored Transportation Network

The 1991 Congestion Management Plan (CMP) established the Monitored Transportation Network. The CMP requires that all roadway segments in the network meet specific LOS requirements, and improvements are planned accordingly, on an on-going basis. In the Rohnert Park Planning Area, segments that are part of the network (as listed in Appendix B of the 1993 CMP) include:

- US 101;
- Rohnert Park Expressway, from Redwood Drive to the eastern Rohnert Park City limits. (The segment from Redwood Drive to State Farm Drive is grandfathered at LOS F); and
- SR 116.

### Petaluma Hill Road

Traffic congestion presently exists in Penngrove at the Petaluma Hill Road and Old Adobe Road intersection during commute times. Implementation of this General Plan will result in additional traffic in this area. As of 2000, planned County improvements along Petaluma Hill Road include signalization improvements at the Roberts Road intersection and a new left-turn pocket at the Keiser Avenue intersection. Long-term solutions to traffic congestion on Petaluma Hill Road require a cooperative, regional approach by Sonoma County, the Penngrove community, Sonoma State University, and the cities of Cotati, Petaluma, Santa Rosa, and Rohnert Park. The City of Rohnert Park commits to being a responsible participant in formulating measures to minimize traffic congestion on Petaluma Hill Road.

The City has been working with the County and other interested parties to identify potential improvements that will mitigate regional impacts to the extent feasible. It is anticipated that the process of studying and approving the selected improvements will take several years to complete.

Therefore, specific improvements to existing and future traffic congestion on Petaluma Hill Road have not been identified at this time, but a process to address the issues has been established. Policies are included in this General Plan to establish Rohnert Park's commitment to contribute financially to the selected improvements.

### City of Cotati Roadways

Because of the location of the City of Cotati between Rohnert Park and U.S. 101, a portion of Rohnert Park traffic passes through Cotati to reach the U.S. 101 corridor. Implementation of this General Plan may generate additional vehicle trips on City of Cotati roadways, particularly East Cotati Avenue. Long-term solutions to traffic congestion on East Cotati Avenue require a cooperative agency approach. Policies in this General Plan commit the City of Rohnert Park to being a responsible participant in developing measures to minimize the City's traffic effects on East Cotati Avenue.

## GOALS: STREET SYSTEM

TR-A Promote safe and efficient vehicular circulation throughout Rohnert Park.

TR-B Maintain high levels of mobility along all major street segments and at major intersections.

TR-C Build new roads and improve existing roadways, where necessary, in conjunction with new development.

TR-D Improve vehicular connections across US 101, to better link the western and eastern parts of the city.

TR-E Discourage high-speed traffic and trucks from using local streets.

TR-F Encourage alternative modes of travel—including transit, bicycles, and walking—by coordinating land use planning and development with transportation and by promoting compact, mixed-use development in targeted areas.

TR-G Integrate street alignments with natural features, such as creeks and greenways.

TR-H Coordinate with regional agencies on transportation improvements in the Rohnert Park Planning Area.

## POLICIES: STREET SYSTEM

### Street Classifications and Standards

TR-1 Establish LOS C as the minimum standard for all arterial and collector roadway segments ("segments") and intersections, except for (1) those specified segments and intersections for which allowable LOS standards are otherwise established below; and (2) segments and intersections that are operating at LOS D or lower at the time an application for a development

project or a specified plan is submitted if no feasible improvements exist to improve the LOS. The then-existing LOS may be permitted to be the standard for those segments and intersections in category (2), provided that the LOS not be permitted to deteriorate further due to the proposed development project or specific plan.

*LOS shall be evaluated and determined on the basis of either the Highway Capacity Manual, or other means approved by the City.*

**Table 4.1-2**
**Roadways and Intersections**

| *Segment* | *From* | *To* | *Existing[1] LOS NB/SB[2]* | *Standard[3] LOS NB/SB* |
|---|---|---|---|---|
| *Commerce Blvd.* | *State Farm Dr.* | *U.S. 101 Northbound Ramps* | *D/A* | *F/D* |
| Commerce Blvd (southbound only) | Enterprise | Old Redwood Hwy | /A | D |
| Seed Farm Dr. (southbound only) | State Farm Dr. | Southwest Blvd. | /B | E |
| Petaluma Hill Rd. | Valley House Rd. | East Railroad Ave. | E/A | D/F |
| *Intersections:* | | | | |
| E. Cotati Ave./Snyder Lane (mitigation in EIR is not feasible) | | | B | D |
| Wilfred Ave./Redwood Dr. | | | B | D |
| Wilfred Ave./U.S. 101 Southbound Ramps (new intersection) | | | N/A | D |
| Commerce Dr./Golf Course (a newly configured intersection) | | | B | D |
| Commerce Blvd/U.S. 101 Northbound Ramps | | | B | D |

*1. Existing LOS based on General Plan Revised Draft EIR, May 2000*
*2. Northbound/Southbound Direction*
*3. With mitigation identified in Revised Draft EIR*

TR-2 Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard. Ensure that mitigation measures are coordinated with roadway improvements programmed for funding through transportation-related impact fees.

*Chapter 2: Land Use and Growth Management requires project proponents to pay for transportation improvements made necessary by development. Policy TR-1 establishes minimum LOS standards. A traffic analysis will be required for each specific plan area and mitigation measures will be required, as appropriate, both within and outside the City limits.*

TR-3 Establish additional traffic flow benchmarks in order to evaluate and monitor changes in traffic flow over time.

*Potential traffic flow benchmarks include vehicle miles traveled (VMT) or vehicle hours traveled (VHT). Increases in VMT or VHT can be compared to increases in population. By way of example, the Bay Area Air Quality Management District (BAAQMD) establishes the ratio of population increase to VMT increase as the standard for evaluating compliance of local land use plans to the Clean Air Plan.*

TR-4 Establish roadway classifications, as shown in Table 4.1-3. Require right-of-way dedications and design roadway improvements based on these classifications and Figure 4.1-1.

*Roadways are differentiated by function, width, number of lanes, presence or absence of on-street parking, speed, volumes, access, and design characteristics. Because width is not the only determinant, collectors can have four lanes, and arterials can have two lanes; thus, some collectors will be wider than some arterials. Based on the classifications, the City will develop detailed engineering standards for roadway improvements.*

*Designation of an existing local street as an arterial or collector does not necessarily mean that traffic volumes or speed are expected to increase. Instead, it means that streets are designed with the site access, parking, number of lanes, and other characteristics shown in Table 4.1-3. Traffic calming devices can be used to control volume and speed.*

*Figure 4.1-1 serves as the Master Street Plan. It shows only arterial and collector streets in areas of new development. Local streets, which are not shown on the map, but are necessary to provide adequate site access, will be required during Subdivision Map approvals.*

*The design of certain streets may differ from the roadway classifications, in accordance with the policies in this chapter and Chapter 3: Community Design. These streets include the one-way collector couplet along the linear park, the one-way arterial couplet along Five Creek, and Snyder Lane, designed with a greenway along its eastern edge.*

TR-5 Require provision of local streets in accordance with the City's Subdivision Ordinance and the policies and standards in Chapter 3: Community Design.

## Roadway Improvements

TR-6 Use the City's Capital Improvements Program as a means to prioritize and undertake roadway improvements listed in Table 4.1-4 and shown on Figure 4.1-1.

*Responsibilities for upgrading and maintaining roads that were outside the City's jurisdiction in 1999 (such as Keiser Avenue and Petaluma Hill Road) will be negotiated with the County and the County Local Agency Formation Commission (LAFCO) when the Sphere of Influence (SOI) is expanded.*

TR-7 Explore the feasibility of extending Eleanor Avenue eastward to connect with Crane Canyon Road.

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**Table 4.1-3:**
**Roadway Classifications**

| | *Function* | *Traffic Lanes*[1] | *Intersections* | *Driveways* | *Left-turn Pockets* | *Signalization* | *On-street Parking* | *Traffic Speed* | *Traffic Volume* |
|---|---|---|---|---|---|---|---|---|---|
| Major Arterial | Provides circulation between neighborhoods, activity centers, and highways and other regional routes. | 4 (6 in specific locations; see Figure 4.1-1) | Intersections with local streets are permitted, provided that they are right-turn-only and at least 200 feet apart. *This provision is intended to maximum access between neighborhoods, particularly between the University District and the SSU campus along the Rohnert Park Expressway.* | Driveways are generally not permitted. Driveways are permitted to major traffic generators, provided they are right-turn-only. A deceleration lane must be provided for each driveway. *Major traffic generators include areas designated for Regional Commercial, Office, Mixed Use, and High Density Residential uses.* | Yes | Signal preference and synchronization. | No | High | High |
| Minor Arterial | Provides circulation between neighborhoods, activity centers, and highways and other regional routes. Also provides circulation in rural and open space areas. | 2 | Intersections with local streets are permitted, provided that they are right-turn-only and at least 200 feet apart. *This provision is intended to maximum access between neighborhoods.* | Driveways are permitted, provided they are right-turn-only and at least 100 feet apart A deceleration lane must be provided for each driveway. *Some Rural Estate Residential lots may have direct access from a minor arterial. A 100-foot spacing allows a shared driveway for two adjacent lots with 50-foot frontages. Wider spacing would impede access to those lots.* | Yes | As traffic conditions require. | No | High | Moderate |
| Major Collector | Provides circulation within and between neighborhoods. | 4 | No restriction. | Driveways are permitted, provided they are right-turn-only and at least 50 feet apart. | Yes | As traffic conditions require. | No | Moderate | High |
| Minor Collector | Provides circulation within and between neighborhoods. | 2 | No restriction. | No restriction. | No | As traffic conditions require. | Yes; Required on both sides of each segment of a one-way couplet | Moderate | Low |
| Local | Provides access to individual sites. | 2 | No restriction. | No restriction. | No | As traffic conditions require. | Yes | Low | Low |

*1. All streets shall have sidewalks. Bikeways shall be provided in accordance with Figure 4.4-1.*

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**Table 4.1-4:**
**Roadway Improvements**

| *Segment* | *From* | *To* | *Improvement* |
|---|---|---|---|
| *Infill* | | | |
| Rohnert Park Expwy US 101 | Commerce Blvd | Redwood Dr | Widen to 6 lanes |
| US 101 Crossing | State Farm Dr | Business Park Dr | New Minor Arterial |
| US 101 Underpass | Golf Course Dr | Wilfred Dr | New Major Arterial |
| Snyder Ln | Southwest Blvd | Hinebaugh Creek | Upgrade to Major Arterial (widen to 4 lanes) |
| *Eastside* | | | |
| Snyder Ln | North side of Creekside Middle School | South side of G Section Neighborhood | Upgrade to Major Arterial (widen to 4 lanes) |
| Rohnert Park Expwy | Snyder Ln | Petaluma Hill Rd | Upgrade to Major Arterial (widen to 4 lanes) |
| Petaluma Hill Rd | 1,500 feet north of Keiser Ave | Railroad Avenue | Upgrade with intersection improvements and turn lanes (remains as 2 lanes, with designation as Minor Arterial). |
| Eleanor Ave | 1999 City Limits | Rohnert Park Expwy | New Minor Collector |
| Keiser Ave | Snyder Ln | Petaluma Hill Rd | Upgrade to Minor Arterial or Major Collector |
| North-South Spine Rd | Eleanor Rd | North side of SSU | New Minor Collector |
| *Canon Manor and Southeast* | | | |
| East Cotati Ave | Bodway Pkwy | Petaluma Hill Rd | Upgrade to Major Arterial (widen to 4 lanes) |
| Bodway Pkwy | Camino Colegio | Railroad Ave | New Minor Collector |
| Alice Dr | Bodway Pkwy | Petaluma Hill Rd | Upgrade to Minor Collector |
| *Westside* | | | |
| Golf Course Drive West | Stony Point Road | Redwood Drive | Upgrade to Major Arterial (widen to 4 lanes) |
| Dowdell Ave | Business Park Dr | Millbrae Ave | Upgrade to Minor Collector |
| Labath Ave | Business Park Dr | Urban Growth Boundary | Upgrade to Minor Collector (north of Wilfred Ave)<br>New Minor Collector (south of Wilfred Ave) |

*Source: City of Rohnert Park, Crane Transportation Group* (Rev. 09/14)

TR-8 (Has been eliminated from General Plan)

TR-9 Design the Rohnert Park Expressway as a pedestrian-friendly boulevard between the 1999 City limits and Petaluma Hill Road.

*A pedestrian-friendly environment would be created through provision of pedestrian amenities, as called for in Policy TR-38. Chapter 3 contains additional policies to promote a pedestrian-oriented environment in the University District specific plan area and to create attractive streetscapes throughout the city.*

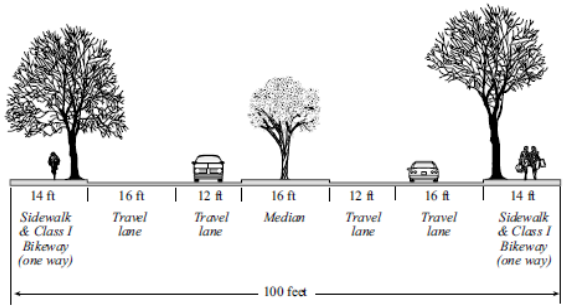
TR-10 Where street widening is proposed and the City owns an existing right-of-way that exceeds the minimum required width, according to the roadway classifications shown in Figure 4.1-3, the additional width shall be used for a greenway along one side of the street that has bikeways, pedestrian paths, and landscaping. Create smooth connections between other parts of the roadway that may have a narrower right-of-way or a different street configuration.

*Prior to adoption of this Plan, arterials were required to be 120 feet wide in order to include on-street parking. As shown in Table 4.1-3 and Figure 4.1-3, the updated arterial roadway classification prohibits on-street parking and thus requires a narrower right-of-way. As a result, excess right-of-way width may result along some arterial streets where the City has already secure the 120-foot right-of-way.*

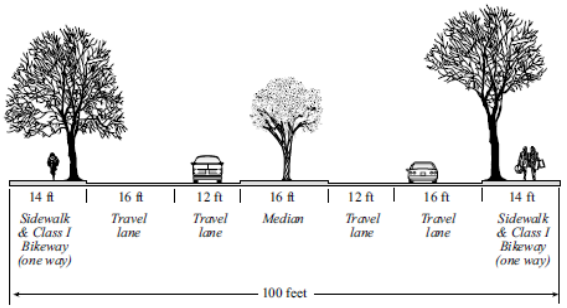
*The primary example of such a street is Snyder Lane between the Creekside Middle School and the G Section neighborhood. The City owns a 120-foot right-of-way, but would only need 90 feet to accommodate a Major Arterial, as called for in Figure 4.1-1. Chapter 3: Community Design proposes specific street designs for Snyder Lane and establishes design policies for all such streets. The Rohnert Park Expressway does not have an excess right-of-way, because the 120-foot width is needed to accommodate frontage streets, as required in Policy TR-9.*

TR-11 Use the City's Capital Improvements Program as the mechanism to prioritize and undertake the intersection improvements listed in Table 4.1-5.

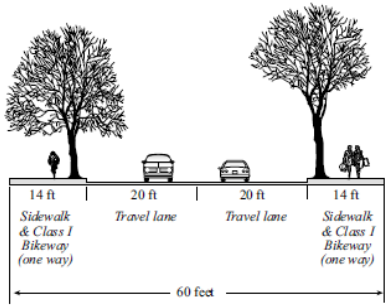
*This policy is intended to maintain intersections above the LOS standards established in Policy TR-1 and will help reduce traffic congestion, increase safety, and enhance traffic flows. Intersection improvements are designed to reduce delay and improve flow at congested intersections identified in the traffic model run conducted as part of the General Plan analysis.*



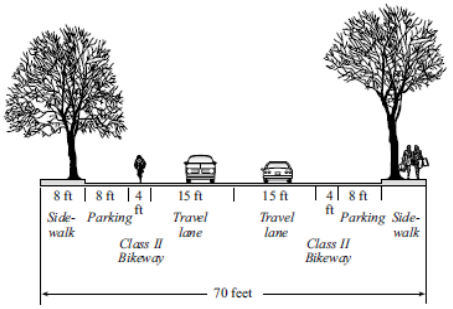

Major Arterial




Major Collector




Minor Arterial




Minor Collector

*Figure 4.1-3*

Illustrative Street Section Diagram for Roadway Classifications

TR-12 Use the CIP to establish priorities for roadway improvements and prepare an action program for implementation.

*Policy GM-15 in the Land Use and Growth Management Element calls for the City to prepare a CIP.*

TR-13 Explore the feasibility of undertaking measures to address localized congestion at school drop-off and pick-up locations.

*These would include:*

- Adjust signal timing at the Snyder Lane intersections with Rohnert Park Expressway, Southwest Boulevard, East Cotati Avenue, and at Creekside Middle School to accommodate traffic flow during school peak traffic periods.
- Identify traffic congestion problems that occur during school pick-up and drop-off periods for each school site in Rohnert Park, and implement appropriate measures to improve traffic conditions.

**Table 4.1-5:**
**Intersection Improvements**

| *Intersection* | *Improvement* |
|---|---|
| Golf Course Drive West/ Redwood Drive | Southbound: add an additional left turn lane; westbound: widen to provide an exclusive right, a combined through/right, an exclusive through and two exclusive left turn lanes; eastbound: widen to provide an exclusive right, a combined through-right, an exclusive through, and an exclusive left turn lane. |
| Golf Course Drive West/ U.S.101 Southbound Ramps | New intersection southbound: provide an exclusive southbound right, a combined right/left, and an exclusive left turn lane; westbound: provide two through lanes and an exclusive left turn lane; eastbound: provide two through lanes and an exclusive right turn lane. |
| Golf Course Drive West / Langner | Westbound: widen to include separate left, through, and right-turn lanes.<br>Eastbound: widen to include a left-turn pocket and shared through-right-turn lane.<br>Southbound: widen to include a left-turn lane and shared through-right lane. |
| Golf Course Drive West / Labath Avenue | Westbound: widen to include two through lanes and two left-turn lanes.<br>Southbound: widen to include a left lane and through-right lane. |
| Golf Course Drive West / Dowdell Avenue | Southbound: widen to include dual left-turn lanes.<br>Eastbound: add a right-turn pocket.<br>Northbound: reconfigure to include separate left, through, and right-turn lanes. |
| Business Park Drive/Dowdell Avenue | Install a traffic signal and construct an eastbound left-turn pocket. |
| Commerce Drive/ Golf Course Drive | Newly configured intersection southbound: provide a combined through/right and an exclusive left turn lane; westbound: provide a through/right, exclusive through, and an exclusive left turn lane; northbound: provide and exclusive right, exclusive through, and exclusive left turn lane; eastbound: provide two exclusive right, two through lanes and an exclusive left turn lane. |
| Rohnert Park Expressway/ U.S.101 Southbound Ramps | Westbound: widen to provide one additional through lane; eastbound: widen to provide one additional through lane. |
| Rohnert Park Expressway/ U.S.101 Northbound Ramps | Westbound: widen to provide one additional through lane. |
| Rohnert Park Expressway/ Commerce Drive | Southbound: widen to provide an exclusive right, an exclusive through, a combined through/right, and an exclusive left turn lane; westbound: widen to provide a combined through/right, two an exclusive through, and an exclusive left turn lane; eastbound: widen to provide an exclusive right, two through lanes, and two exclusive left turn lanes. |

**Table 4.1-5:**
**Intersection Improvements**

| | |
|---|---|
| Rohnert Park Expressway/ Snyder Lane | Southbound: widen to provide an exclusive right, two through lanes, and an exclusive left turn lane; northbound: widen to provide one additional left turn lane. |
| Rohnert Park Expressway/ Petaluma Hill Road | Eastbound: widen to provide an exclusive right and an exclusive left turn lane. |
| East Cotati Avenue/ Snyder Lane | None needed. |
| East Cotati Avenue/ Petaluma Hill Road | Eastbound: widen to provide an exclusive right and an exclusive left turn lane. |

*Source: Crane Transportation Group.*

## Inter-jurisdictional Coordination

TR-14 Work with CalTrans to coordinate widening projects, interchange improvements, and other improvements along US 101.

TR-15 Encourage CalTrans, the Metropolitan Transportation Commission (MTC), and the Sonoma County Transportation Authority (SCTA) to plan, fund, and implement improvements to the Wilfred Avenue interchange along US 101.

*Improvement of the interchange would be appropriate in conjunction with construction of HOV lanes from Santa Rosa Avenue to Steele Lane in Santa Rosa. The Wilfred Avenue interchange, located about a ½-mile south of the Santa Rosa Avenue interchange, would serve as an important access point for HOVs.*

TR-16 Encourage CalTrans, in cooperation with the City of Cotati, to relocate the northbound on-ramp at the SR 116 interchange along US 101.

*Relocation of the onramp would potentially improve the flow of traffic accessing US 101 and would open up more space for potential improvements to Commerce Boulevard south of Southwest Boulevard.*

TR-17 Encourage CalTrans, Metropolitan Transportation Commission (MTC), and Sonoma County Transportation Authority (SCTA) to plan, fund, and implement high-occupancy vehicle (HOV) lanes along US 101 between Santa Rosa Avenue and SR 116.

*This policy is intended to reduce traffic congestion along the Rohnert Park segment of US 101. HOV lanes between Santa Rosa Avenue and SR 116 are listed under "Track 2" projects in the 1998 Regional Transportation Plan (RTP). The "Track 2" designation means that the project is unlikely to receive funding from MTC with available funds.*

TR-18 Work with Sonoma County and the Sonoma County Transportation Authority (SCTA) to maintain LOS standards along congested segments of the designated Monitored Transportation Network within the Rohnert Park Planning Area.

TR-19 Work with Sonoma County to coordinate improvements to major roads in the unincorporated parts of the Rohnert Park Planning Area.

*Major roads include Petaluma Hill Road, Railroad Avenue, Stony Point Road, Wilfred Avenue, Millbrae Avenue, and the Old Redwood Highway.*

TR-20 Work with Sonoma County and the Sonoma County Transportation Authority (SCTA) to plan improvements to Petaluma Hill Road.

*Petaluma Hill Road serves as a bypass to US 101 and experiences peak-hour congestion. Table 4.1-4 calls for new turn lanes and intersection improvements to Petaluma Hill Road.*

TR-21 A Work with Sonoma County, the City of Santa Rosa, the City of Cotati, and the City of Petaluma ("Contributing Jurisdictions") and the Sonoma County Transportation

Authority (SCTA) to plan and implement selected improvements necessary to mitigate impacts of increased traffic congestion on major roads and intersections in Penngrove ("Regional Mitigation Plan"). The Regional Mitigation Plan shall include those roadway and other improvements necessary to mitigate the impacts of increased traffic congestion on major roads and intersections in Penngrove ("Regional Mitigation Projects"), and a financing plan that explains how those improvements will be funded and that determines each Contributing Jurisdiction's fair share. The City shall contribute its fair share of the total cost of the Regional Mitigation Plan provided that the City's participation is roughly proportional to the traffic impacts from new development in Rohnert Park.

The City's payment or other contribution of its fair share shall be provided when all of the following occur: (1) A Regional Mitigation Project is approved by the Sonoma County Board of Supervisors, and each of the Contributing Jurisdictions; (2) a financing plan for the Regional Mitigation Project has been approved by the Sonoma County Board of Supervisors, and each of the Contributing Jurisdictions; (3) new development that contributes to the traffic impacts to be mitigated by the project receives final approval by the City; and (4) each of the Contributing Jurisdictions has appropriated its fair share to the Regional Mitigation Project. In the event that other jurisdictions do not contribute their fair share to the Regional Mitigation Project, and funding for their fair share is provided by some other means to ensure implementation of the Regional Mitigation Project, the City will contribute and be limited to its fair share.

*Traffic congestion presently exists in Penngrove at the Petaluma Hill Road and Old Adobe Road intersection during commute times. Traffic congestion is a result from growth and commute patterns in Sonoma County, SSU, and the Cities of Santa Rosa, Rohnert Park, Cotati, and Petaluma. Implementation of this General Plan will result in additional traffic in this area. Long-term solutions to traffic congestion on Petaluma Hill Road require a cooperative, regional approach by Sonoma County, the Penngrove area, Sonoma State University, and the cities of Cotati, Petaluma, Santa Rosa, and Rohnert Park. The City of Rohnert Park commits to being a responsible participant in formulating measures to minimize traffic congestion on Petaluma Hill Road. The City of Rohnert Park encourages the cities of Cotati, Petaluma and Santa Rosa, Sonoma County, and SSU to adopt policies demonstrating their commitment to participating in long-term solutions to these problems.*

*During the period in which this General Plan was being drafted, the City worked with the County and other interested parties to identify potential improvements to mitigate regional traffic impacts. Because of the regional nature of issues and solutions, it is anticipated that the process of studying and approving the selected improvements will take several years to complete. Therefore, specific projects to mitigate existing and future traffic congestion on Petaluma Hill Road had not been identified at the time this General Plan was adopted. However, the City of Rohnert Park is committed to continuing its participation in this regional effort.*

TR-21 B. Work with the City of Cotati and Sonoma State University to determine feasible measures to mitigate impacts of increased traffic on East Cotati Avenue (within the City of Cotati, beginning with the La Plaza intersection) associated with the proposed growth assumed in the 2000 General Plan. These measures shall be based on detailed (intersection-level) traffic studies that will be prepared with each specific plan. The Canon Manor Specific Plan, University Specific Plan, and Southeast Specific Plan shall include a detailed analysis of intersections within and outside of the city that are projected to be impacted by the specific plan project area; an analysis of the traffic impacts of the specific plan project area on East Cotati Avenue; a cumulative impact analysis; and feasible mitigation measures for lessening the potential traffic impacts.

Contribute the City's fair share to the feasible mitigation measures identified in each Specific Plan (Canon Manor Specific Plan, University Specific Plan, and the Southeast Specific Plan); provided that (1) the City's fair share is roughly proportional to the traffic impacts of development beyond the 1999 incorporated limits of the City of Rohnert Park; and (2) other jurisdictions that approve development that impacts traffic congestion at the impacted intersections on East Cotati Avenue contribute their fair share. In the event that the City of Cotati and/or SSU approve development that impacts East Cotati Avenue traffic congestion but do not contribute their fair share to fund the feasible mitigation measures, the City and City of Cotati will evaluate alternative feasible mitigation measures that can be implemented. The City's financial commitment is also contingent upon legal authority to collect payments through specific plans, development agreements, assessment districts, and/or ordinances to raise funds for needed improvements on East Cotati Avenue.

*Because of the location of the City of Cotati adjacent to U.S. 101, a portion of the traffic passing through Cotati to reach the U.S. 101 corridor is generated from jurisdictions outside the City of Cotati. Implementation of this General Plan may generate additional vehicle trips on City of Cotati roadways, particularly East Cotati Avenue. Long-term solutions to traffic congestion on East Cotati Avenue require a cooperative regional approach. Policies in this General Plan commit the city of Rohnert Park to being a responsible participant in developing and funding these solutions. Development within the Specific Plan areas may occur without implementation of the identified mitigation measures in the event that funding is not available from other jurisdictions to construct the improvements.*

## 4.2 TRANSPORTATION DEMAND MANAGEMENT

Policies in this section are designed to reduce peak-hour traffic congestion by limiting increases in transportation demand. The policies provide an alternative to roadway improvements, by making more efficient use of the existing transportation network. A variety of strategies can be used to limit demand, from emphasizing transit, ridesharing, and non-auto alternatives for the commute to work, to creating pedestrian- and bicycle-friendly development, to limiting excessive amounts of parking, which serves as a major incentive to drive.

Transportation demand management (TDM) programs are provided by employers to reduce the amount of peak-hour traffic by encouraging their employees to use modes other than single-occupancy automobiles for travel to the workplace and to travel during non-peak times. While public agencies can no longer impose mandatory employer-based trip reduction programs[1], businesses can voluntarily participate in TDM programs, and local jurisdictions can still require TDM measures as mitigation for transportation and air quality impacts, under the auspices of CEQA review.[2]

### GOALS: TRANSPORTATION DEMAND MANAGEMENT

TR-I Develop a comprehensive transportation demand management (TDM) program that preserves Rohnert Park's quality of life, while maintaining a positive business environment.

TR-J Reduce peak-hour traffic congestion and associated impacts, including air pollution, energy consumption, and noise.

TR-K Reduce the need for roadway improvements by making more efficient use of existing roads, bikeways, transit service, and other transportation facilities and services.

### POLICIES: TRANSPORTATION DEMAND MANAGEMENT

TR-22 In cooperation with the Chamber of Commerce, adopt a non-mandatory employer-based transportation demand management (TDM) program for Rohnert Park businesses.

*This policy is intended to reduce the use of single-occupancy vehicles for the commute to work. While voluntary, a City program can alleviate the cost of establishing an independent program for each individual business. For example, the program could provide*

[1] The Bay Area Air Quality Management District's Regulation 13, Rule 1, requiring employers with over 100 employees to decrease the average vehicle ridership, was overturned. According to Health and Safety Code §40717.9(a), "a [air quality] district, congestion management agency, … or any other public agency shall not require an employer to implement an employee trip reduction program unless the program is expressly required by federal law and the elimination of the program will result in the imposition of federal sanctions…"

[2] Health and Safety Code § 40717.5(c); § 40717.6. The law also states that local jurisdictions can require trip reduction measures pursuant to a voter-mandated growth management program. However, no voter-mandated program has been proposed in Rohnert Park as of 1999. Growth management policies in the Land Use and Growth Management Element have not been subject to voter approval.

*carpool/vanpool matching, dividing the cost of coordinating the program among several businesses and thus removing a barrier to TDM.*

*Voluntary programs have come into use since the Bay Area Air Quality Management District's (BAAQMD) Rule 13 was overturned. In the 1997 Clean Air Plan (CAP), BAAQMD establishes Transportation Control Measure #1 to "support voluntary employer-based trip reduction programs."*

TR-23 Allow reductions in transportation impact fees on new non-residential development commensurate with provision of transportation demand management (TDM) measures, and develop reduction parameters.

*This policy is intended to serve as an incentive for provision of alternatives to travel by single-occupancy vehicles. Project proponents taking advantage of reductions must agree to adopt and implement specified TDM measures as a condition of project approval.*

*As part of an ordinance establishing impact fees and other funding mechanisms for infrastructure improvements, the City shall determine what TDM measures are eligible for impact fee reductions. Also, the City shall determine the relative trip reduction benefit of each TDM measure and assign each measure an impact fee credit. Measures with the greatest trip reduction would have the greatest credit. The City should also consider imposing a maximum total reduction, to ensure that funding for public facility improvements in the CIP is not depleted.*

TR-24 Adopt and implement a TDM program to encourage the use of alternative transportation modes by City employees.

*Potential components of the program include:*

- *Designated commute coordinator/manager;*
- *Carpool/vanpool match program;*
- *Preferential parking for carpools and vanpools;*
- *Paid parking;*
- *Parking space cash-out for commuters who ride transit, walk, or bike.*
- *Secure bicycle storage facilities;*
- *Onsite shower facilities for employees who bike to work;*
- *Transit subsidies;*
- *Guaranteed ride home program;*
- *Telecommuting policy;*
- *Flex-time policy (4-40 or 9-80 schedules); and*
- *Educational program.*

TR-25 As part of the Zoning Ordinance update and preparation of specific plans, establish parking standards that help reduce automobile trips by:

- *Reducing parking requirements for Mixed Use development and development adjacent to the University District Linear Park;*
- *Allowing shared parking facilities wherever possible, to reduce the total number of required parking stalls; and*
- *Considering use of cash-in-lieu payments for required parking in Mixed Use areas.*

*The 1999 Zoning Ordinance allows cash-in-lieu payments in the C-R Regional Commercial zoning district. Cash-in-lieu payments can also be considered for Mixed Use areas, where the pedestrian-oriented environment reduces the need for parking. The Zoning Ordinance will need to be amended to allow for shared parking, where the total number of required parking spaces for two adjacent uses is reduced to reflect differences in peak-hour parking need.*

## 4.3 TRANSIT

As of 1999, Rohnert Park was served by three transit agencies:

- Golden Gate Transit, which is oriented mainly to commuters traveling to Marin County and San Francisco;
- Sonoma County Transit, which serves Rohnert Park and other destinations within Sonoma County; intra-city routes operate on 30-minute to one-hour intervals;
- Rohnert Park Sunshine Bus, which serves elderly and disabled people.

These bus routes offer alternatives to auto use for regional, countywide, and local trips. Buses running to San Francisco via Golden Gate Transit carry the most passengers over the course of a year. However, Sonoma County Transit buses also carry a substantial number of riders, particularly between Petaluma and Santa Rosa. Ridership information by transit route is presented in Table 4.3-1.

**Table 4.3-1:**
**Transit Ridership by Route, 1998**

| *Agency* | *Route Number* | *Route Description* | *Total Annual Ridership* |
|---|---|---|---|
| Golden Gate Transit[1] | 80 | Santa Rosa to San Francisco | 491,260 |
| | 72 | Santa Rosa to San Francisco | 212,510 |
| | 74 | Santa Rosa to San Francisco | 249,602 |
| | 71 | Santa Rosa to San Rafael | 34,862 |
| | 75 | Santa Rosa to San Rafael | 47,844[2] |
| | 76 | Rohnert Park to San Francisco | 187,769[2] |
| Sonoma Co. Transit | 10/11 | Local | 59,997 |
| | 12/14 | Local | 95,976 |
| | 26 | Sebastopol to SSU | 11,676[2] |
| | 44 | Santa Rosa to Petaluma | 233,213[2] |
| | 46 | Santa Rosa to SSU | 23,987[2] |
| | 48 | Santa Rosa to Petaluma | 173,513[2] |
| Rohnert Park Sunshine Bus | | Local, Elderly / Disabled | 1,980 |

*1. Total ridership numbers for Golden Gate Transit pertain only to patrons who originate or terminate in Sonoma County.*
*2. 1996-97.*

*Source: Crane Transportation Group*

### RAIL SERVICE

The railroad line that runs through Rohnert Park has historically been used for freight service. The segment of railway through Rohnert Park is owned by the Northwestern Pacific Railroad Authority,

and leased to the North Coast Rail Authority (NCRA), a consortium of local government agencies. By the early 1990s, the line had fallen into disrepair, and train traffic had declined. The line was closed to rail traffic in 1998 as the result of storm water damage, and the line was reopened for minimal train service as of 1999.

The line has been considered for commuter rail service, as a strategy to alleviate existing and projected traffic congestion along US 101. The SCTA and the Marin Countywide Planning Agency (MCPA) conducted the 1997 Sonoma-Marin Multi-modal Transportation and Land Use Study, which recommended a 19-station commuter rail line between the Larkspur Ferry Landing and Windsor, with a station in Rohnert Park. The study also recommended a series of HOV lanes along US 101.

**Funding**

Proposition 116 funding was used for purchase of the NP right-of-way, as the first step toward providing commuter rail service. However, additional Capital Rehabilitation funds will not be released until Sonoma and Marin counties can demonstrate a permanent source of operating funds. Measure C was placed on the November 1998 ballot in both counties to provide the operating funds, but failed to obtain a majority vote. It would have established a ½-cent sales tax and raised $950 million. The associated Measure B, which listed specific projects to be funded by Measure C, passed by 72 percent. In the March 2000 ballot, both pro-rail and pro-Highway 101 widening measures were placed on the ballot in the County, but neither secured the necessary two-thirds margin.

**TRANSIT CENTER**

Approximately $750,000 of federal Transportation Efficiency Act (TEA21) funds have been earmarked for an intermodal (bus and rail) transit center in Rohnert Park, Cotati, and Santa Rosa, as part of a $6 million earmark for transit centers countywide. The funds are available until October 2001. Transit centers funded with this earmark must have the potential for a future rail connection.[3] As of 1999, SCTA is implementing the county's first transit station in Windsor.

**PARK-AND-RIDE**

Free-of-charge commuter parking lots in the Rohnert Park area include:

1. CalTrans lot, at the southwest quadrant of the US 101-Rohnert Park Expressway interchange.
2. Rohnert Park City lot, at the northwest corner of Roberts Lake Road and Golf Course Drive.
3. CalTrans lot, on Saint Joseph Way, off of Old Redwood Highway in Cotati.

An additional commuter parking lot is planned for the northeastern quadrant of the US 101-Rohnert Park Expressway interchange. Joint-use commuter parking is also available at 4627-4675 Snyder Lane, north of Eleanor Avenue.

[3] Telephone Conversation with Brian Albee, Sonoma County Department of Public Works and Transportation, July 29, 1999.

## GOALS: TRANSIT

TR-L Promote local and regional public transit serving Rohnert Park and facilitate transfers between transit routes and operators.

TR-M Continue to encourage park-and-ride activity, in order to reduce congestion along US 101.

## POLICIES: TRANSIT

### Bus Service

TR-26 Work with Sonoma County Transit and Golden Gate Transit to increase bus service between Rohnert Park and other cities in the Bay Area.

TR-27 Work with Sonoma County Transit and Golden Gate Transit to develop an expanded bus route system, in order to serve areas of new development in Rohnert Park.

TR-28 Work with Sonoma State University (SSU) to explore the feasibility of a campus shuttle.

*Ideally, a campus shuttle would connect the SSU campus, the adjacent University District, the transit center (if it is developed; see Policy TR-34), the City Center, major commercial centers, and high-density residential areas.*

TR-29 Explore the feasibility of offering additional student discounts on monthly bus passes, in consultation with Sonoma State University (SSU), Sonoma County Transit, and Golden Gate Transit.

*Sonoma County Transit already offers a $30 monthly student bus pass, compared to the $40 adult pass. Golden Gate Transit does not offer a college student discount (only students under the age of 18 are offered discounts), and there is no discounted student rate for the Sonoma SuperPass, which allows unlimited rides on both Golden Gate Transit and Sonoma County Transit at a monthly cost of $70 for adults. Providing additional discounts for students would help support transit use by a particularly transit-dependent population.*

### Bus Stops and Shelters

TR-30 In consultation with Golden Gate Transit and Sonoma County Transit, determine appropriate locations of new bus stops, in conjunction with increased service and expanded routes.

*Policy TR-26 calls for increased bus service, and Policy TR-27 for an expanded bus route system to serve areas of new development.*

TR-31 Require project proponents to provide bus stops and shelters in conjunction with new development.

*Policies for adequate public facilities in the Growth Management Element, which require developers to provide adequate public facilities, encompass provision of related bus stops and shelters. Criteria for allocating responsibilities will need to be developed.*

TR-32 Work with Sonoma County Transit, Golden Gate Transit, and private developers to ensure that bus stops and shelters adhere to the following standards:

- Bus pull-outs shall be required at bus stop locations, in order to prevent stopping buses from interfering with traffic flow;
- Bus stop locations shall allow direct, convenient pedestrian access to adjacent development;
- Pedestrian access to bus stops shall be safe and comfortable;
- Bus shelters shall provide adequate protection from sun, wind, and rain;
- Bus stops and shelters shall display schedules and routes; and
- Bus shelters shall be adequately designed and sized to accommodate waiting passengers during inclement weather.

### Rail Service and Transit Center

TR-33 Encourage the Sonoma County Transportation Authority (SCTA) to continue in their efforts to develop commuter rail service along the Northwestern Pacific (NP) right-of-way. Work with SCTA to resolve issues regarding commuter rail design and operation in Rohnert Park, including:

- Location of rail *stations;*
- Design of roadway crossings at the Rohnert Park Expressway, Southwest Boulevard, and Golf Course Drive; and
- Noise impacts and mitigat*i*on measures.

TR-34 Undertake a comprehensive study to evaluate and implement a multi-hub transit corridor along Rohnert Park Expressway with the following characteristics:

- Rail transit station in the vicinity of the Rohnert Park Expressway/Northwestern Pacific right-of-way;
- A bus transfer station, either in the vicinity of the station or in another location with frequent shuttle connections between the rail and the bus stations;
- Frequent shuttles between the rail/bus station(s) and the University District and Sonoma State University; and
- Parking either in vicinity of the rail/bus station (s) or in a location with shuttle access to the station (s).

*A transit center or corridor would provide a convenient place for transfers between bus routes and lines. As of 2000, the Rohnert Park Expressway-Commerce Boulevard intersection served as an informal transfer area, because many bus routes stop there. A*

*new transit center (either bus only, or bus and rail together) could potentially be located closer to pedestrian-oriented activity centers—such as the University District and City Center—because walking and riding transit are complementary modes of travel. Locations along the Northwestern Pacific (NP) railroad right-of-way could also potentially allow for future rail connections. A transit center, as opposed to the intersection, could also be associated with a park-and-ride and drop-off facilities.*

### Park-and-Ride Lots

TR-35 Work with CalTrans to implement plans for the park-and-ride lot in the northeast quadrant of the Rohnert Park Expressway interchange along US 101.

*The 1998 TIP allocated funding for the new park-and-ride lot. As of 1999, CalTrans started planning and preliminary design. However, the project was not initiated and may require additional funding.*

TR-36 Explore the feasibility of additional park-and-ride lots at the Rohnert Park Expressway and Wilfred Avenue interchanges along US 101.

*In the future, additional park-and-ride facilities may be warranted in conjunction with the construction of HOV lanes along US 101. The HOV lanes that are being planned and built through Santa Rosa will terminate at Wilfred Avenue, making that interchange a strong candidate for additional park-and-ride facilities.*

## 4.4 PEDESTRIAN AND BICYCLE CIRCULATION

Rohnert Park's land uses and hierarchical street system were designed primarily for automobile circulation (see Chapter 2: Land Use and Growth Management and Section 4.1). While ensuring that automobile circulation flow is maintained, this General Plan makes a commitment to improved pedestrian and bicycle circulation, in order to provide alternatives to auto use.

### PEDESTRIAN CIRCULATION

While many city streets have sidewalks, trees, and lighting, limited connections between neighborhoods and the distance between neighborhoods and activity centers (including SSU, commercial centers, offices, industrial areas) discourage walking for the purposes of going to work, shopping, or running errands. Walking is a major mode of travel for school-age children.

The city's numerous parks, recreational facilities, and open space areas encourage pedestrian trips for recreational purposes. Local streets within residential neighborhoods typically have slow-moving, low-volume traffic, allowing for comfortable pedestrian circulation between residences, schools, and neighborhood parks.

### BIKEWAYS

In 1995, bikeways existed in several parts of the city but did not form a comprehensive network, discouraging extensive bicycle use. In response to this deficiency, the City prepared and adopted the 1995 Bicycle Master Plan to establish a complete network of bikeways that connects all the different parts of the city. The Plan established three bikeway classifications:

- Class I. Paved paths on separate rights-of-way.
- Class II. Striped lanes within roadways, separate from vehicular travel lanes, parking, bus stops, and sidewalks.
- Class III. Designated bicycle routes within roadways, shared with either pedestrians or motorists.

As of 1999, many Class II bike paths outlined in the Master Plan were implemented, and some Class I bikeways were completed. The improvements have increased safety, facilitated bicycle access to sites throughout the city, allowed for greater choice in transportation modes, and improved recreational amenities. Bike commuters include an active bike club at the Hewlett Packard complex and student riders at SSU, and children make use of bikeways for going to school. Bikeways also are popular with recreational users on the weekends.

### GOALS: PEDESTRIAN AND BICYCLE CIRCULATION

TR-N Promote safe, efficient, and comfortable circulation for cyclists and pedestrians throughout Rohnert Park.

TR-O Create pedestrian-friendly activity centers that encourage local walking trips between to and from adjacent uses.

TR-P Provide continuous, direct pedestrian routes and bikeways between and through neighborhoods and activity centers, and job centers and residential areas, including the University District, the City Center, and commercial and industrial areas.

TR-Q Provide pedestrian routes and bikeways that link residential areas to city parks and open space areas outside the city.

TR-R Continue to develop a comprehensive network of bikeways that promote bicycle riding for transportation and recreation.

TR-S Provide adequate bicycle parking facilities.

## POLICIES: PEDESTRIAN AND BICYCLE CIRCULATION

### Pedestrian Circulation

TR-37 Provide continuous sidewalks along all existing and future streets.

*The City shall establish specific engineering standards for sidewalks.*

TR-38 Establish pedestrian-friendly amenities along streets that run through or adjacent to areas designated for Mixed Use, High Density Residential, Public, or Parks. Ensure that:

- Sidewalks are wide enough to accommodate pedestrian use;
- Sidewalk intersection bulbs (rounded curves that extend the area of the sidewalk intersection corner) are provided to reduce the walking distance across streets;
- Pedestrian lighting, benches, street trees, and other sidewalk amenities are provided; and
- Landscaping complements pedestrian circulation and eliminates barriers to pedestrian access.

*Pedestrian-friendly environments are created not only by amenities, but also by the use, intensity, location, orientation, and character of buildings. Chapter 2: Land Use and Growth Management includes policies to establish uses and intensities that encourage pedestrian activity in key areas throughout the city, particularly in the University District and City Center. Chapter 3: Community Design includes policies that promote pedestrian-friendly building design. Street connections and block size also influence the accessibility and permeability of areas to pedestrians. Policies in Chapter 3: Community Design address these issues as well.*

*Pedestrian connections between the University District and SSU are particularly important. Heavy high-speed traffic along the Rohnert Park Expressway could potentially discourage pedestrian activity.*

## Bicycles

TR-39 Update the Bicycle Master Plan to incorporate Class I bikeways shown in Figure 4.4-1. Develop locations and alignments for Class II and III bikeways.

*Class I bikeways are located along major streets, as well as creeks, linear parks, open space areas, and the NP railroad right-of-way. Class II and III bikeways are not shown in Figure 4.4-1.*

TR-40 Implement comprehensive design standards for bikeways, as part of the Bicycle Master Plan. Ensure that adequate lighting, signage, and other amenities are provided.

*In 1995 Bicycle Master Plan, classifications for Class I, II, and III bikeways are based on the State Street and Highways Code and specify function, typical width, road striping, and signage. Separately, Goal 6 of the Plan calls for amenities such as water fountains, emergency telephones, lighting, and convex mirrors at blind intersections. Comprehensive design standards would consolidate existing standards and provide more detail on the design, function, and character of bikeway classifications.*

TR-41 Ensure that bikeways are continuous and interconnected, and that access points into bikeways minimize conflicts with pedestrian and traffic circulation.

*The 1995 Bicycle Master Plan calls for traffic lights where bikeways cross busy streets, removal of barriers to bicycle crossings at these locations, and consideration of bicycle-activated signals at major intersections. These policies already help minimize conflicts between bicycles and other modes of traffic.*

TR-42 Make bikeway improvements a funding priority by:

- Incorporating bikeway improvements as part of the CIP;
- Requiring developers to provide bikeways and associated amenities in conjunction with new development; and
- Pursuing regional and other funding sources for new bikeways to the extent possible under federal and State law.

TR-43 Establish requirements for bicycle parking as part of the Zoning Ordinance update. Ensure that secure bicycle parking is provided in conjunction with new development in areas designated for Mixed Use, Commercial, Industrial, Office, Public, Park, and High Density Residential uses.

*These requirements could include the minimum number of bicycle parking spaces that must be provided, as well as the type of rack or locker, for each use.*

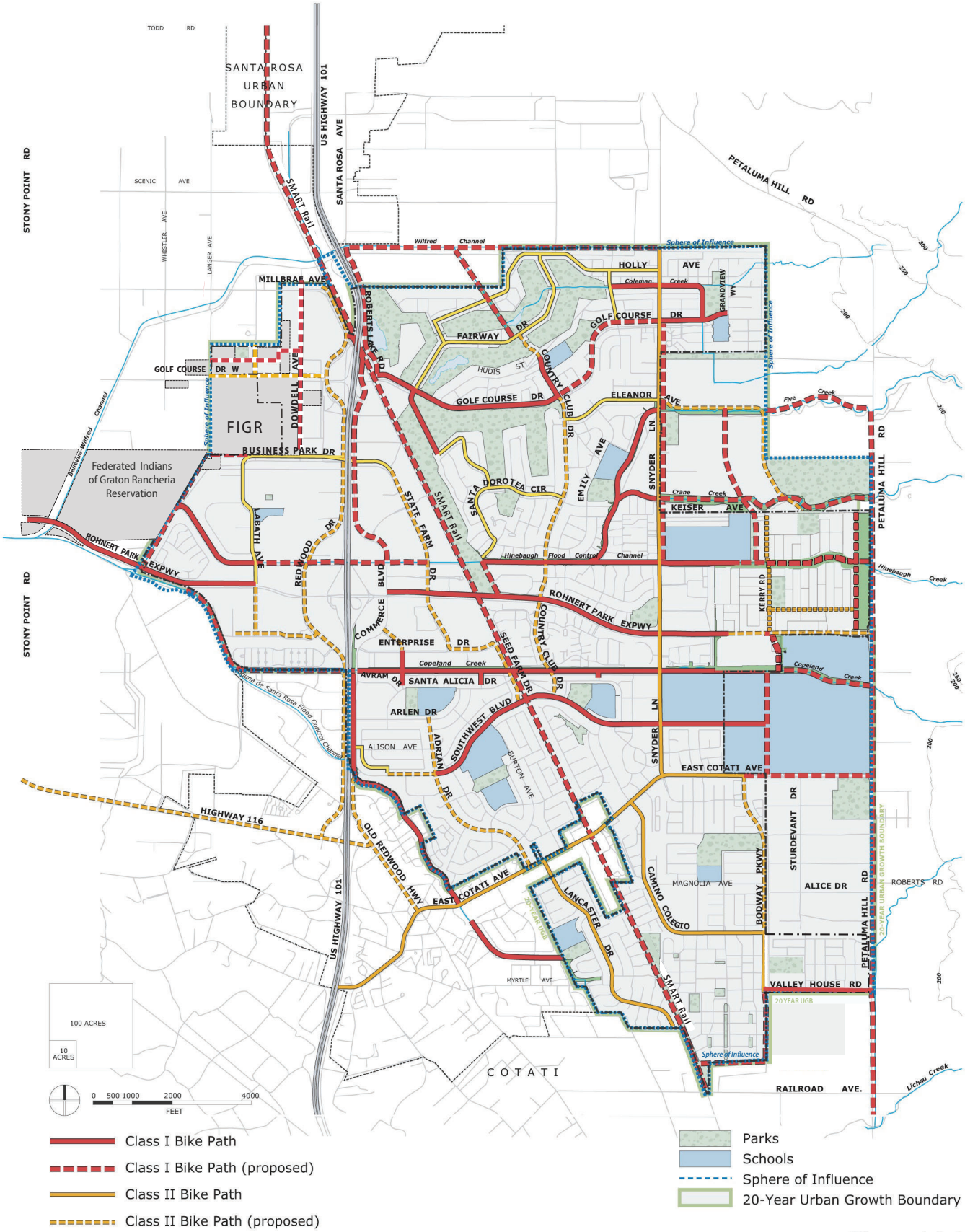



*Figure 4.4-1*

# Bicycle System

Revised 09/14

## 4.5 CENTRAL ROHNERT PARK, CIRCULATION AND CONNECTIVITY

This section provides goals and policies to implement circulation and connectivity objectives with the Central Rohnert Park area, including vehicular roadways, regional and local transit services, and bicycle and pedestrian travel routes. Arrival of the Sonoma-Marin Area Rail Transit (SMART) commuter rail station will be an opportunity to shape future development by creating a transportation hub in the city, supported by a new town center in the Station Center subarea and coordinated with regional and local bus service.

Circulation and connectivity concepts for Central Rohnert Park focus on enhancements to the city's existing roadways and potential for new roadways that support and improve: overall multi-modal connectivity; efficient utilization of roadway right-of-way; and safe vehicular connections and continuous bike and pedestrian access to destinations in Central Rohnert Park and surrounding neighborhoods.

In addition to addressing transportation goals and policies provided earlier in this Chapter, development in Central Rohnert Park will be subject to the following circulation and connectivity goals and policies:

**GOALS: ROADWAY DESIGN**

TR-T Balance the need of arterial and collector roadways to efficiently carry traffic, with establishing Central Rohnert Park as a walkable, bikeable community, with pedestrian-oriented streets, centers, and mixed-use subareas.

**POLICIES: ROADWAY DESIGN**

TR-44 Implement recommended intersection improvements identified in the Central Rohnert Park, Priority Development Area Plan, Table 5.1.

TR-45 To support safe bike and pedestrian access to the SMART station and where a pedestrian-friendly town center atmosphere is desired within and in the vicinity of the City Center and Station Center subareas, allow for lower level of service (LOS) standards (than LOS C), called for in General Plan policy TR-1, for the following arterial and collector roadway intersections within Central Rohnert Park, where no other feasible improvements exist to improve LOS:

- At the intersection of Rohnert Park Expressway (RPX) and Commerce Boulevard (already operating at LOS D during PM peak hours, under existing conditions);
- At the intersection of Rohnert Park Expressway and State Farm Drive (already operating at LOS D during PM peak hours, under existing conditions);
- At the intersection of Commerce Boulevard and State Farm Drive; and
- At the intersection of Enterprise Drive and State Farm Drive.

TR-46 Recognize that future development of Central Rohnert Park Plan will contribute to unacceptable operation on U.S. 101. The type of transit-supportive, pedestrian-oriented development pattern envisioned by the Plan plays an important role in reducing regional traffic impacts through smart growth.

## GOALS: MULTI-MODAL TRANSPORTATION

Goal U Design streets that integrate walking, biking, transit use, and green infrastructure.

Goal V Connect Central Rohnert Park to the existing roadway, bike, and pedestrian networks in the City.

Goal W Coordinate transit improvements to connect the SMART rail station to surrounding land uses, commercial areas, and residential communities.

Goal X Ensure appropriate levels of parking, associated with new development.

## POLICIES: MULTI-MODAL TRANSPORTATION

### Street Design

TR-47 Retrofit existing streets as complete streets, in addition to providing vehicular access that supports safe and continuous bike and pedestrian facilities and landscape improvements.

TR-48 As recommended in the street sections in Section 5.3 of this Plan, retrofit or design new roadways and/or landscape right-of-ways to incorporate low impact development features such as, stormwater management curb extensions, infiltration planters, bioswales, and other similar measures.

TR-49 Expand bike and pedestrian connections within Central Rohnert Park, including connections to the SMART station and multi-use path through:

- Off-Street Bicycle/Pedestrian Trail Improvements
  - Adding bicycle trails and bicycle boulevards within new development in the Station Center subarea.
  - Completing trail gaps along the Copeland Creek and Hinebaugh Creek corridors.
  - Improving the meandering sidewalks along RPX to a wider, meandering bike/pedestrian multi-use path.
  - Extending the bike/pedestrian multi-use path from Enterprise Drive to Rohnert Park Expressway.
  - Planning and implementing new east-west and north-south walkways or paseos, as shown in the Central Rohnert Park, Priority Development Area

Plan, Figure 5.12, in association with the development of new roadways or as separate facilities, integrated with new development.

- On-Street Bike Facility Improvements
  - Completing gaps to on-street bicycle lanes along Commerce Boulevard.
  - Improving bicycle facilities along Professional Center Drive, with potential for an at-grade connection across the SMART rail tracks to connect to the SMART multi-use path.
  - Coordinating with property and business owners to establish a new multi-use path on the northern end of Enterprise Drive to help facilitate safe east-west bike and pedestrian access from the SMART station to commercial and mixed-use centers in Central Rohnert Park.
  - Adding enhanced or protected bicycle lanes along busy arterial and collector roadways, including State Farm Drive, Commerce Boulevard, and Rohnert Park Expressway.
  - Continuing and adding bicycle lanes on Enterprise Drive and Hunter Drive.
- Pedestrian Facility Improvements
  - Adding and providing more defined north-south walkways in the City Center subarea that connect to Hinebaugh Creek.
  - Establishing defined pedestrian walkway and landscape improvements in the existing commercial shopping centers to support safe pedestrian access from adjoining residential areas and neighborhoods.

TR-50 Improve at-grade street crossings for intersections throughout Central Rohnert Park, particularly at busy traffic intersections, that will support active or high volume bike or pedestrian use.

TR-51 Establish midblock crossings on:

- Rohnert Park Expressway, at the SMART MUP and as a pedestrian link between the City Center and Station Center subareas, at Lynne Conde Way, with pedestrian refuges in the median and the potential for a pedestrian hybrid beacon or HAWK signal, coordinated with the timing of signals along RPX, SMART rail gate operations, and fire station emergency signals.
- Enterprise Drive to connect with existing trail links or greenways to Copeland Creek. This crossing should be coordinated with future roadway networks in the Station Center subarea and designed with bulb-outs, a median refuge, high visibility markings, and if needed a pedestrian signal.

TR-52 Consider the feasibility of grade separated pedestrian crossings at the following locations:

- Provide an undercrossing of the greenway trail along the southern side of Hinebaugh Creek at the SMART rail tracks to connect Central Rohnert Park to the SMART multi-use path and neighborhoods east of Central Rohnert Park.
- Consider the future feasibility of an over-crossing or undercrossing of U.S. 101 along Hinebaugh Creek.

**Transit Facility Improvements**

TR-53 Plan for improvements to existing bus services or other future circulation modes within Central Rohnert Park to coordinate with SMART rail service to meet the transportation demands in Rohnert Park, including:

- Coordinate with the Sonoma County Transit and the property owners for the Station Center subarea to plan for expansion of existing bus transit lines and facilities to serve the SMART rail station and adjacent Station Center subarea.
- Work with the Sonoma County Transit, SMART, and private property owners in Central Rohnert Park to ensure safe and convenient access to bike and pedestrian facilities that support transit use and needs of cyclists and pedestrians, who may choose to continue their journey in Rohnert Park by bicycle or foot.
- As transit demand warrants, plan for development of a community circulator such as a shuttle service that travels to key destinations in the community, including Sonoma State University and the Graton Rancheria Casino.

**Parking**

TR-54 Provide parking in Central Rohnert Park at the parking ratios shown in Table 5-2.

TR-55 Encourage use of shared parking facilities within multi-tenant buildings and between adjacent private developments, particularly on larger development sites. Use leftover spaces for landscape improvements and to provide other community facilities.

TR-56 To the extent feasible, encourage private parking entities to allow public parking after typical business hours.

TR-57 Facilitate a “park once” strategy in Central Rohnert Park by implementing pedestrian connectivity strategies and promoting the development of a parking district and common parking lots or structures within the Station Center and City Center subareas, as parking demands warrant.

TR-58 Develop a parking management plan to consider long-range parking strategies that may be needed to support a “park once” strategy in Central Rohnert Park in the long-term. As part of this Plan, consider implementation of programs that support flexibility in meeting the City’s parking needs, including through:

- In-lieu fees;
- Metered or paid parking;
- Unbundled parking;
- Off-site parking strategies;
- Wayfinding and other necessary public and private improvements, relevant to the conditions and issues in Central Rohnert Park.

TR-59 Encourage car share or bike share programs within Central Rohnert Park through partnership with car sharing or bike sharing entities.

# 5 Open Space, Parks, and Public Facilities

Open space areas within and around Rohnert Park are valuable resources and provide the city a scenic setting. Parks are a necessity for active and passive recreation. The Open Space, Parks, and Public Facilities Element addresses these and other related topics. Also addressed in this Element are public facilities, including schools, water service, and wastewater collection, and disposal.

According to Government Code § 65910, four types of open space must be considered in the General Plan. These are addressed in different parts of the Plan, as described below:

1. *Open space for the preservation of natural resources*: Section 5.1 addresses farmland and open space conservation; open space as habitat for biological resources is addressed in Chapter 6: Conservation;
2. *Open space for the managed production of resources*: Farmland resources are addressed in Section 5.1;
3. *Open space for outdoor recreation*: Section 5.2 addresses park land and outdoor recreational facilities; and
4. *Open space for public health and safety*: Chapter 7: Health and Safety addresses seismic conditions and flood hazards.



## 5.1 OPEN SPACE

Since Rohnert Park's founding in the 1950s, the city has maintained a compact urban form surrounded by open space. With the exception of the City of Cotati to the southwest and rural residential subdivisions such as Canon Manor, the sense of open space around the city's edges is pervasive. While much of the open space is used for grazing, orchards and cultivated land as well as Crane Creek Regional Park are also notable uses. This element seeks to ensure that land outside the designated extent of urban uses in the Planning Area is maintained as open space. In addition, it addresses issues related to buffers between urban uses and open space.

Two classifications of open space are included in the Land Use and Growth Management Element (Chapter 2):

- *Open Space for Environmental Conservation* includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands (see Chapter 6: Conservation).
- *Open Space for Agriculture and Resource Management* includes orchards and cropland, grasslands, cemeteries, and rural residential areas. This classification also accommodates greenbelts and urban buffers - open space, park land, and agricultural areas outside urban areas, as opposed to urban parks, which are located within developed areas and serve as outdoor recreational facilities.

Excluding creekside greenways and parkways alongside streets, no designated open space is located within the Urban Growth Boundary (UGB). Between the UGB and the Sphere of Influence (SOI), two open space areas are included – the 50-acre Community Fields, located north of Crane Creek, and a 30-acre open space buffer south of G Section. In addition, open space buffers are located between within the SOI between Petaluma Hill Road and the UGB in the University District and in the southeast.

### OPEN SPACE AND COMMUNITY SEPARATORS

One of Sonoma County's unique characteristics is the diversity and abundance of open space. Approximately 92 percent of the County's land area is used for mixed agricultural-residential uses, intensive and extensive agriculture, resource extraction, and watershed-wildlife habitat. Economic pressure on farmers and ranchers to subdivide or convert their land to non-agricultural uses is increasing with growth. Conflicts between urban and agricultural also occur at urban/agricultural edges. The reduction of this pressure and competition, through mechanisms such as the designation of community separators and agricultural preserves under the Williamson Act, is essential to the long-term preservation of open space. Open Space around Rohnert Park is shown on Figure 5.1-1.

### Community Separators

Two Community Separators are located in the Rohnert Park-Cotati area. The Petaluma-Rohnert Park separator is located between Petaluma, Penngrove, and Rohnert Park-Cotati. The second separator is generally located north and northwest of Rohnert Park, between Rohnert Park and Santa Rosa (see Figure 5.1-1). Measure D, approved by County voters in November 1996, establishes procedures for changes to boundaries or use regulations applicable to Community Separators

established in the 1989 County General Plan. Essentially, the Measure establishes that, with limited exceptions, County voter approval is required for changes (in use or boundaries) of the separators.

However, because the County's ability to maintain the separators is limited without the cooperation of the cities, the Measure "associated" each separator with an adjacent city. The Rohnert Park-Santa Rosa "north" Separator (north of the flood control channel, and the portion east of US 101) is associated with the City of Santa Rosa, while the Northwest Community Separator south of the flood control channel is associated with Rohnert Park. (See Figure 2.2-1). Such an initiative has been passed by Santa Rosa, but not by Rohnert Park voters. Thus, while the North Separator is currently governed by the provisions of Measure D, the Northwest Separator is not. This General Plan outlines efforts, including those requiring City/County cooperation, to mitigate impacts of growth into the Northwest Community Separator.

This General Plan designates approximately 180 acres of Northwest Community Separator land for inclusion in the urban area. It is LAFCO's policy to disapprove annexations within the designated Community Separator. Pursuant to LAFCO and County direction, removal of the Community Separator will require mitigation in the form of providing permanent protection of other similar open space land within the Rohnert Park Planning Area. A four-member policy makers' "Working Group" has been formed between the City and County to address the Community Separator mitigation issue. This General Plan includes provisions for effective enforcement mechanisms to ensure implementation of a Community Separator mitigation program.

### Williamson Act Lands

Several agricultural sites surrounding Rohnert Park are designated agricultural preserves under Williamson Act contracts. The Williamson Act, also known as the California Land Conservation Act of 1965 (Government Code § 51200 et seq.), is intended to discourage the unnecessary conversion of agricultural land to non-agricultural uses and conserve land within a scenic highway corridor or wildlife habitat. Agricultural preserves are assessed with lower property tax rates, providing owners with an incentive to continue agricultural activity. The initial term of the contract is ten years and is automatically renewed each year unless cancelled.

Three parcels outside the existing and proposed City limits are currently subject to Williamson Act contracts (1999). One of these parcels is located just west of Petaluma Hill Road and north of Keiser Avenue. The two other parcels are located with the Community Separators.

### Sonoma County Agricultural Preservation and Open Space District

The Sonoma County Agricultural Preservation and Open Space District was established as part of the Open Space Element of the Sonoma County General Plan to acquire and administer open space lands. The formation of the District and the establishment of a 1/4-cent sales tax to fund land purchases and conservation easements over 20 years were approved by County voters in 1990.

The District adopted an Interim Acquisition Plan in 1991 and an Acquisition Plan in 1993, which was revised in 2000. The new plan establishes five-year objectives, specific selection criteria, and implementation strategies, and includes greenbelt purchases as a priority. The District collects applications from landowners, working only with willing sellers. As of 1999, over 25,000 acres

have been protected under the program. There have been six District transactions in the Rohnert Park area. Three transactions involved the purchase of conservation easements, and three involved the purchase of a fee title. A total of 360 acres of open space have been preserved, as shown in Figure 5.1-1.

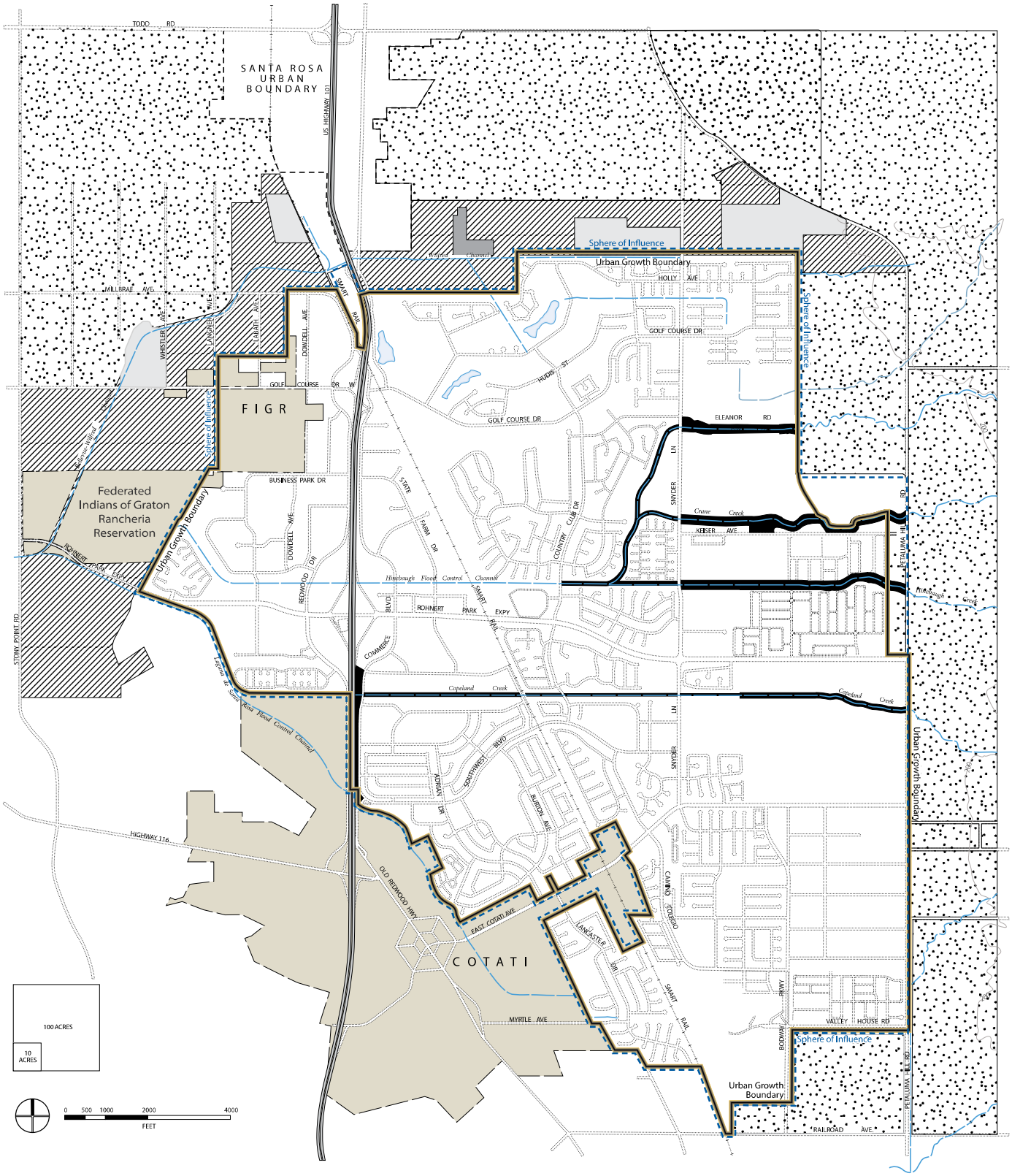
## URBAN OPEN SPACE

### Street Rights-of-Way

Extensive landscaping within urban open space areas along street rights-of-way is one of Rohnert Park's unique features. The redwood trees planted along the median of the Rohnert Park Expressway, median treatments along other streets such as Snyder Lane, the landscaped buffer area between US 101 and Commerce Boulevard are examples of open space along streets. Approximately 26 acres of such open space are found within the City limits.

### Business Campuses

Several office, commercial and industrial sites in the city contain substantial landscaped areas. While these are privately owned, they serve as visual resources for the community. Two parcels retain significant amounts of urban open space. The State Farm site has about five acres of open space, and the Hewlett Packard campus has about 21 acres of open space, which includes recreational facilities for employees.




Open Space/Agriculture and Resource Management

Open Space-Environmental Conservation

SCAPOSD Conservation Easement

SCAPOSD Fee

County Community Separator (outside Urban Growth Boundary)

*Figure 5.1-1*

# Open Space

**GOALS: OPEN SPACE**

OS-A Maintain a greenbelt around the city that provides a physical and visual space between Rohnert Park-Cotati and Santa Rosa, Petaluma, and Penngrove.

OS-B Maintain land surrounding the city as open space for the enjoyment of scenic beauty, recreation, and protection of natural resources of the community.

OS-C Minimize conflicts between agricultural and urban uses.

OS-D Maintain and enhance the Petaluma Hill Road scenic corridor.

OS-E Maintain publicly owned open space areas in their natural state; provide public access in a manner that is compatible with the conservation of habitat.

**POLICIES: OPEN SPACE**

OS-1 Work with Sonoma County to ensure that land in the Planning Area designated as Open Space in the Rohnert Park General Plan is maintained in rural use or as permanent open space.

*Because the City is not contemplating annexation of any land to the east of Petaluma Hill Road or open space land in the northeast, development in these areas will continue to be regulated by the County General Plan and Zoning Ordinance. The City can take several steps to encourage the County to maintain the area ~~as~~ in open space or rural land uses, including:*

- Formal agreement with the County to ensure that the County and the City will maintain land outside the Rohnert Park Urban Growth Boundary as open space in their general plans at least until the year 2020; and
- Seeking language in the County General Plan requiring the County to consult with the City for any development within the Rohnert Park Planning Area.

OS-2 Encourage dedication of the open space buffers along the westside of Petaluma Hill Road as part of the University District and Northeast Specific Plans.

*Crane Creek marks the northern edge of the University District Specific Plan Area. As shown on the General Plan Diagram, the open space buffer between the University District Specific Plan Area and Petaluma Hill Road is about 30 acres in size. Policy CD-34 requires preparation of an Open Space Plan as part of the Specific Plan and a minimum 17-acre open space buffer. Open Space buffers in the Northeast Specific Plan area would include the proposed Community Fields. A buffer about 100 acres in size is located along Petaluma Hill Road in the Southeast Specific Plan area.*

OS-3 As part of the Northwest Area Specific Plan, which will include development in the County-designated Northwest Community Separator, require the permanent preservation of open space in an area that provides visual relief from continuous urbanization and is a special type of scenic border. Except as provided in OS-4A, a minimum of one acre of

open space land will be required for each acre of Community Separator land converted to urban uses. (Rev. 10/02)

OS-4 Approximately 180 acres of land will be required to be preserved based upon approximately 180 acres of land in the Northwest Community Separator that will be developed with urban uses.

OS-4A The geographic area suitable for Community Separator mitigation is limited to lands within the Rohnert Park Planning Area, (as defined in Figure 1.5-2).

Within this Planning Area, give first priority to preservation of:

- Lands adjacent to the Urban Growth Boundary;
- Lands that would serve as "green belts" around the City of Rohnert Park; and
- View corridors along Petaluma Hill Road.

Give second priority to:

- View corridors along Railroad Avenue and Stony Point Road;
- Prime Farmland (as defined by the State and shown in Figure 4.9-1 of the General Plan EIR);
- Lands under Williamson Act agreements; and
- Environmentally sensitive habitat areas (defined as areas that are classified as having high wildlife habitat value, high wetlands potential, or high vernal pool and rare plant habitat potential).

These priority lands are shown in Figure 5.1-2. If lands in second priority areas or lower priority areas in the planning area are selected for mitigation, the ratio of replacement shall be 2 acres for each acre of Community Separator land converted to urban uses.

OS-4B Require permanent preservation of open space as mitigation for development in the Northwest Community Separator as a condition of development included within the Northwest Specific Plan. Prior to annexation approval, require applicants to demonstrate the ability to ensure the permanent preservation of open space land.

OS-4C Ensure that permanent preservation of open space takes the form of grants in fee title or easement to the appropriate governmental body (other than the City of Rohnert Park) or third party land trust, and that provision is made for the maintenance of the open space.

OS-4D The City shall adopt an adequate and appropriate mechanism to ensure that the required open space mitigation will occur through acquisition of open space land within the areas described in OS-4A or payment of a fee in lieu of acquisition. Payment of an in lieu fee will be permitted in the event that the Council finds that unique circumstances warrant payment of a fee rather than provision of land and that payment of a fee is consistent with implementation of this policy. Whether the land is acquired by the developer or through

fees paid to the City by the developer, the acquisition of the open space land must be in place prior to City issuance of any grading or building permits.

OS-5 Ensure that open space parcels are aggregated to the maximum extent feasible, in order to avoid piecemeal acquisition that would not serve to mitigate the loss of Community Separator lands. However, acquisition of individual open space parcels may occur, consistent with the County Agricultural Preservation and Open Space District's acquisition plan.

*The City's commitment to the preservation of open space is more than a written statement of public policy. The City believes that the effective preservation of open space is best approached on a regional, multi-agency level. To that end, the City supports exploring cooperative methods such as a joint powers agreement between the City of Rohnert Park, Sonoma County, the Sonoma County Open Space District, and other interested agencies. Such an agreement would provide for the identification, acquisition, maintenance, and preservation of open space.*

*As part of preparation of the Park, Recreation, and Open Space Master Plan (see Section 5.2), the City should identify open space priorities and work with the district for their inclusion in the district's acquisition plan.*

OS-6 Require property developers adjacent to sites where agricultural use is permitted or being conducted to inform subsequent buyers of potential continued agricultural production and the lawful use of agricultural chemicals, including pesticides and fertilizers.

OS-7 Use creek protection zones (see Section 6.2) for permanent public open space and compatible purposes including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping.

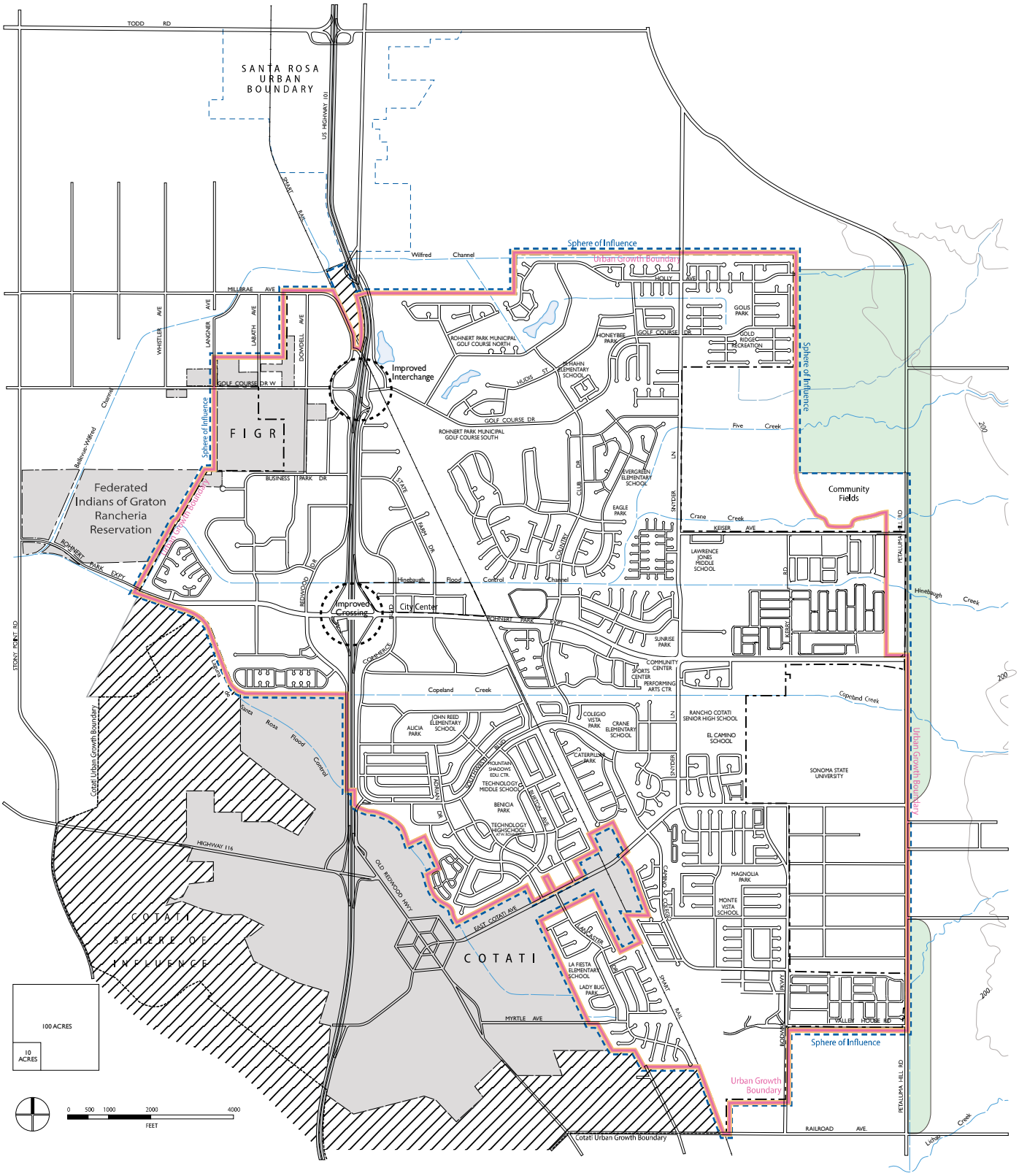
*Creeks are located in close proximity to residential neighborhoods, providing accessible open space getaways for residents. Adverse impacts to ecologically sensitive habitat, wildlife, and wetlands should be minimized in the planning, construction, and maintenance of paths.*

OS-8 Explore the feasibility of integrating natural and restored wetlands and vernal pool areas with new development or open space areas.

OS-9 As part of the specific plan process, institute mechanisms for maintenance of Open Space west of Petaluma Hill Road. Establish standards and schedules for the maintenance and management of any City-owned open space.

*Maintenance should include measures to cut back grass and brush to reduce the risk of fire, reduce flood hazards, and perform related maintenance activities.*

OS-9A Undertake a study to explore the feasibility of mitigating open space loss on the East Side.




Note: Refer to EIR Figure 4.7-3 for a map of Special Staus Species Habitat

*Figure 5.1-2*

# Open Space First Priority Acquisition Areas

## 5.2 PARKS

### CITY PARKS AND RECREATIONAL FACILITIES

As of 1999, Rohnert Park contained 469 acres of park and recreation land, or approximately 11 percent of the total net city area. This amounts to 17.8 acres per 1,000 existing residents. Even after excluding school-parks, creek-side open space and other open spaces along streets, the City's parkland availability still equals 11.8 acres per 1,000 residents. A large portion—310 acres—of this area is contained in the two municipal golf courses – the North Rohnert Park Municipal Golf Course covers 166 acres and the South Rohnert Park Municipal Golf Course covers 144 acres.

Key park and recreational facilities include:

- *Community Center Complex*. Located near the intersection of the Rohnert Park Expressway and Snyder Lane, this complex includes:
    - 20,000 square foot Community Center Building;
    - 33,000 square foot Sports Center;
    - 37,000 square foot Performing Arts Facility, including a 500-seat main stage and 100-seat second stage; and
    - Planned Indoor Pool.
- *Rohnert Park Stadium*. The home of the Crushers Baseball Team, the stadium was built in 1981 at 5900 Labath Avenue.
- *Roberts Lake*. Located at 5010 Roberts Lake Road, this five-acre artificial lake has adjacent recreational facilities.
- *Scout Hut*. This 1,328 square foot facility is located at 295 Santa Alicia Drive.
- *Parks*. The City has the following major parks:
    - Alicia Park (includes outdoor pool);
    - Benecia Park (includes outdoor pool);
    - Caterpillar Park;
    - Collegio Vista Park;
    - Dorothea Park;
    - Eagle Park;
    - Golis Park;
    - Honeybee Park (includes outdoor pool);
    - Ladybug Park (includes outdoor pool);
    - Magnolia Park (outdoor pool to be constructed in 2000);
    - Hinebaugh Creek Park;
    - Rainbow Park;

  - San Simeon Park; and
  - Sunrise Park.
- *Senior Citizen Center*. The center is currently 10,000 square feet.
- Neighborhood Recreation Centers. These include:
  - Benecia Park Recreation Center, 3,024 square foot, at 7450 Santa Barbara Drive;
  - Burton Avenue Recreation Center, 6,700 square foot, at 7421 Burton Avenue; and
  - Ladybug Park Recreation Center, 1,145 square foot at 8517 Liman Way.
- *Pools*. Community pools are located in neighborhood parks and are listed above under "Parks."

**Table 5.2-1:**
**Parks, Recreational Facilities, and Open Space Acreage, Inside 1999 City Limits**

| | *Acres* | *Total Per 1,000 residents [4]* |
|---|---|---|
| Neighborhood Parks and Mini-parks[1] | 116 | 2.9 |
| Golf Courses | 310 | 7.8 |
| Other Recreational Facilities | 43 | 1.1 |
| Creekside Open Space | 96 | 2.4 |
| Open Space along Street Rights-of-Way[2] | 26 | 0.7 |
| Schools[3] | 126 | 3.2 |
| Total | 712 | 17.8 |

*1. Includes underwater area of Roberts Lake, which is 5 acres in size.*

*2. Along Rohnert Park Expressway and between US 101 and Commerce Boulevard.*

*3. Includes 35-acre Creekside Middle School. Total school acreage is 180. Assuming 30 percent of school sites are covered with structures, the remaining areas are recreational and open space, totaling 126 acres. However, the School District does not allow scheduled public use of the field facilities at Creekside Middle School, as they do at other facilities, as a mitigation measure from the EIR for the project. Monte Vista School, by virtue of fencing and locked gates. Is also not available for community use of the playground after school hours.*

*4. Based on 1999 DOF population of 40,032 residents.*

*Source: Dyett & Bhatia*

Six new neighborhood and linear parks are proposed in the General Plan, along with two open space parks and two special purpose parks. Mini parks, greenways, and plaza parks are not included in this summary. These parks are located in areas where new residential and mixed use development is proposed. The total amount of proposed parkland ranges from 56 to 64 acres, as shown in Table 5.2-2. Existing and proposed parks are shown in Figure 5.2-1.

**Table 5.2-2:**
**New Parks Under the General Plan[1]**

| | *Acres* |
|---|---|
| University District | 10-20 |
| South Eastside Park | 5-8 |
| North Eastside Park | 8 |
| North Eastside Linear Park[2] | 4 |
| Community Fields | 27-50 |
| Westside Park | 2-4 |
| SOMO Village | 7 |
| Infill Park | 2 |
| Total | 83-114 |

*1. Excluding mini-parks, plazas, and greenways.*

*Source: Dyett & Bhatia*

## STANDARDS AND CLASSIFICATION

### Standards

#### *Residential Development*

Although there are no State standards for parks, the Quimby Act (Government Code §66477) allows local agencies to require dedication standards—at up to three acres per 1,000 residents, or a higher amount matching existing availability, up to five acres/1,000 residents—for residential subdivisions to provide land or in-lieu fees for developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision.

#### *Non-residential Development*

In addition to parkland need that stems from residential development, employment-generating uses also have recreation and open space needs. In business park kind of developments, open space on the site often suffices for lunchtime open space needs. However, in more urban settings, plazas and mini-parks may be necessary. Thus, in addition to the residential parkland standards, the City may require plazas, mini-parks, and other appropriate open spaces from non-residential developments in locations such as the University District, subject to a maximum of one acre per 250,000 square feet of non-residential space.

### Classification

Community and neighborhood parks are defined as follows:

- *Community Parks.* Community parks serve a citywide population and usually include sports facilities, such as lighted fields, courts, swimming pools, recreation buildings, and other special use facilities. Restrooms and off-street parking are generally provided.

Although community parks have a much larger service area than neighborhood parks, they often serve a neighborhood function as well.

- *Neighborhood Parks.* Neighborhood parks are devoted primarily to serving a small portion of the city, usually within easy walking and biking distance from residences. These parks are designed for unorganized and unsupervised recreation activities. Play equipment, open turf areas, and picnic tables may be provided, although restrooms and off-street parking may not. Neighborhood parks typically measure between three and fifteen acres.

Based on a standard of 5.0 acres of parkland per 1,000 residents, buildout of the General Plan would result in the need for an additional 60 acres of neighborhood and community parkland. This is the amount of parkland that the City could require of developers submitting subdivision maps; the City may provide additional park and recreation facilities independently.

**Table 5.2-3:**
**New Community and Neighborhood Park Need**

| | *Standard (Acres per 1,000 residents)* | *Population in New Housing Units [1]* | *Acres Needed* |
|---|---|---|---|
| Community and Neighborhood Parks | 5.0 | 11,700 | 59 |

*1.Based on the total addition of 4, 450 housing units at buildout and assuming 2.62 persons per household at buildout. This is the total population based on 100% occupancy of housing units, which is the method used to assess in-lieu fee or land requirements under the Quimby Act. Increase in population at buildout is projected to be lower (see Table 2.3-3), since projected household size at buildout is lower than in 2000, and vacancy rates are included in calculating buildout projections.*

*Note: This table does not include parkland need from non-residential development, which would be in the form of plazas and mini-parks.*

*Source: Dyett & Bhatia*

## CREEK CHANNELS

The City, in cooperation with the Sonoma County Water Agency, owns and maintains creek channels within Rohnert Park. These channels include Coleman Creek, Copeland Creek, Crane Creek, Five Creek, and the Five Creek Diversion. The Wilfred Channel, located adjacent to the northern City boundary, also is an urban open space resource for the community. The amount of urban open space along creek channels totals approximately 96 acres. Public access to these channels is generally not restricted. The City has constructed pedestrian/bicycle paths along Coleman, Copeland, Crane, Five, and Hinebaugh creeks.

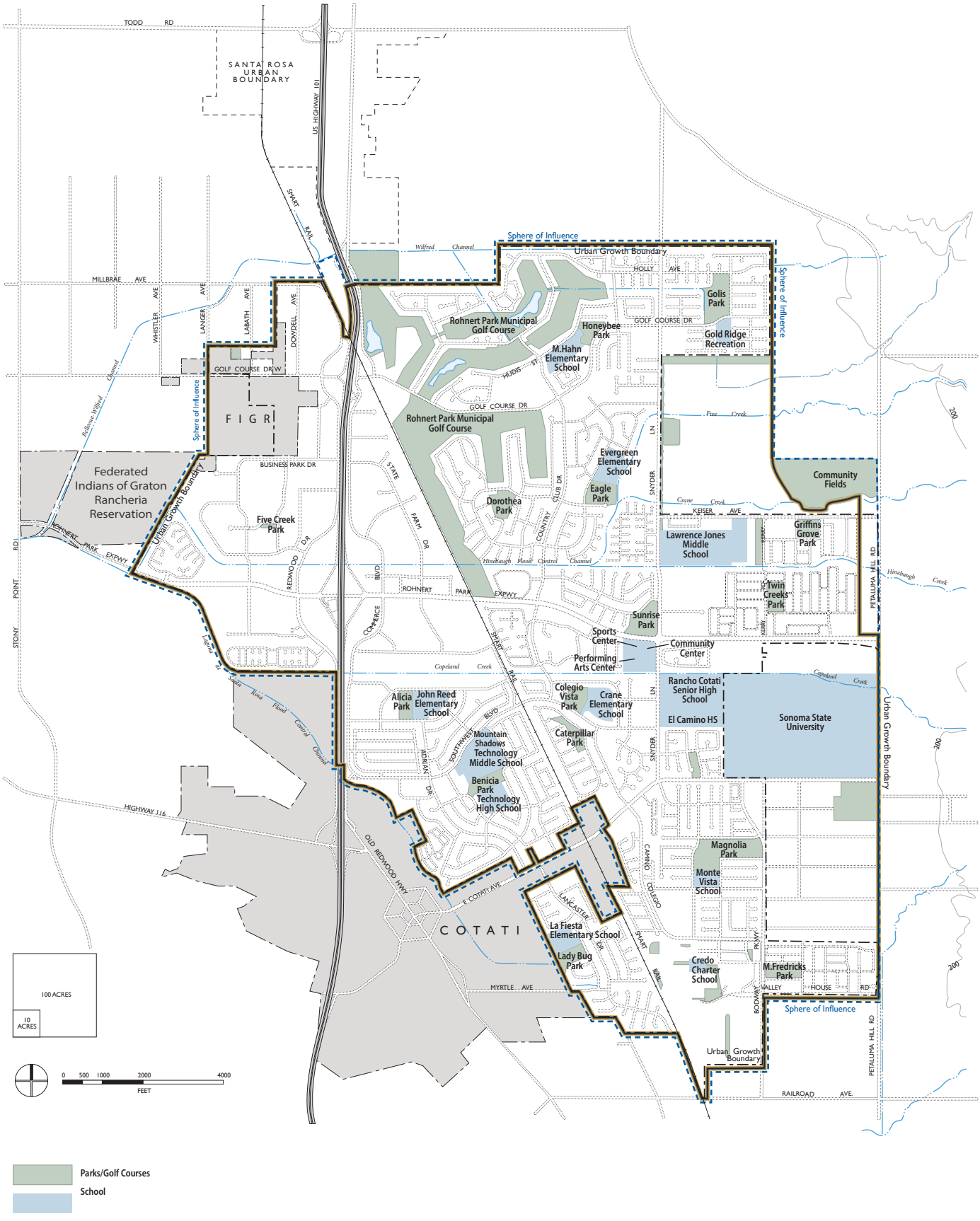



*Figure 5.2-1*

# Parks and Schools

## SCHOOL SITES

The Cotati-Rohnert Park School District maintains 15 schools on 14 sites. Eleven of the school sites are located within 1999 City limits, and in addition, Creekside Middle School is located immediately outside the 1999 City limits. The land within 11 school sites plus Creekside totals 180 acres. Each school site includes playing fields and other urban open space areas. Most of the school sites are located adjacent to City parks, thereby compounding the amount of urban open space at each locale. If school buildings and grounds are assumed to occupy approximately 30 percent of the site areas, the amount of recreational space would be 126.2 acres.

## GOALS: PARKS

OS-F Provide an integrated system of parks and trails throughout the City to meet the community's recreational needs.

OS-G Develop additional parkland in the city to meet the standards of required park acreage for new residents.

OS-H Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance.

## POLICIES: PARKS

OS-10 Prepare a Parks, Recreation, and Open Space (PROS) Master Plan as the implementing tool for General Plan park and recreation policies and proposals. Ensure that the Plan includes phasing and priority acquisitions. As part of the Plan development, explore financing mechanisms, including methods for upfront acquisition and development of priority parklands and fields.

*The PROS Master Plan will cover several topics related to park and recreational open space, such as: precise location of parks and financial planning to improve undeveloped park land and trails, maintain existing facilities, develop new trails, and acquire land for new parks. The PROS Master will also establish standards and identify funding for both specific park facilities and City-owned, non-park open space areas, such as street medians and open space buffers.*

OS-11 As part of the update of the Subdivision Regulations, establish parkland dedication or in lieu fee at a standard of five acres of community and neighborhood parks per 1,000 new residents. Require development in high-intensity employment-generating areas—such as the University District—to provide additional parkland for employees at 1 acre per 250,000 square feet of non-residential development.

*The standards set out in this policy will generate a need for approximately 60 acres of new neighborhood and community parkland, as shown in Table 5.2-3, as well as plazas and mini-parks in high-intensity centers. Policy LU-1 calls for an update of the Subdivision Regulations.*

OS-12 Acquire and develop new parks in the approximate locations and sizes shown on Figure 5.2-1 and Table 5.2-2.

*The General Plan proposes several new parks that will provide acreage to meet the standard, as indicated in Table 5.2-2. Locations shown on Figure 5.2-1 are generalized, with precise locations to be determined during implementation. At buildout, the parkland acreage for neighborhood and community parks will increase to about 175 acres. The ratio of this acreage to 1,000 residents will remain roughly the same.*

## Recreation Facilities

OS-13 Develop the approximately 50-acre area north of Crane Creek west of Petaluma Hill Road as community recreation fields. within City limits. Ensure that development of the fields is a priority and that this land will not be used for any other use, including affordable housing, for the life of the General Plan. Ensure that fields are designed to have minimal impacts on adjacent residential uses to the west, and have ingress and egress from several roads to minimize traffic impacts. Ensure that only a small portion of the fields is lit for nighttime recreation.

OS-14 Continue cooperating with the Cotati-Rohnert Park School District to develop parks near schools as joint use facilities and coordinate maintenance and management of park/school sites.

OS-15 Integrate citywide plans for bicycle and pedestrian paths with park plans.

*The network of paths will allow alternative access routes to parks. The development of a network of bikeways and pedestrian trails is a key principle of the General Plan Diagram.*

OS-16 Expand the city's network of bike and pedestrian paths in areas of new development.

*These paths, which should be located along creek rights-of-way, should be linked to the existing path system. Paths should also run along the University District Linear Park, connecting new residential areas with the SSU campus. The access needs of a variety of users, including school-age children, college students, the elderly, and persons with disabilities should be considered in the path design. More detail on bikeways and pedestrian trails is included in Chapter 4: Transportation.*

OS-17 Ensure that parks and recreation facilities are safe secure areas.

*The City should request Department of Public Safety review and comment on park and recreation facility projects. The design and construction of these facilities should allow for safety, security, and reliable patrol and response.*

## 5.3 SCHOOLS

### FACILITIES, 1999

Rohnert Park schools are under the authority of the Cotati-Rohnert Park Unified School District (CRPUSD). The District operates 15 schools, including nine elementary schools, three middle schools, and one high school, and two continuation high schools. There are 14 school sites in all, with a combined elementary and middle school program at the Thomas Page School, and eleven sites are found inside Rohnert Park's 1999 City limits. The CRPUSD also runs an alternative secondary program. School sites are shown on Figure 5.2-1.

As in many cities, the District and the City work closely to provide complementary services. The City maintains turf areas and playing fields on school grounds as part of regular park maintenance, and the District reimburses the City for the service. School buildings and recreational facilities are available for community use during non-school hours[1]. Parks located adjacent to schools provide additional outdoor recreational space for students.

The boundaries of the CRPUSD are shown on Figure 5.3-1. The Bellevue Union School District (BUSD) and Santa Rosa High School District (SRHSD) are located on the north side of the CRPUSD. As of 1999, the boundaries of the BUSD-SRHSD include areas planned for new development under this General Plan on both the eastside and the westside.

### ENROLLMENT AND CAPACITY, 1999

In 1999, approximately 8,120 students were enrolled in the CRPUSD. This number is reduced to 7,970, if Independent Study students are subtracted out.[2] The CRPUSD had excess capacity (7,970 students enrolled, vs. 9,110 capacity). Moreover, all school levels—elementary, middle, and high school—had some excess capacity (see Table 5.3-1).

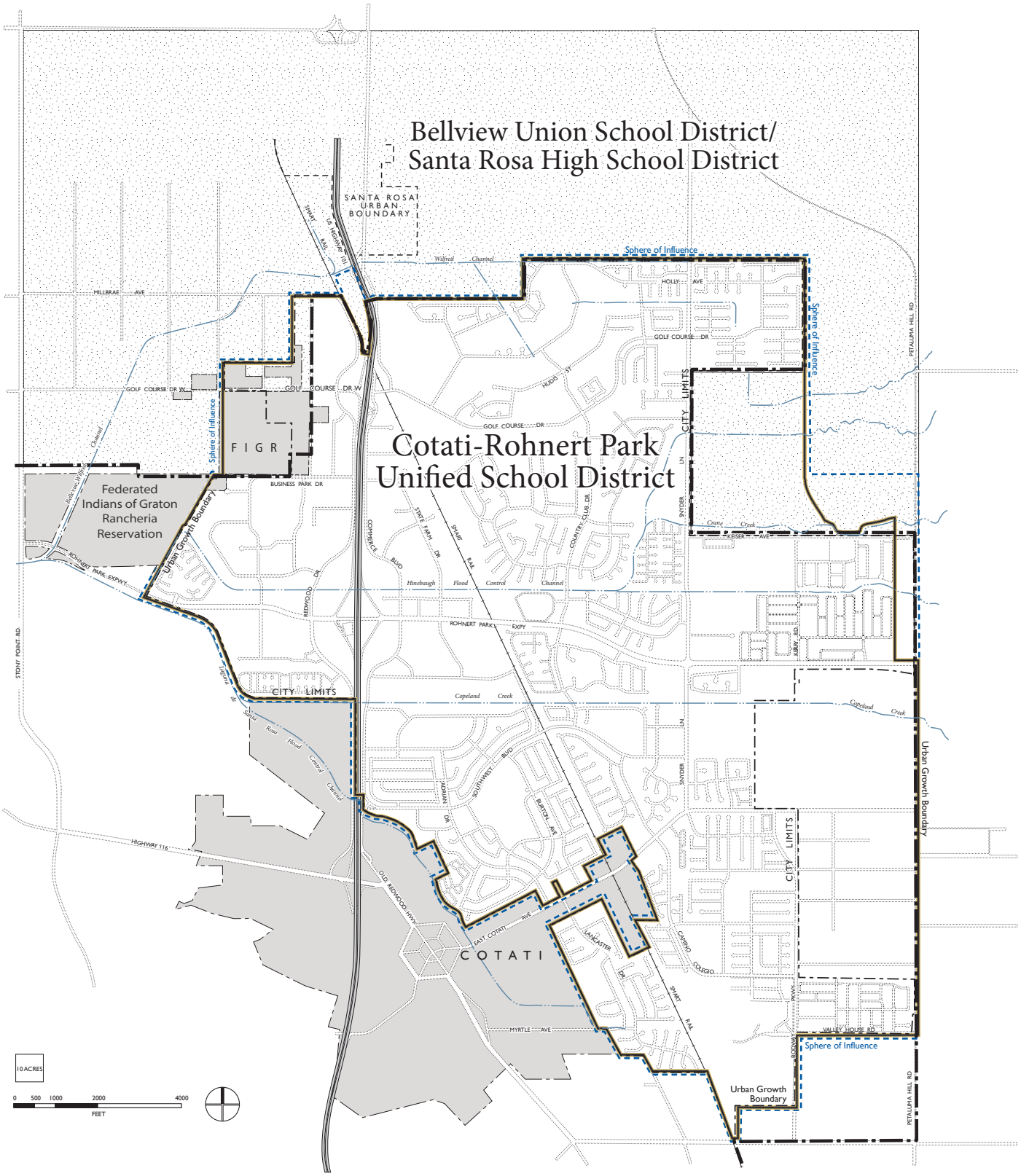
### PROJECTED ENROLLMENT

Buildout of the General Plan will result in the addition of approximately 5,382 housing units, with a total buildout population of approximately 51,332. According to the Association of Bay Area Governments (ABAG), Cotati is projected to have a population of 9,400 by 2020.

Based on General Plan buildout population, Cotati's 2020 population projection, ABAG age-class projections, and Sonoma County grade-level enrollment projections, decreased enrollment is expected among elementary school students; middle school enrollment is

[1] Creekside Middle School is not available for scheduled use of its athletic fields as a mitigation measure of the project EIR. Monte Vista School, by virtue of fencing and locked gates, is not available for community use of the playgrounds after school hours.

[2] Independent Study students are students involved in home-study, work-study, or other alternative educational programs. Independent Study students spend most of their class time outside the classroom.




School District Boundary

*Figure 5.3-1*

# School Districts

expected to remain about the same as in 1999; and increased enrollment is expected among high school students. Enrollment estimates under General Plan buildout are shown in Table 5.3-1. Enrollment is estimated under two scenarios: with existing CRPUSD boundary and with an enlarged CRPUSD boundary that includes all areas of new development under the General Plan.

**Table 5.3-1:**
**Estimated Enrollment and Projected School Needs [1]: Cotati-Rohnert Park Unified School District (With Existing CRPUSD Boundary / With Expanded CRPUSD Boundary [2])**

| | *Enrollment 1999[3]* | *Buildout Enrollment[4]* | *Change 1999 – Buildout* | *1999 Capacity[5]* | *Capacity Needs at Enrollment[6]* |
|---|---|---|---|---|---|
| K-5 | 3,908 | 3,662/3,977 | 246/72 | 4,815 | 1,153/838 |
| 6-8 | 2,067 | 2,023/2,207 | 44/149 | 2,154 | 131/53 |
| 9-12 | 1,992 | 2,700/2,940 | 948/418 | 2,142 | 558/798 |
| Total | 7,967 | 8,385/9,124 | 418/1,157 | 9,111 | 726/13 |

*1. Includes estimated enrollment for the City of Cotati, based on 2020 population in ABAG's Projections '98.*
*2. With existing CRPUSD boundaries, some Rohnert Park school-age children would attend school in the Bellevue Union and Santa Rosa High School Districts. An expanded boundary change considers the scenario of school enrollment in the CRPUSD if the school district boundaries were redrawn to include all development under the Rohnert Park General Plan.*
*3. Excludes Independent Study students.*
*4. Reflects anticipated 55% buildoutof SOMO Village through 2020.*
*5. Excludes the two classrooms used for Independent Study students.*
*6. A negative number means that capacity exceeds enrollment, which means that there would be extra classroom space.*

*Source: Dyett & Bhatia* (Rev. 08/10)

CRPUSD estimates in the *1997 School Facility Analysis and Justification Report for School Facility Fees* are projected only until the 2010-2011 school year. Enrollment projections in that report are based on constant rates of students per household,[3] while current ABAG Projections '98 expect a decrease in household size and children per household.

## Projected School Needs

As shown in Table 5.3-1, the estimated decrease in elementary school enrollment, combined with existing excess capacity in 1999, would generate an excess capacity of about 1,200 under General Plan buildout if the school district boundary is changed. The average capacity of the CRPUSD's nine elementary schools is 550, suggesting than two or three elementary schools could potentially be closed as a result of decreased enrollment. In addition, the elementary school site reserved by CRPUSD on the eastside adjacent to the Creekside Middle School may no longer be needed. The drop in enrollment is primarily the result of projected decreases in household school-age children

3 The report expresses the rates on a "per home" basis, not specifying whether the unit of measure is "housing unit" or "household." Because the report states that "housing vacancy rates are assumed to remain constant and do not affect [the rates]," households—defined as occupied housing units—are implied.

per household, which would counteract the increased number of housing units and households in Cotati and Rohnert Park.

Because middle school enrollment is expected to increase only very slightly at buildout with a boundary change, assuming 27 students per classroom (the State rate), capacity and enrollment are likely to be in balance. The estimated increase in high school students is expected to exceed 1999 capacity at the Rancho Cotate and extension high schools. Additional space would be necessary. This would be true regardless of whether the school district boundary is changed or not.

## SCHOOL DISTRICT BOUNDARY CHANGES

The City does not control school boundaries. However, however, the City can encourage actions that will promote a cohesive community. Procedures for reorganizing the boundaries of a school district are described in § 35700 of the California Education Code. There are two alternative procedures for changing the school district boundaries:

- *Negotiated Agreement.* The CRPUSD and each of the other two districts would mutually agree that they would be reorganized "on the basis of a substantial community identity" and that the reorganization would not cause a "substantial negative effect on the fiscal management or fiscal status of…any existing district affected by the proposed reorganization." The three districts would file a petition with the County Superintendent of Schools asking for a reorganization action. A "county committee" comprised of two representatives from each of the supervisorial districts and one at-large member would vote on the petition. Its recommendation would be sent to the State Board of Education for action, which is likely to approve the transfer if two or all three districts support it.
- *Petition.* Petition for reorganization by 25 percent or more of registered voters within the transfer territory in each of the BUSD and SRHSD districts. This alternative could be pursued if agreement could not be reached among the three districts and would be initiated by one or more of the property owners. If the county committee grants the petition but one or more of the districts opposes it, an election would be called in the territory of the districts to vote on the reorganization. The vote would occur at the next available regular election.

## GOALS: SCHOOLS

PF-A Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to ensure that all school-age children living in Rohnert Park can attend public schools in Rohnert Park, without having to travel to adjacent jurisdictions.

PF-B Work with the Cotati-Rohnert Park Unified School District (CRPUSD), with the Bellevue Union School District (BUSD), and the Santa Rosa High School District (SRHSD), to ensure availability of adequate sites for schools.

PF-C Work with Cotati-Rohnert Park Unified School District (CRPUSD) to find alternative uses for facilities that are closed or sites and facilities that may not be needed in the future because of decreased enrollment.

**POLICIES: SCHOOLS**

PF-1 Work actively with the Cotati-Rohnert Park Unified School District (CRPUSD) to amend school district boundaries, so that all new development under this General Plan is included in the CRPUSD. Encourage CRPUSD, the Bellevue Union School District (BUSD), and the Santa Rosa High School District (SRHSD) to reach a negotiated agreement on the boundary changes.

PF-2 Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to provide adequate high school sites and facilities.

*If students from new development in the Rohnert Park Planning Area, including those areas within the BUSD and SRHSD as of 1999, were to enroll at the Rancho Cotate High School, demand at buildout is likely to exceed 1999 capacity, creating the need for additional facilities. The City should encourage CRPUSD to undertake a comprehensive assessment of facility needs and work with the district to accommodate the districts needs. Options to the district include, but are not limited to:*

- *Expansion of Rancho Cotate High School, or use of temporary classrooms at the high school;*
- *Construction of a second high school. As of 1999, capacity at Rancho Cotate High School was approximately 2,100. Buildings, parking lots, and playing fields already occupy the most of the site, limiting the potential for expansion. Construction of a smaller 500-student high school can be considered;*
- *Retrofit and reuse of an elementary school. According to projected enrollment levels, two to three elementary schools can potentially be closed by 2020, while additional space will be needed for high school students. Reuse of an elementary school site could be a considered as an alternative to building new high school classrooms.*
- *This option raises issues of displacement of elementary school students from their home neighborhoods, proximity of the "satellite" high school to the Rancho Cotate High School, compatibility with residential neighborhoods, and the feasibility and cost of retrofitting an elementary school to high school needs. The only elementary school within walking distance of Rancho Cotate High School is Crane Elementary School, which is approximately a 1/4-mile or 5-minute walk away.*

PF-3 Require developers to dedicate any necessary school sites to the Cotati-Rohnert Park Unified School District (CRPUSD).

*At the time Specific Plans are developed, an analysis of the need for additional school sites shall be conducted in consultation with the appropriate school district.*

PF-4 Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to ensure that CRPUSD land that is part of the Creekside Middle School site and is not needed for school facilities is developed in accordance with the General Plan Diagram.

PF-5 Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to reuse any closed elementary school sites, and ensure that new uses are compatible with adjacent uses.

*Reuse of elementary school sites should be consistent with surrounding uses. In case CRPUSD determines that one or more of the sites is no longer needed, appropriate alternatives should be considered for each closed site. The Naylor Act allows cities and counties to acquire surplus school properties for recreational purposes, so recreational reuse is a possibility. Reuse could include a community service center, occupied by a group of non-profit organizations, and managed by the City or a lessee. The lessee could be a non-profit organization that also occupies the facility.*

PF-6 In case CRPUSD determines that the vacant elementary school site on the eastside adjacent to Creekside Middle School is no longer needed for school use, encourage its development with Medium Density Residential use.

*The appropriateness of developing this site for an elementary school, in view of the projected declining enrollment, will need to be determined by CRPUSD. If CRPUSD determines that the site is not needed for an elementary school, Medium Density Residential would be a use compatible with the surrounding land use designations, according to the General Plan Diagram. The CRPUSD can consider and decide on the appropriate mechanism (sale, lease, or other) for realizing residential use of the site.*

## 5.4 WASTEWATER

### SEWER SERVICE, 1999

All development within the 1999 City limits was connected to sewer service as of 1999. The City also provides sewer service to the Sonoma State University (SSU) campus, located east of the 1999 City limits. Residential development in Canon Manor, located outside the 1999 City limits but within its SOI, is served by septic systems, not City sewers. Sewer mains collect wastewater and transport it to the Rohnert Park Pumping Station. As of 1999, the wastewater mains were adequate in size to serve the area within the 1999 City limits. A 24-inch interceptor sewer main extends westward from the pumping station to the treatment plant.

### SUBREGIONAL WASTEWATER DISPOSAL SYSTEM

Rohnert Park is a partner in the subregional wastewater disposal system, which also serves Santa Rosa, Sebastopol, and Cotati. The City of Santa Rosa is the managing partner and has a contractual obligation to meet the wastewater treatment and disposal needs of the other partners. Wastewater from the subregional system is treated at the Laguna Water Reclamation Treatment Plant (LWRTP), located about two miles northwest of Rohnert Park.

The LWRTP provides primary, secondary, and tertiary treatment. Agricultural and urban irrigation is the primary method used to dispose of tertiary wastewater, and river discharge is used only as necessary during wet weather. After treatment, tertiary water is stored in containment ponds. Water levels in the ponds are monitored, and when they reach maximum capacity, water is discharged into the Russian River, which empties into the Pacific Ocean. Based on the City of Santa Rosa's NPDES permit for the treatment plan, discharged water cannot exceed 5 percent of the river flow.

The City of Rohnert Park is currently allotted a capacity of 3.22 million gallons per day (mgd) in the subregional system, including 0.10 for SSU. Estimated 1999 wastewater flows are shown in Table 5.4-1. The City of Cotati funnels wastewater through the Rohnert Park system, but has been developing its own connection to the LWRTP and will no longer direct wastewater through Rohnert Park as of fall 1999. Cotati has an allocation of 0.62 mgd.

**Table 5.4-1:**
**Wastewater Treatment Flows, 1999[1]**

| | |
|---|---|
| Average Dry Weather Flow (mgd) | 3.50 |
| Average Annual Flow (mgd) | 4.09 |

*1. Includes flows from Rohnert Park, SSU, and Cotati.*

*Source: City of Rohnert Park*

### Geysers Recharge Project

In the early 1990s, the City of Santa Rosa initiated the Subregional Long Term Wastewater Project to bring the subregional system into compliance with the needs of partner cities through 2010. The wastewater project included expansion of treatment capacity at the LWRTP from 18 to 21.2 mgd and an increase in reclaimed water storage and distribution capacity.

Several alternatives were considered for the wastewater project, including a reclaimed water reservoir south of Rohnert Park. The Geysers Recharge alternative was selected in February 1997 as the preferred alternative. This project will enable the Laguna Water Reclamation Treatment Plan to treat the higher capacity of wastewater, because the Plant is constrained by the amount of available online storage, rather than by the amount of water it can physically treat. The City of Santa Rosa has opened bids on the first phase of the construction project, and the pipeline is projected to become operational by 2002[4].

The City of Santa Rosa has a National Pollution Discharge Elimination System (NPDES) permit to release treated wastewater from the treatment plant. On March 1, 2000, the State Board approved an incremental capacity increase for the Subregional System, increasing the permitted amount of released water from 18 mgd to 19.2 mgd. The allocation of this increased capacity has yet to be negotiated. On March 15, 2000, the State Board approved an additional capacity increase for the Subregional System to 21.2 mgd, pending completion of the Geysers Recharge project[5].

### Storage Pond Expansion

Because the Geysers Recharge project was developed over many years, starting in the early 1990s, the City of Santa Rosa initiated and has now completed an interim project to meet wastewater needs throughout the county. Online pond storage is the major constraint on wastewater treatment capacity, because no wastewater can be directly discharged into the Russian River. A storage pond has been completed northwest of Rohnert Park, and the State Board has approved an incremental capacity increase for the Subregional System, as described in the previous section.

## TREATMENT CAPACITY NEEDS

In 1999, average dry weather wastewater flow from Rohnert Park, SSU, and Cotati was 3.50 mgd. In 1998 however, Rohnert Park, SSU, and Cotati exceeded their combined 1999 allocation capacity of 3.84 mgd with an average dry weather wastewater flow of 3.93 mgd, although Cotati was actually under capacity. Rohnert Park uses the excess capacity of other subregional system partners, and pays its proportionate share of operation and maintenance costs based on its actual flow, not on its allocation. Rohnert Park is the only subregional partner over its allocation.

For the purpose of the wastewater project, the wastewater needs of partner cities were based on adopted General Plans that were current when the wastewater project was being planned. Buildout of the 1995 Rohnert Park General Plan warranted an increase in capacity from 3.22 to 3.81 mgd for Rohnert Park and SSU (or from 3.84 to 4.65 mgd, including Cotati). As shown in Table 5.4-2, additional capacity is needed to accommodate buildout of this General Plan. This finding implies that another wastewater capacity expansion project will be required to meet Rohnert Park's needs, after the Geysers Recharge project.

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[4] Email correspondence with Joe Gaffney, City Engineer, City of Rohnert Park, April 12, 2000.

[5] Email correspondence with Scott Stinebaugh, Deputy Director, Utilities Department of the City of Santa Rosa, April 26, 2000.

**Table 5.4-2:**
**Estimated Wastewater Flows in Rohnert Park, Under General Plan Buildout**

| | *Average Daily Dry Weather Flows (mgd)* [1] |
|---|---|
| Rohnert Park | 4.83 |
| Sonoma State University | 0.321[2] |
| Total | 5.151 |
| Capacity Allocation with Geysers Recharge | 3.81[3] |
| Storage Pond Capacity Allocation | 0.50[4] |
| Additional Capacity Need | 0.841<br>+ contingencies |

*1. Based on City of Santa Rosa wastewater generation rates: 192.8 gallons/day/ dwelling; 30.8 gallons/day/employee; 19.8 gallons/day/student.*
*2. Based on Master Plan buildout of 10,000 FTE students.*
*3. Expected to be on line in 2002.*
*4. Pending State Board approval.*

*Sources: Dyett & Bhatia; City of Santa Rosa, Santa Rosa Subregional Long Term Wastewater Project: Wastewater Flow Projections, July 1996; Sonoma State Universty Master Plan Revision: Draft Environmental Impact Report, November 1999.*

Table 5.4-2 provides an estimate of when additional capacity may be needed. Rohnert Park's increased capacity allotment from the Geysers Recharge project would be adequate to accommodate an additional 2,751 dwelling units and about 2.53 million square feet of non-residential development, assuming balanced residential/non-residential use development, sufficient for residential development to about 2012-13.

If Canon Manor hook-ups are not provided, additional capacity will not be needed until 2014-15, and about 3,155 units could be accommodated. A more detailed analysis will need to be prepared in order to determine wastewater needs and timing with greater precision.

**Table 5.4-3:**
**Use of Rohnert Park's Geysers Recharge Capacity Allocation (mgd)**

| | *With Sewer Provision in Canon Manor* | *W/out Sewer Provision in Canon Manor* |
|---|---|---|
| Capacity Allocation with Geysers Recharge | 3.81 | |
| Storage Point Capacity Allocation | 0.50 | |
| Total Capacity Allocation | 4.31 | |
| 1998 Average Dry Weather Flow (July-October) | 3.36[1] | |
| Excess Capacity | 0.95 | |
| Less Contingency | 0.05 | |
| Less Amount reserved for Pipeline Projects and SSU Expansion | 0.12[2] | |
| Less Canon Manor Sewer Provision | 0.10[3] | 0.00 |
| Net Capacity Available for New Development | 0.68 | 0.78 |
| Supportable Housing Units[4] | 2,751 | 3,155 |
| Supportable Non-Residential Space (million s.f.) | 2.53 | 2.90 |
| Year when additional capacity is expected to be needed[5] | 2012-13 | 2014-15 |

*1. Dry weather flow for Rohnert Park, SSU and Cotati was 3.93 mgd; Cotati flow of 0.57 mgd is subtracted out. Cotati 1998 flow is estimated using City of Santa Rosa wastewater generation rates: 192.8 gallons/day/ dwelling; 30.8 gallons/day/employee; 19.8 gallons/day/student; 1998 DOF population estimate; and 2000 ABAG employment projection.*
*2. Includes Wilfred-Dowdell, all non-residential infill development within the 1999 City limits, and 72 infill residential units. 3. Based on General Plan Diagram and City of Santa Rosa wastewater generation rate of 192.8 gallons/day/ dwelling. Under General Plan buildout, the Canon Manor, which is designated for Estate Residential and Low Density Residential uses, would have about 540 housing units at buildout.*
*4. Assumes residential uses will use up 80 percent of capacity, consistent with projected flows.*
*5. Assuming 225 units per year.*

*Sources: Dyett & Bhatia; City of Santa Rosa, Santa Rosa Subregional Long Term Wastewater Project: Wastewater Flow Projections, July 1996; Letter from Linda Spiro to Miles Ferris, August 17, 1997, Attachments A and B.*

## PUMPING CAPACITY NEEDS

The capacity of Rohnert Park's pumping station is 26 mgd, whereas pumping needs under buildout of the General Plan are expected to be 21.9 mgd.[6] Thus, no additional pumping station capacity is needed.

## GOALS: WASTEWATER

PF-D Ensure that adequate wastewater facilities and services are available to meet the needs of existing and new development.

[6] Pumping capacity must be greater than average dry weather flows and must be sufficient to pump peak hour wet weather wastewater flows. Pumping needs are estimated by multiplying total estimated wastewater flows (5.04 mgd) by 1.45 to estimate peak day wet weather flows and by 3.0 to estimate peak hour wet weather flow.

**POLICIES: WASTEWATER**

PF-7 Continue participation in the planning, financing, and construction of wastewater treatment capacity expansions of the Subregional Wastewater Disposal System. Explore opportunities for increasing reclaimed water use and decreasing potable water demand.

PF-8 Undertake a detailed evaluation of the wastewater capacity needs associated with General Plan buildout. Seek from the City of Santa Rosa an increase in Rohnert Park's wastewater treatment capacity allocation that would become available in time to serve anticipated growth. Re-examine General Plan growth projections and development approval processes if additional capacity does not become available by 2012.

*The background analysis in this section provides a preliminary estimate of wastewater needs and indicates that additional treatment capacity may be needed by about 2012-13, if Canon Manor's needs are also included.*

PF-9 Require developers to install or pay for new sewer lines and other sewer improvements needed to accommodate new development.

*Sewer mains on both the eastside and westside will need to be expanded in order to accommodate new development. Developers shall be required not only to install on-site sewers, but also to contribute to the cost of improvements to sewer mains. Chapter 2: Land Use and Growth Management includes specific policies for assessing costs and prioritizing and implementing infrastructure improvements.*

PF-10 Continue to work with residents in Canon Manor to coordinate the provision and timing of wastewater services and facilities.

## 5.5 WATER SUPPLY AND CONSERVATION

The City of Rohnert Park currently derives its drinking-water supply from a wellfield consisting of 42 municipal supply wells, 31 of which were active in 1999; and eight active connections to the Sonoma County Water Agency (SCWA) Petaluma Aqueduct, which supplies water from the Russian River. The Sonoma County Water Agency operates and maintains a water transmission system authorized by the Agreement for Water Supply and Construction of Russian River-Cotati Intertie Project. Parties to the Agreement are the Agency and eight public entities, including Rohnert Park. Table 5.5-1 shows the amount of water supplied by each source. The total amount of water pumped from the 31 operational wells in 1999 was approximately 1.5 billion gallons. Agricultural users in the vicinity of Rohnert Park use a combination of private well water and reclaimed water for irrigation. Canon Manor residences use both shared and individual wells as their water supply.

**Table 5.5-1:**
**Rohnert Park Water Sources and Consumption, 1999**

| | *Water Provision (mgd)* | *Percent of Total* |
|---|---|---|
| Municipal Wells | 4.19 | 61 |
| SCWA Petaluma Aqueduct | 2.68 | 39 |
| Total | 6.87 | 100 |

*Source: City of Rohnert Park*

### EXISTING SUPPLY

#### Municipal Wells

Municipal wells are typically 280 to 1,500 feet below ground and tap into an aquifer that lies under the Santa Rosa plain. The aquifer is recharged from the mountains around the Cotati Valley. The majority of the wells pump from water-bearing zones present within the alluvial fan deposits, Glen Ellen Formation, and Wilson Grove Formation located from 200 to 1,200 feet below ground surface (bgs).

No sites within the existing City limits use private wells for drinking-water supply, although many sites outside the City limits do, including Canon Manor and Sonoma State University. The private wells in the Canon Manor area are usually less than 200 feet in depth. Sonoma State University maintains and operates their own municipal well field that consists of three municipal supply wells. In 1999, two wells were operated by SSU which produced a total of approximately 13 million gallons of water for the year (0.04 mgd).

Since at least 1966, it was less expensive for the City to pump groundwater as a source to supplement water-supply requirements, than to purchase water from the SCWA. However, over time, purchasing water from the SCWA became less expensive due to increased energy costs and capital and operation costs associated with maintaining a wellfield. Also, groundwater pumping has been affected by increasing well maintenance requirements. Hence, since the mid-1990s, the City has used additional SCWA water and relied less on their municipal wellfield; the excess well

capacity serves as a back-up system in case of emergency situations or drought conditions. The production rates range from an annual average of approximately 0.8 mgd in 1970 to 4.8 mgd in 1994.

### Sonoma County Water Agency

"SCWA provides potable water to more than 500,000 people in Sonoma and Marin counties. Rohnert Park receives SCWA water from the Petaluma Aqueduct. The sources of the aqueduct water ~~is~~ are the Dry Creek and Russian River Watersheds. To facilitate water supply, the SCWA stores water in two reservoirs, Lake Mendocino and Lake Sonoma. Water from these reservoirs is conveyed as released flows to Dry Creek and the Russian River to diversion facilities located near the community of Forestville. Water is then diverted, treated, and delivered to the SCWA's contractors including Rohnert Park, via the Agency's water transmission system.

In 1999, Rohnert Park's entitlement to SCWA water was 1.0 mgd, but the City was able to purchase additional water beyond its entitlement. In 1998, the City used 2.62 mgd (annual average) of SCWA water.

Rohnert Park was provided additional water from the unused allocation of another SCWA member, the North Marin Water District (NMWD). In 1991, the City of Petaluma entered into an agreement with the NMWD that allows NMWD to take excess water from Petaluma's allocation in exchange for granting the City of Petaluma permission to connect to the NMWD aqueduct. Since then, Rohnert Park has continued to use NMWD's excess allocation.

To continue to provide a safe, economical, and reliable water supply to meet the future needs of SCWA's service area, SCWA proposed the Water Supply and Transmission System Project (WSTSP) in 1998. When fully constructed and operational, the WSTSP will increase the amount of water that can safely be diverted, and increase SCWA's delivery capacity to its service area.

However, due to delays in implementation resulting from litigation and regulatory constraints, all facilities associated with the WSTSP have not been constructed. As a result of SCWA's ongoing Federal Endangered Species Act compliance efforts for listed salmonid species and current litigation on the WSTSP Environmental Impact Report, SCWA estimates their new water facilities will not be constructed for ten years. Consequently, current limitations exist in the Transmission System primarily due to temporary impairment during summertime water production and new development within the service area.

## PROJECTED DEMAND AND CAPACITY NEEDS

In 1999, average annual water use in Rohnert Park was 6.87 mgd (Table 5.5-1); an annual average of 4.19 mgd of water was derived from the City of Rohnert Park's municipal well system and an annual average of 2.68 mgd of water was obtained from SCWA water allocations to Rohnert Park (1.0 mgd entitlement) and an unused portion of NMWD's allocation (1.68 mgd). As of 1999/2000, Rohnert Park's population is approximately 41,000. Applying the 1999 average annual water use of 6.9 mgd and a population of 41,000, it is projected that the City's water supply requirement to

meet the year 2020 buildout at a population of 50,400 is estimated to be an annual average of 8.5 mgd. [7][8]

As of 2000, a Memorandum of Understanding (MOU) Regarding Water Transmission System Capacity Allocation During Temporary Impairment has been established between the SCWA and the eight public parties to whom the SCWA provides water supply. The purpose of the MOU is to establish a procedure to optimize allocation of the available supply of SCWA water among the eight public parties during the projected period of temporary impairment of Transmission System capacity. As part of the MOU, a temporary delivery capacity allocation (that remains in effect until September 2010) was developed which includes the schedule presented in Table 5.5-2 for the City of Rohnert Park. The delivery rates are based on historic maximum monthly demand.

**Table 5.5-2:**
**Temporary Delivery Capacity Allocation – Rohnert Park**
**SCWA Average Day Maximum Month Delivery Rate**

| *Year* | *Rates in mgd* |
|---|---|
| 2000 | 4.8 |
| 2001 | 4.8 |
| 2002 | 4.8 |
| 2003 | 5.2 |
| 2004 | 5.3 |
| 2005 – 2010 | 5.3 |

*Source: Sonoma County Water Agency*

On the basis of SCWA's allocation schedule developed for Rohnert Park as presented in Table 5.5-2, and the planned increase for an entitlement of 15 mgd by 2010, the City's reliance on groundwater from their municipal wellfield to meet future demands through the 2020 buildout is summarized below in Table 5.5-3. As indicated, the planned SCWA entitlement of 15.0 mgd by 2010 would fulfill future growth demands from 2010 through 2020, and allow the City to reserve municipal wellfield production for backup and emergency supply purposes. However, during the interim, the City will continue to rely on their municipal wellfield as a source of water to supplement the SCWA allocation schedule. Production requirements from the municipal wellfield are estimated to range from 1.9 mgd in 2004, to 2.3 mgd in 2009.

Groundwater conditions were assessed based on historical data and a groundwater study prepared for the City in May, 2000 entitled City of Rohnert Park Groundwater Study. Conditions indicate that in previous years, production has exceeded recharge. Comparison of the range of estimated

[7] Total Rohnert Park water consumption divided by the number of residents.

[8] An alternative way to project future water consumption is to use wastewater flow rates, assuming than all water supplied to land uses is ultimately discharged again. For this method, separate rates are used for residential and non-residential uses, as well as students. As discussed in Section 5.4, projected wastewater flows are 5.04 mgd under buildout. The 5.04 mgd water consumption implies a consumption rate of only 100.8 gallons per person per day. At another 40 percent less than 1998 rates, the rate does not reflect known amounts of consumption.

annual average recharge rates (0.66 to 3.28 mgd) with the City's municipal wellfield requirements during implementation of the General Plan (1.9 to 2.3 mgd as indicated in Table 5.5-3), indicates the potential for short-term impacts to occur during years of implementation from 2000 through 2009 if annual average recharge is less than 1.9 to 2.3 mgd. Annual average recharge would be less than 1.9 to 2.3 mgd if annual precipitation is less than 36 to 44 inches. The magnitude of the impact, if any, depends on the amount of precipitation in years 2000 through 2009. Policies have been developed to ensure that groundwater levels are not substantially lowered.

**Table 5.5-3:**
**Schedule and Sources for Projected Water Supply Requirements**
**Average Annual Estimates**

| | *Water Supply Requirement (mgd)* | *Allocation from SCWA (mgd)* | *City of Rohnert Park Municipal Wellfield (mgd)* |
|---|---|---|---|
| 2000 | 6.89 | 4.8 | 2.09 |
| 2001 | 6.97 | 4.8 | 2.17 |
| 2002 | 7.05 | 4.8 | 2.25 |
| 2003 | 7.12 | 5.2 | 1.92 |
| 2004 | 7.20 | 5.3 | 1.90 |
| 2005 | 7.28 | 5.3 | 1.98 |
| 2006 | 7.36 | 5.3 | 2.06 |
| 2007 | 7.44 | 5.3 | 2.14 |
| 2008 | 7.52 | 5.3 | 2.22 |
| 2009 | 7.60 | 5.3 | 2.30 |
| 2010 | 7.68 | 15.0 | Backup & Emergency Supply |
| 2020 | 8.47 | 15.0 | Backup & Emergency Supply |

*Source: City of Rohnert Park Groundwater Study*

Although the infrastructure associated with the current water distribution system is adequate to serve areas within the existing City limits, new development extending to the 2020 Urban Growth boundary would necessitate the installation of additional distribution lines to serve the new areas.

## WATER CONSERVATION

Use of reclaimed water, discharge reduction programs, and water metering are used to promote water conservation.

### Discharge Reduction Programs

Discharge reduction programs are used to limit wastewater discharge, and reuse of reclaimed water, rather than discharge, is the primary method of wastewater disposal. Discharge reduction programs include the use of water-efficient devices and water-efficient use patterns for both residential and non-residential uses. Strategies used by Rohnert Park include:

- Distribution of information and conservation devices;

- Required low flush toilets and low flow showers for new residential development (required by State law);
- Toilet and shower replacement program, which includes give-aways, rebates, and direct installation; and
- Water metering of all new residential uses (although all single-family homes continue to pay a flat rate).

### Reclaimed Water

Rohnert Park uses approximately 10 million gallons of reclaimed water per month in summer months and is one of the largest users of reclaimed water in the county. Approximately 270 acres in Rohnert Park and on the SSU campus use reclaimed water, out of 570 "urban" acres countywide.[9] Rohnert Park uses reclaimed water for irrigation of trees and landscaping throughout the city. Sites in Rohnert Park that use reclaimed water include all parks and school grounds south of Golf Course Drive, the North and South Rohnert Park Municipal Golf Courses, Roberts Lake, and various commercial and industrial sites, including Hewlett Packard, State Farm, Press Democrat, Compumotor, and Fresh Choice.

### Water Metering and Dry-Weather Thresholds

To reduce water consumption, Rohnert Park requires water meters on all new construction. The City's Water Shortage Contingency Plan establishes water supply thresholds that trigger automatic restrictions on water use during dry weather.

## GOALS: WATER SUPPLY AND CONSERVATION

PF-E Provide sufficient quantities of water for Rohnert Park residents and businesses, while ensuring that safe groundwater yield is not exceeded.

PF-F Utilize purchased water supplies (Table 5.5-2), and reduce reliance on groundwater drawn from municipal wells, except for emergency use.

PF-G Continue to encourage water conservation through use of reclaimed water and reduction of water consumption and discharge, for both existing and new development.

PF-H Ensure that groundwater withdrawal does not exceed safe yield.

## POLICIES: WATER SUPPLY AND CONSERVATION

### Water Supply

PF-11 Based upon the groundwater study prepared for the City in May, 2000 entitled City of Rohnert Park Groundwater Study, monitor the operation of the municipal well field on a

[9] Letter from Scott Stinebaugh, Deputy Director of Utilities Operations, City of Santa Rosa, Subregional Water Reclamation System, to Joseph Ferrucci, Dyett & Bhatia, July 27, 1999.

monthly basis to ensure that production does not exceed the recharge rates quantified in the study so as to result in a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary.

PF-11A Develop a monthly municipal wellfield monitoring program that (i) identifies points of compliance; (ii) establishes the factors to be considered in determining when production which exceeds the recharge rates will result in a substantial lowering of groundwater levels ("thresholds"); and (iii) includes any other information necessary to implement PF 11.

PF-11B In the event that the monthly municipal wellfield monitoring program concludes that a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary will occur because development proposed in the area outside the existing City limits as of July 1, 2000 requires production that exceeds the appropriate recharge rates, the City shall either disapprove such development or deny such development connection to the water system until such time that the program concludes that the City is in compliance with the standard established in PF-11.

PF-12 Work with the Sonoma County Water Agency and other water contractors who rely on the Petaluma Aqueduct System to ensure adequate water deliveries for all the contractors' needs.

*Purchasing additional SCWA water supply can be considered an alternative, after execution of the Memorandum of Understanding, until the increased entitlement is implemented. An additional 1.8 mgd (annual average) of water is necessary to accommodate buildout. Because provision of the 15.0 mgd entitlement may be delayed by litigation, purchase of additional water may be necessary in the interim. Purchasing water from SCWA is less expensive than building and operating wells.*

PF-13 Continue to collect and analyze monthly groundwater level data to assist in management and operation of Rohnert Park's municipal wellfield. Coordinate with other agencies on regional drawdown impacts.

PF-14 Require developers to dedicate new well sites in locations identified by the City and to pay for the cost of new wells, water lines, and other water supply infrastructure needed to accommodate new development.

*Water mains may need to be expanded and new wells may be required in order to accommodate new development. Sites dedicated to the City will need to be returned to the dedicatees if not needed for the purpose, unless the City's Subdivision Regulations seek multi-purpose dedications.*

*Developers should be required not only to install onsite water supply lines, but also to contribute to the cost of offsite improvements. Chapter 2: Land Use and Growth Management includes specific policies for assessing costs and prioritizing and implementing infrastructure improvements through a Capital Improvement Program.*

## Conservation

PF-15 Continue to require water-conserving devices for all new development.

*Devices include low-flush toilets and low-flow showers and faucets.*

PF-16 Require non-residential uses to implement water conservation practices as a condition of development.

*SCWA's Water Conservation Section currently consists of five full-time staff members who assists Rohnert Park and other SCWA members. The City imposes the following requirements on new development:*

- *All new construction is reviewed for water and wastewater conservation; and*
- *City Ordinance No. 76 requires the City to monitor for water leaks and to notify customers of identified leaks. Water service may be discontinued if the leak is not repaired within five days of receipt of notice.*

*The City can consider imposing additional requirements, such as water-efficient landscaping and use of treated wastewater during construction.*

PF-17 Develop a comprehensive wastewater flow reduction program for existing and new non-residential uses.

*Non-residential uses are already required to install low flush toilets and low flow faucets. The program would also include best management practices, rebates, and water audits, as called for in Policies PF-18 through PF-20 in this section.*

PF-18 Work with SCWA to offer rebates on water bills for non-residential uses that reduce water usage.

*This policy would be an effective use of water meters, which track the amount of water used. By way of comparison, the City of Santa Rosa offers rebates of $100 to industrial users for every 1,000 gallons of reduced wastewater flow. The same principle can be used to reduce water intake in Rohnert Park.*

PF-19 In cooperation with the business community, develop best management practices for water conservation for Rohnert Park business, and then make the information available to the public.

*Best management practices are intended as guidelines, not requirements, for water conservation. For example, restaurants can conserve water by giving drinking water to customers only upon demand. SCWA's Urban Water Management Plan includes best management practices that Rohnert Park can consider adopting.*

PF-20 At the request of businesses, conduct water audits and work with them to develop plans for reducing wastewater and discharge.

PF-21 Continue to use reclaimed wastewater to irrigate parks, recreational facilities, and landscaping.

*Landscaping includes trees and vegetation planted along streets, as well as private business facilities.*

PF-22 Adopt and implement a comprehensive water conservation program to encourage efficient water use by City employees and other users of City facilities.

*The City should consider the following measures for inclusion in the program:*

- *Develop a leak detection and repair program for City facilities;*
- *Reduce washing streets and flushing water mains and storm drains to the level necessary to maintain health and safety standards;*
- *Use water-efficient landscaping, in accordance with the City's established landscaping guidelines;*
- *Cover community pools when not in use in order to reduce evaporation;*
- *Install automatic turn-off fixtures in City facilities;*
- *Use treated wastewater in City construction projects; and*
- *Install flow restricters on hoses and faucets.*

PF-23 Commit to implement Best Management Practices (BMPs) of water conservation. Such measures include:

- Requiring meters for all new connections and billing by volume;
- Establishing a program for retrofitting existing un-metered connections and billing by volume;
- Identifying intra- and inter-agency disincentives or barriers to retrofitting mixed-use commercial accounts with dedicated landscape meters; and
- Conducting a feasibility study to assess the merits of a program to provide incentives to switch mixed-use accounts to dedicated landscape meters.

PF-24 Implement applicable large landscape conservation programs and incentives, as identified in the proposed MOU Regarding Water Transmission System Capacity Allocation During Temporary Impairment (4/24/00).

PF-25 Adopt a water conservation rate schedule that: increases as the quantity of water used increases (i.e., a tiered rate schedule); and/or provides seasonal rates or excess-use surcharges to reduce peak demands during summer months.

## 5.6 CENTRAL ROHNERT PARK, UTILITIES AND COMMUNITY SERVICES

This section provides goals and policies relating to the major utilities and community services needed to support development envisioned for Central Rohnert Park.

### GOALS: CENTRAL ROHNERT PARK UTILITIES AND SERVICES

PF-I Anticipate and plan for utility improvements, including water, wastewater, recycled water, and storm drainage demands of development in Central Rohnert Park.

PF-J To ensure the public's safety, restrict groundwater use at known contamination sites.

PF-K Provide recreational and cultural facilities serving residents and visitors.

### Water

PF-26 Ensure that adequate water supply is available to serve existing and new development projected in Central Rohnert Park.

PF-27 Ensure that water infrastructure facilities are in place before project development.

PF-28 Require new development in Central Rohnert Park to install water-saving devices, consistent with the California Green Building Standards Code and implement best management practices as outlined in the City's water conservation program.

### Wastewater

PF-29 Maintain existing levels of wastewater service and ensure that sewer capacity is available to serve existing and new development projected in Central Rohnert Park.

PF-30 Ensure that sewer infrastructure facilities are in place before project development.

### Storm Drainage

PF-31 Require new development and capital improvement projects to reduce pollution and runoff affecting creeks in Central Rohnert Park by following the adopted Low Impact Development Technical Design Manual.

PF-32 Require new development to upgrade or install storm drainage facilities, including on-site facilities, as needed to serve the project. Improvements shall be designed to be consistent with the City's storm drain standards, including the Low Impact Development Technical Design Manual.

### Solid Waste

PF-33 Ensure solid waste disposal needs of existing and new development projected in Central Rohnert Park can be met by the city's solid waste disposal services.

PF-34 New groundwater wells intended for potable use or for non-potable landscape irrigation shall not be permitted at any of the sites within Central Rohnert Park where contaminated groundwater plumes are present.

### Community Services

PF-35 Condition new development to provide park and open space facilities, in accordance with parkland requirements in the City's General Plan, or provide an in-lieu fee to support development of new park and open space facilities.

PF-36 Allow development that provides additional community amenities and complies with Central Rohnert Park standards to density bonus incentives.

PF-37 Use the City's Capital Improvement Program, Public Facilities Fee Program, federal and state grant funds, and other funding sources to implement community-wide or area-wide improvements that cannot be conditioned as part of private development projects.

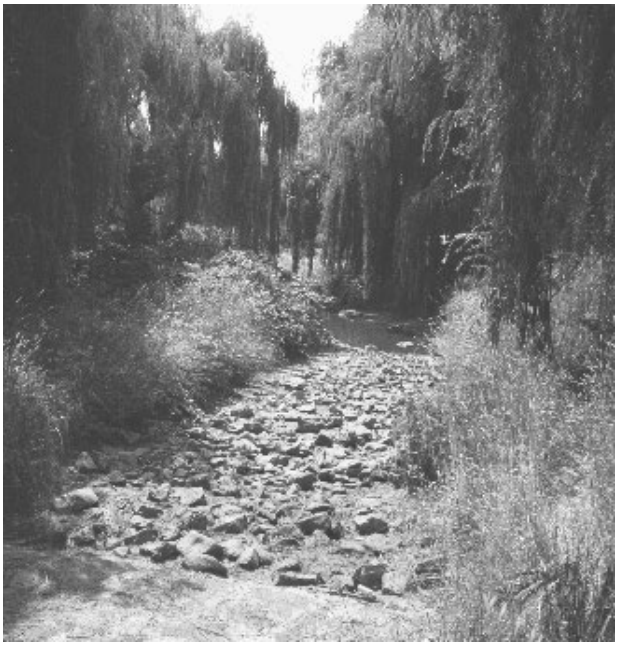
PF-38 Utilize business improvement districts or other types of land-secured financing districts to provide a long-term revenue source for maintaining Central Rohnert Park amenities.

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# 6 Environmental Conservation

Rohnert Park and its environs are endowed with a bounty of natural resources, including undeveloped and developed open spaces, creeks, agricultural resources, and areas with high potential to sustain wetlands, vernal pools, and wildlife. An overriding goal of the General Plan is to conserve these natural resources to ensure that future development does not adversely affect the environment. The Environmental Conservation Element contains goals and policies to encourage the conservation and proper management of the community's resources. The Element seeks to:

- Guide development in order to make wise and prudent use of the city's natural and cultural resources;
- Maintain and enhance the city's valuable natural resource areas necessary for the continued survival of significant wildlife and vegetation; and
- Ensure the continued protection of the city's natural resources.



## 6.1 HISTORIC AND ARCHAEOLOGICAL RESOURCES

### NATIVE AMERICAN CULTURAL RESOURCES

The city is located in an area which, prior to Euro-American contact, was inhabited by the Coast Miwok Indians and the Southern Pomo Indians. On the alluvial planes in the eastside of the city, there are three recorded Native American (CA-SON-1061, CA-SON-1147, and CA-SON-1923) archaeological sites.[1] These sites contain scattered chert and obsidian stone tool manufacturing debris, and stone tools. There are no recorded cultural resources located on the westside.

The possibility of identifying additional Native American cultural resources can be determined by assessing ethnographic information, environmental setting, and the locations of recorded archaeological sites. Native American cultural resources in this portion of Sonoma County tend to be situated on alluvial plains and at the base of hills, as well as near former and existing sources of water.

The eastside of the city has high potential for discovery of additional Native American cultural resources, for two reasons. First, the presence of recorded sites suggests that there may be others nearby. Second, the area includes broad alluvial flats near Crane, Copeland, and Hinebaugh creeks, and it is next to an area that was once part of a marsh.

The area west of Rohnert Park encompasses a broad alluvial flat that lies within the boundaries of an historic marsh. Areas within a historic marsh are less likely to contain artifacts than areas beside the historic marsh. No archaeological sites have been recorded on the westside. Consequently, there is a low possibility of identification of unrecorded cultural resources in this area.

### HISTORIC RESOURCES

There are two recorded historic archaeological sites (C-728 and CA-SON-1913H) on the eastside. In addition, there are two unofficially recorded historic ranching complexes located in the eastside (C-727 and C-728). A third archaeological site located within the eastern project area (CA-SON-1574) consists of materials that have been redeposited as a result of analysis conducted at Sonoma State University (SSU).

On the westside, there are two recorded historic structures, but they are located west of the Bellevue-Wilfred Channel, outside the areas contemplated for growth. Resource C-728 is a tank house and windmill stand that may have belonged to Robert Crane, an early settler. Resource CA-SON-1913H is the archaeological remains of a house that was shown on the 1877 Thompson Atlas.

[1] Northwest Information Center (NWIC) at Sonoma State University, October 1997.

In addition to the recorded sites, several historic period buildings and structures located on the eastside and westside are depicted on historic maps. Some of them are still standing, while only archaeological remains may be left of others. Although several properties along Wilfred Avenue on the westside have been identified as being potentially historically significant in State and federal inventories, these properties have been determined ineligible for the National Register of Historic Places. The possibility remains that additional historic cultural resources will be identified in both the eastside and westside in the future.

Several State laws, most notably CEQA Guidelines § 15064.5(f) and Public Resources Code § 5020-5029 and 21083.2 of the Public Resources Code, protect archaeological and historic resources. CEQA requires assessment of the impacts to unique archaeological resources or Native American culturally significant sites. If a development project is found to cause damage to the resource, reasonable efforts may be required to preserve the resources or leave them in an undisturbed state, or undertake additional mitigation measures if avoidance is not possible. To protect historic resources, the State has formed the State Historical Resources Committee that conducts the State Historic Resource Inventory and maintains the California Register of Historic Resources, which identifies historical landmarks and points of interest. The Committee also provides recommendations for the National Register of Historic Resources.

## GOALS: HISTORIC AND ARCHAEOLOGICAL RESOURCES

EC-A Conserve historic and archaeological resources for the aesthetic, educational, economic, and scientific contribution they make to Rohnert Park's identity and quality of life.

## POLICIES: HISTORIC AND ARCHAEOLOGICAL RESOURCES

EC-1 Undertake an inventory of historic resources to determine sites or buildings of federal, State, or local historic significance.

*The State Office of Historic Preservation has determined that buildings or structures 45 years or older have the potential to be historically significant. Sections 5020-5029 of the State Public Resources Code addresses historic resource assessment and protection. Since Rohnert Park was first developed in the mid-1950s, the City should undertake this inventory over the next decade. Identified historic resources should be recorded on the State Department of Parks and Recreation Historic Resources Inventory Form (DPR Form 523).*

EC-2 Insure the protection of known archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historic remains. Require construction activities and development adjacent to sites of historic or archaeological resources to avoid degradation by:

- Studying the potential effects of development and construction in the resource;
- Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity; and

- Implementing appropriate measures to avoid the identified impacts.

  *Portions of Rohnert Park's eastside are considered to have the potential to contain additional archaeological resources. Since these areas are designated for future development, adequate policies and measures for protection of known and unknown archaeological resources that can supplement CEQA requirements may need to be incorporated into future plans (including the University District Specific Plan) and development activities. The City should collaborate with SSU to conduct searches, monitor sites, and take appropriate steps.*

EC-3 In accordance with CEQA and the State Public Resources Code, require the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological resources are discovered.

*CEQA requires assessment of a project's potential impact on archaeological resources. In the event that historical or unique archaeological resources are accidentally discovered during construction, materials and their surroundings shall not be altered or collected. A qualified archaeologist must make an immediate evaluation and avoidance measures or appropriate mitigation should be completed, according to CEQA Guidelines § 15064.5 (f). Public Resources Code § 21083.2 includes additional provisions protecting these resources. City involvement in the identification, mitigation, and monitoring of project impacts on these resources will ensure the protection of Rohnert Park's cultural heritage and compliance with State law.*

## 6.2 HABITAT AND BIOLOGICAL RESOURCES

Several sites in the Planning Area have the potential to support wetlands, vernal pools, rare plants, and wildlife, and special status species have been found in the Rohnert Park area. Habitat areas and locations of special status species are shown on Figure 6.2-1.

### WETLANDS

Mapped soil types (USDA 1972), mapped wetlands (USFWS 1987)[2], aerial photographs (Aero Cartographics 1995), and field assessment conducted in 1997 were used to rank the potential for wetland occurrence in the Planning Area, focusing on areas considered for development. The site classifications include high, moderate, and low wetlands potential.

Sites with high wetlands potential include riparian areas, ditches with hydrophytic vegetation, mapped wetland areas (USFWS 1987), areas with hydric soils (USDA 1972), and other likely wetland areas seen in the field and on aerial photographs (Aero Cartographics June 1995).

Areas in flat or rolling agricultural fields that had no immediately obvious signs of wetlands presence were classified as having a moderate potential to contain wetlands. These areas contained mapped soil types that may have hydric soil inclusions, but aerial photograph and field analysis did not reveal any well-defined wetland indicators.

Mounded, sloping, or urbanized areas that showed little capacity for ponding or conveying water were characterized as having a low potential to contain wetlands. These characterizations were made entirely from aerial photographs and reconnaissance-level field ground truthing.

Because wetlands can occur in existing and abandoned agricultural areas and in riparian areas, large portions of the areas considered for development have the potential to contain wetlands. A large stretch of land approximately 20 acres in size with high potential for wetlands occurs in the area immediately north of the SSU campus, spreading north from Copeland Creek. These are only potential areas, however, and wetlands have not been documented in many of areas designated as having potential.

#### Regulation of Activities in Wetlands

The US Army Corps of Engineers (Corps) has primary federal authority for administering regulations that concern wetlands within the Planning Area under the Clean Water Act § 404, which governs specified activities in "waters of the United States," including wetlands. The Corps requires that a permit be obtained if a project includes any activity that adversely affects wetlands and involves placement of dredged or fill material into wetlands. The US Environmental Protection Agency (EPA), the US Fish and Wildlife Service (USFWS), the National Marine Fisheries Service (NMFS), and several other agencies provide comment on Corps permit

[2] US Fish and Wildlife Service. 1987. National Wetland Inventory Map, Cotati quadrangle. US Fish and Wildlife Service, Portland, OR.

applications. The EPA has provided the primary criteria for evaluating the biological impacts of Corps permit actions in wetlands.

The State's authority in regulating activities in wetlands and waters at the site resides primarily with the California Department of Fish and Game (CDFG) and the State Water Resources Control Board (SWRCB). The CDFG provides comment on Corps permit actions under the Fish and Wildlife Coordination Act. CDFG is also authorized under the State Fish and Game Code § 1600-1607 to develop mitigation measures and enter into a Stream Alteration Agreement (SSA) with applicants that propose a project that would substantially divert, obstruct, or change the natural flow of a river, stream or lake; substantially change the bed, channel, or bank of a river, stream or lake; or use material from a streambed. The SWRCB, acting through the Regional Water Quality Control Board (RWQCB), must certify that a Corps permit action meets State water quality objectives (Clean Water Act § 401). In addition, CEQA requirements must be met.

## VERNAL POOLS AND RARE PLANT HABITATS

Agricultural activity and urbanization in the Rohnert Park area has eliminated most natural habitat and vegetation, including native vernal pool species. Areas that have not been farmed, have been abandoned for some time, or have been used for grazing, have the potential to contain vernal pools with vernal pool endemic plant species. The potential occurrence of vernal pools and special status plant species habitat was assessed and ranked as high, medium, or low. Vernal pools may provide habitat for rare plants and other species.

Based on analysis of aerial photographs and soil types, several sites in the Rohnert Park area were found to have high potential for vernal pools. On the west side, the two identified high-potential sites are located along the Bellevue-Wilfred Channel. On the east side, the only identified high-potential site is found along Railroad Avenue near Petaluma Hill Road.

High vernal pool and rare plant habitat potential occurs in areas used for grazing or open space, with known mapped vernal pool soil types, and clear signatures on aerial photographs. Existing and abandoned agricultural fields or areas used for grazing with flat to rolling topography were classified as having a moderate potential to contain vernal pools. Mounded, sloping, farmed, riparian, or urbanized areas were characterized as having a low potential to contain vernal pools.

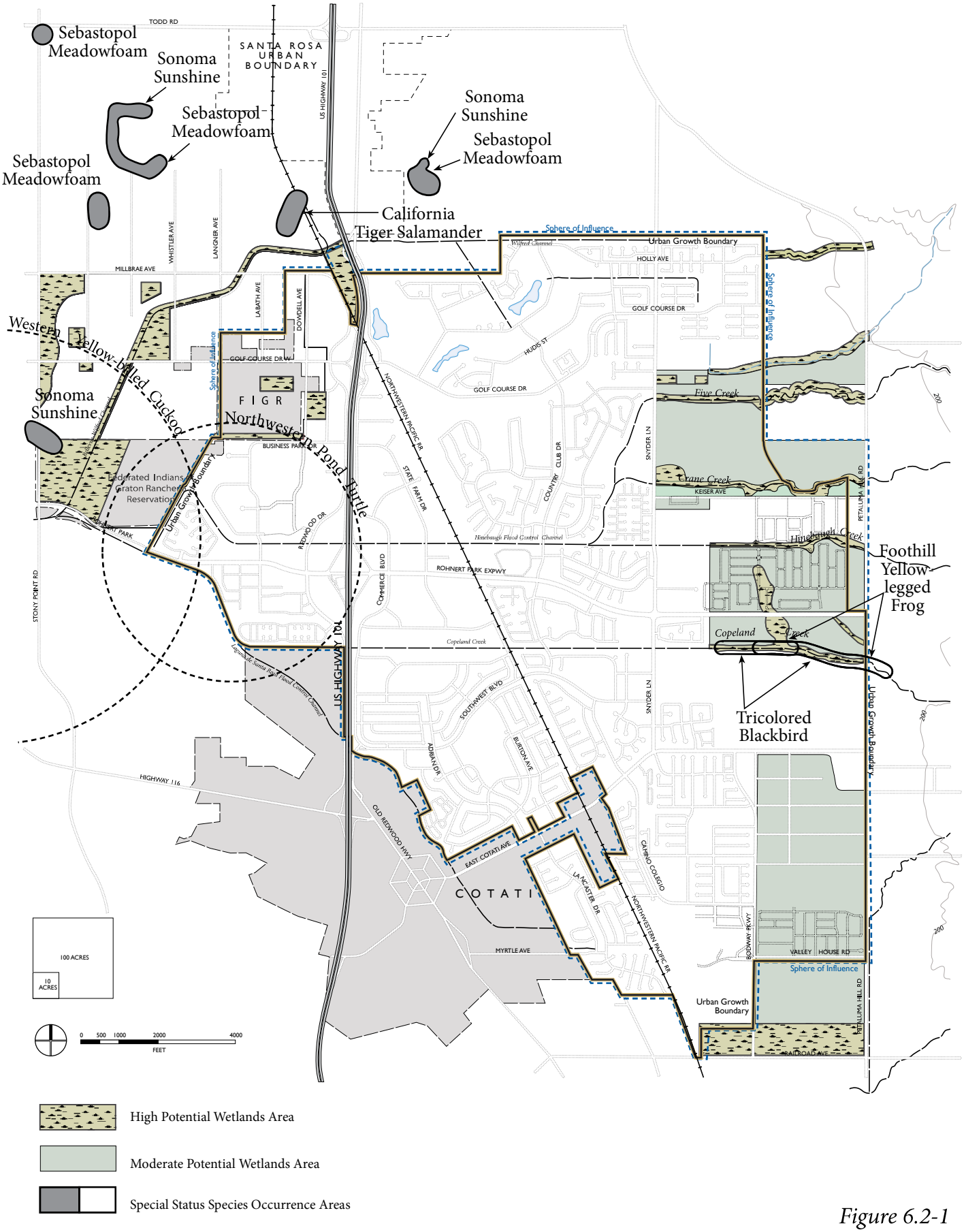



*Figure 6.2-1*

# Habitat Areas and Special Status Species

## WILDLIFE

Riparian corridors on the eastside are the primary areas designated as having high potential to support wildlife as the presence of surface water and dense vegetation attracts many species of wildlife, including those from other habitat types.

The fields adjacent to eastside riparian habitats are characterized with moderate to low potential to support wildlife since agricultural activities result in the loss of native vegetation that attracts wildlife. A few species of common birds (such as killdeer and red-tailed hawks) and mammals (such as western fence lizards, raccoons, and gopher snakes) may occasionally utilize these fields for foraging and resting, but existing vegetation provides minimal cover.

Areas that have been developed and are subject to regular human disturbance generally provide low habitat value for native amphibians, reptiles, birds, and mammals. Species diversity and abundance is very low.

## CREEKS

Rohnert Park's creeks are one of the city's most treasured natural resources. The creeks, notably Five, Crane, Hinebaugh, and Copeland creeks, have been characterized as areas of high potential for wetlands, vernal pool, and rare plant habitat. In addition, creeks provide the opportunity for community members to enjoy their aesthetic qualities through use of the pedestrian and bike paths located along existing creeks in the city. Most of the creeks are channelized to provide flood protection and are intermittent, flowing only part of the year because they receive water from seasonal sources. The creeks have a well-defined channel with distinguishable bed and bank; evidence of scour or deposit of rock, sand, gravel, or soil; and evidence of riparian vegetation or aquatic organisms.

Vegetation along waterways is limited to grass and sedge species and introduced landscape species within the 1999 City Limits. One exception is the Laguna de Santa Rosa Flood Control Channel southwest of the city, which contains thicker native riparian vegetation including various willow and alder trees. The creek corridors in the eastside have a high potential to sustain biological resources and for providing habitat for wildlife as they include several species of riparian vegetation. In addition to willows and alder trees, these corridors may also contain native vegetation such as California blackberry, wild grape, wild rose, and non-native species such as fennel and hemlock. Riparian vegetation helps stabilize banks, decreasing erosion and siltation, and filters sediment, improving water quality.

## SPECIAL STATUS SPECIES

As shown in Table 6.2-1, only four special status species are potentially found within the Rohnert Park Urban Growth Boundary. Figure 6.2-1 shows where the species have been observed and the potential extent of area that potentially serves as the species' habitat.

Two species—the Tri-colored Blackbird and the Foothill Yellow-legged Frog—have been detected around the Laguna de Santa Rosa, near the western 1999 City Limits, where no new

development is planned under General Plan. In addition, two other species—the Northwestern Pond Turtle and the Western Yellow-billed Cuckoo—have been observed in the Copeland Creek area on the eastside, between the SSU campus and the planned Concert Hall.

**Table 6.2-1:**
**Special Status Species That May Inhabit the Rohnert Park Sphere of Influence (SoI)**

| *Common Name* | *Species* | *Status* |
|---|---|---|
| Westside | | |
| Northwestern Pond Turtle | *Clemmys marmorata* | FSC, CSC |
| Western Yellow-billed Cuckoo | *Coccyzus americanus occidentalis* | SE |
| Eastside (Copeland Creek) | | |
| Tricolored Blackbird | *Agelaius tricolor* | FSC, CSC |
| Foothill Yellow-legged Frog | *Rana boylii* | FSC, CSC |

*FSC - Federal Species of Concern*

*SE - State Endangered*

*CSC - California Department of Fish and Game Species of Special Concern*

*Note: There are other species in the Planning Area that are found outside the Urban Growth Boundary. These include: the Sebastopol Meadowfoam (Livananthes vincolans) on the west side of the Laguna de Santa Rosa, and the California Tiger Salamander (Ambystoma californiese) and Jepsons Linanthus (Linanthus jepsonii) about one mile east of Petaluma Hill Road.*

*Source: California Natural Diversity Data Base, Overlay Map designed for use with USGS Quadrangle Cotati 38122C6, August 16, 1999.*

## GOALS: HABITAT AND BIOLOGICAL RESOURCES

EC-B Protect special status species and supporting habitats within Rohnert Park, including species that are State or federally listed as Endangered, Threatened, or Rare.

*New development projects in ecologically sensitive areas should consider impacts on valuable and sensitive natural habitats.*

EC-C Protect sensitive habitat areas and wetlands in the following order of protection preference: 1) avoidance, 2) on-site mitigation, and 3) off-site mitigation.

*These priorities are in accordance with the California Department of Fish and Game guidelines.*

EC-D Maintain existing native vegetation and encourage planting of native plants and trees.

## POLICIES: HABITAT AND BIOLOGICAL RESOURCES

### Special Habitat Areas

EC-4 Cooperate with State and federal agencies to ensure that development does not substantially affect special status species appearing on any State or federal list of rare, endangered, or threatened species. Require assessments of biological resources prior to approval of any development within 300 feet of any creeks, high potential wetlands, or habitat areas of identified special status species, as depicted in Figure 6.2-1.

*Ecologically sensitive sites include areas that are classified as having high wildlife habitat value, high wetlands potential or high vernal pool and rare plant habitat potential. Also, special status species have been observed in the vicinity of Rohnert Park. Conservation will provide for the perpetuation of threatened, endangered, and other rare species, as well as the protection of the unique and diverse ecology of these areas as a whole.*

*Development located in or adjacent to these ecologically sensitive areas must complete a site-specific assessment of biological resources as part of the development review process. The City's environmental review process would be used to impose appropriate mitigation measures on development to reduce impacts on sensitive habitat and special status species.*

### Wetland Conservation

EC-5 Require development in areas with high and moderate wetlands potential and habitat areas delineated in Figure 6.2-1, as well as other areas where wetland or habitat for special-status species is present, to complete assessments of biological resources."

*Assessments of biological resources would consider the impacts on wetlands and the special status species supported by this habitat. Appropriate mitigation measures may be required as a condition of approval for development that significantly impacts wetlands or special status species. If any development is permitted within wetlands, mitigation measures must be considered. This mitigation may include providing wetland habitat of the same type as the lost habitat, equal in size or larger than existing conditions. Off-site mitigation in designated open space, the community separator, or other similar areas should be required in cases where on-site avoidance or mitigation is not possible. Off-site mitigation sites should be as close to the project site as possible.*

*Wetlands are a subset of "waters of the United States" and receive protection under the Clean Water Act § 404. Wetlands are defined by the federal government [CFR § 328.3(b), 1991] as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Under normal circumstances, the federal definition of wetlands requires all three wetland identification parameters to be met, whereas the CDFG definition requires the presence of at least one of these parameters. For this reason, identification of wetlands by CDFG consists of the union of all areas which are periodically inundated or saturated, or in which at least seasonal dominance by*

*hydrophytes may be documented, or in which hydric soils are present. The CDFG does not normally have direct jurisdiction over wetlands unless they are subject to jurisdiction under Streambed Alteration Agreements or they support State-listed endangered species. The CDFG recommends a minimum buffer, measured outward from the edge of any wetland, be established to protect the wetlands.*

EC-6 Work with private, non-profit conservation, and public groups to secure funding for wetland protection and restoration projects.

*Since the City's ability to fund these projects is limited, funding for restoration projects should be sought from a variety of sources. The City should consider creation of a "wetlands bank" on the westside areas not contemplated for development or in the proposed golf course. The bank would provide a large area for off-site mitigation of development located elsewhere in the city, in the event that onsite avoidance or mitigation is not feasible.*

### Native Species

EC-7 Encourage planting of native vegetation in new development sites, parks, public areas, and open space.

*Guidelines should be developed that include a list of native species that may be planted as part of landscaping associated with future development. Drought tolerant and low maintenance species should be emphasized.*

EC-8 As part of the City's Park, Recreation, and Open Space Master Plan (see Chapter 5: Open Space, Parks, and Public Facilities), institute an ongoing program to remove and prevent the re-establishment of invasive plant species from ecologically sensitive areas, including City parks and other City-owned open space.

*Removal of invasive species from public parks and open space or in areas with high wetland potential, is required only where these species are known to threaten habitat for special status plant and animal species. Removal of invasive species may also be required if they are a notable fire hazard in parks or open space.*

### Vegetation

EC-9 As part of the City's Capital Improvement Program (see Policy GM-15 in the Chapter 2: Land Use and Growth Management), incorporate a tree planting program for new and existing streets and maintenance of existing trees.

*Trees growing in urban settings provide environmental benefits including energy carbon-dioxide absorption, reduced air and noise pollution, and erosion control. Trees also beautify, shade, and mitigate the 'urban heat island effect' by shading pavement and other dark surfaces and through the cooling effects of their evapotranspiration. Funding should be sought from a variety of sources, including local conservation groups. Existing businesses and residents should be encouraged to plant more trees in parking areas and building landscaping. Native tree species should be encouraged over non-native species.*

*The City should consider instituting an urban forest management program, establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules.*

EC-10 As part of development approval in any new growth area, require participation in a landscape assessment district, with responsibility for maintaining creekways, open spaces, landscaped medians, and other similar features.

*Planting of native vegetation with minimal water demand should be encouraged in the district.*

EC-11 As part of the update of the City's Zoning Ordinance, establish landscape and tree planting standards, including provisions for large paved areas such as parking lots.

EC-12 Protect oaks and other native trees that are of significant size through the establishment of a Heritage Tree Preservation Ordinance.

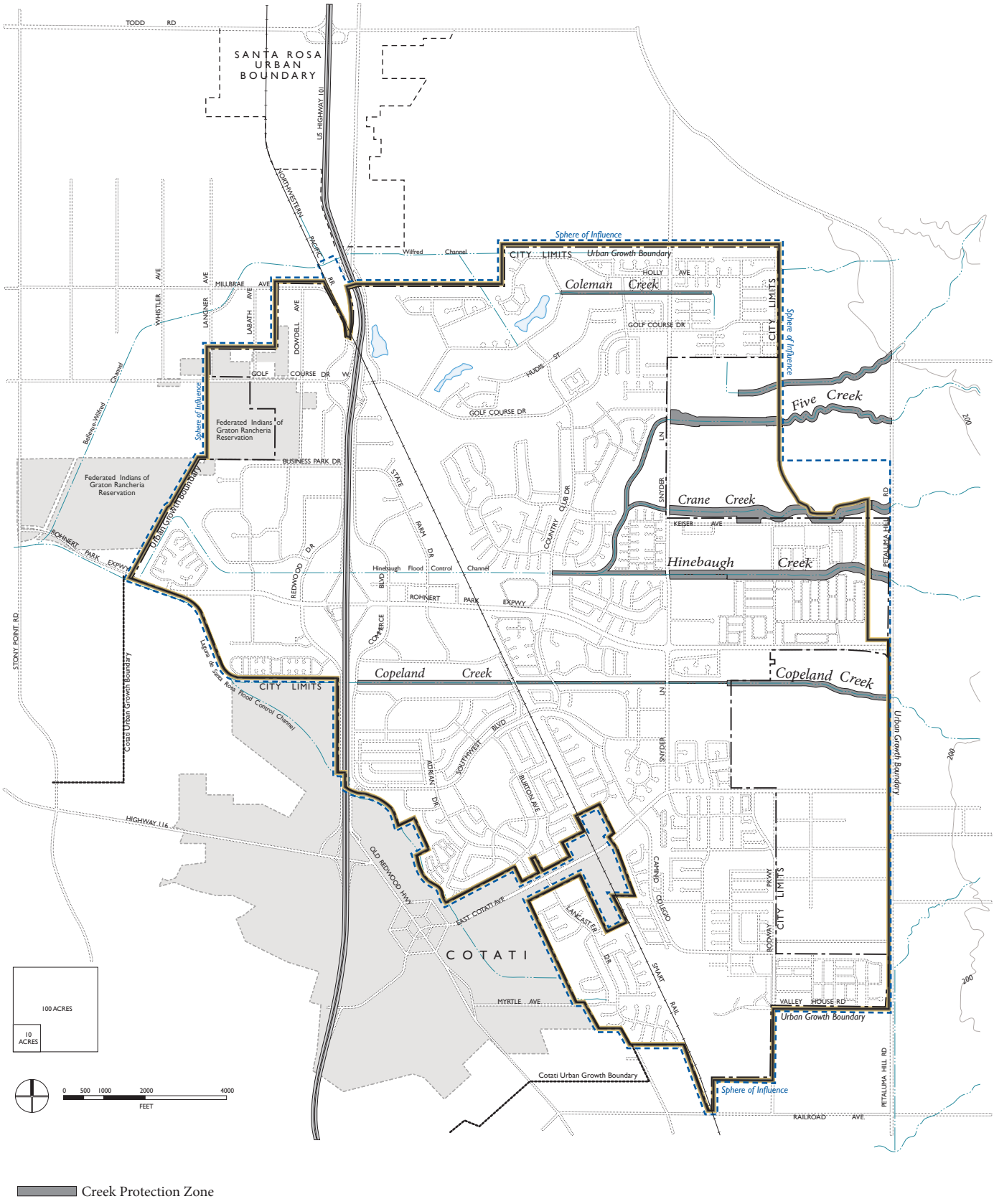
### Creeks

EC-13 Maintain creek protection zones extending a minimum of 50 feet (measured from the tops of the banks and a strip of land extending laterally outward from the top of each bank) for creeks, with extended buffers where significant habitat areas or high potential wetlands exist (Figure 6.2-2). Where high potential wetland or other biological resources exist, require appropriately wide buffers to encompass and protect the resource. Development shall not occur within this zone, except as part of greenway enhancement (for example, trails and bikeways). Require City approval for the following activities within the creek protection zones:

- Construction, alteration, or removal of any structure;
- Excavation, filling, or grading;
- Removal or planting of vegetation (except for removal of invasive plant species); or
- Alteration of any embankment.

*Rohnert Park's creeks are a key part of the City's open space network. They are valuable physical, aesthetic, recreational, and ecological assets. Protection of creeks protects not only surface water quality, but also reduces flood risks, preserves bio-diversity and habitat, minimizes erosion of stream banks, and prevents downstream siltation. The General Plan designates 3.5 miles of creekways in the new growth areas on the City's eastside. Wider buffers—up to about 150 feet from the creek bank—could be required because high potential wetland areas alongside creeks in some areas extend to about a 150-foot width.*

EC-14 As part of specific plans, require evaluation and implementation of appropriate measures for creek bank stabilization, and any necessary steps to reduce erosion and sedimentation, but preserve natural creek channels and riparian vegetation.




Creek Protection Zone

*Figure 6.2-2*

# Creek Protection Zones

## 6.3 WATER QUALITY

Protection of water quality is critical for the health and safety of Rohnert Park residents and employees, especially since the City relies on wells for the majority of its water supply. Water quality is a regional issue that is regulated at county, State, and federal levels.

### REGIONAL REGULATION

Point sources of pollution are regulated through the National Pollutant Discharge Elimination System (NPDES) permit process. Permits are required under NPDES for all publicly operated treatment plants and for surface-water runoff in urban areas. These permits specify the discharge limits for certain pollutants and ensure that local industries pre-treat the pollutants they discharge into treatment plants.

For the purposes of administering NPDES, the State Water Resources Control Board (SWRCB) has jurisdiction over nine Regional Water Quality Control Boards (RWQCB) in California. Rohnert Park falls under the authority of the North Coast RWQCB, which is responsible for implementing State policy through the preparation of regional plans for water quality control and the regulation of all activities affecting water quality.

### NONPOINT POLLUTION SOURCES

The quality of groundwater and water flowing into the city's creeks is most likely to be affected by nonpoint pollution sources in Rohnert Park, simply because they are not as rigorously regulated as point sources. Development can potentially pose a threat to surface and groundwater quality through construction sediment, materials used on-site, and related increases in automobile use. The RWQCB has limited the amount of treated wastewater that can be discharged into the Russian River. Use of reclaimed water for irrigation helps reduce the amount of water discharged to the River.

Rohnert Park currently derives its water supply from 31 active wells (in 1999) and 8 active connections to the Sonoma County Water Agency's (SCWA) Petaluma Aqueduct, which supplies water from Lake Sonoma, the Russian River, and other sources. The City's water supply and water system are regulated by the State Health Service Department. This Department requires that the City's water supply be tested on a regular basis to guarantee water quality. Tests are conducted to assure that maximum contaminant levels are not exceeded. The City and SCWA have conducted such tests continually and water supplies have consistently met all State requirements.

The City periodically obtains well water samples and submits them for laboratory analysis. The laboratory tests are capable of detecting minute levels of bacteria, pesticides, herbicides, fungicides, organic chemicals, inorganic chemicals, nitrates, radioactivity, corrosivity, triholomethanes, iron, manganese and other substances for a total of 139 separate items.

In 1999, well water did not exhibit concentrations of any pollutants that would be considered health hazards. In 1997, well water did not meet water quality standards for iron and manganese

in five wells prior to treatment. These are not considered health hazards, only nuisance problems. After treatment, the levels of iron and manganese were reduced below the Maximum Contaminant Levels (MCL).

## GOALS: WATER QUALITY

EC-E Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve the quality of both surface water and groundwater resources.

EC-F Enhance the quality of surface water and groundwater resources and prevent their contamination.

*Contamination may result from erosion, sedimentation, and the dumping of debris and refuge.*

EC-G Undertake steps to minimize the depletion of groundwater resources.

EC-H Where feasible, given flood control requirements, maintain the natural condition of waterways and flood plains and protect watersheds to ensure adequate groundwater recharge and water quality.

EC-I Ensure that the City's drinking water continues to meet or exceed water quality standards.

EC-J Discourage use of insecticides, herbicides, or toxic chemical substances within the city and encourage development and use of pesticide and fertilizer management plans for landscaped areas.

## POLICIES: WATER QUALITY

EC-15 Continue working with the Regional Water Quality Control Board to protect water quality.

*The City is currently exempt from the NPDES requirement, but the City will be required to comply with NPDES when the population of Rohnert Park grows beyond 50,000 people, which it is projected to do at buildout. (See Chapter 7: Health and Safety.)*

EC-16 Regularly monitor water quality to maintain high levels of water quality for human consumption and ecosystem health.

EC-17 Work with the relevant agencies to ensure that groundwater supplies are not contaminated in the recharge areas east of the city.

EC-18 Protect waterways by prohibiting the dumping of debris and refuse in and near waterways and storm drains.

EC-19 Require new construction to utilize site preparation, grading, and foundation designs for erosion control to prevent sedimentation and contamination of streams.

*Construction activities such as grading, excavating, and filling, may result in the exposure of bare soil. Rain and wind may erode this soil, transporting soil particles to creeks and storm drain systems and resulting in declining water quality. The sedimentation can reduce the water flow capacity of these waterways, contributing to increased risk of flooding.*

EC-20 Prepare and disseminate information about the potentially harmful effects of toxic chemical substances and safe alternative measures, including information about safe alternatives to toxics for home and garden use.

EC-21 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.

*Standards should include:*

- *Requirements that low berms or other temporary structures such as protection fences be built between a construction site and riparian corridor to preclude sheet-flooding stormwater from entering the corridors during the construction period.*
- *As part of construction permits, require the installation of storm sewers before construction occurs to collect stormwater runoff during construction.*

  *Development standards could also include minimizing paved areas, retaining large areas of undisturbed, naturally vegetated habitat to allow for water infiltration, and intermixing areas of pavement with the naturally vegetated infiltration sites to reduce the concentration of stormwater runoff from pavement and structures.*

## 6.4 AIR QUALITY

While air quality is largely a regional issue, the protection of air quality is vital to the overall health of the environment and the attractiveness of any locality. Since Rohnert Park is located in a valley, temperature inversions may occur, preventing the dispersal of pollutants.

### SAN FRANCISCO BAY AREA AIR BASIN

Rohnert Park is located in the northern region of the nine-county San Francisco Bay Area air basin. Air quality in the basin is monitored by the Bay Area Air Quality Management District (BAAQMD), which operates a regional network of air pollution monitoring stations. BAAQMD determines if the federal and State standards for criteria air pollutants and emission limits of toxic air contaminants are being achieved.

Under the federal Clean Air Act, the EPA classifies air basins, or portions thereof, as either "attainment" or "nonattainment" for the national standards. Likewise, an air basin is classified under the California Clean Air Act with respect to the achievement of the State standards. The Bay Area is considered "attainment" for all of the national standards, with the exception of ozone. It is considered "nonattainment" for State standards for ozone and suspended particulate matter (PM-10).

In 1991, the *Bay Area '91 Clean Air Plan* (1991 Clean Air Plan) was developed to address the nonattainment status of the Bay Area with respect to the State ozone standard. The 1991 Clean Air Plan included more control strategies than the corresponding Bay Area federal ozone plan since the State ozone standard is more stringent than the national ozone standard. The 1991 Clean Air Plan has been updated twice, in 1994 and 1997, with the continued goal of improving air quality through tighter industry controls, cleaner fuels and combustion in cars and trucks, and increased commute alternatives.

The Bay Area's air quality is influenced largely by motor vehicle use. Automobile ownership and use are increasing at fast rates. However, the trend towards a newer, cleaner vehicle mix will serve to counteract some of the negative air quality impact associated with increased vehicle use. Overall, a net reduction in the emissions of ozone precursors and carbon monoxide is expected, while particulate matter emissions are expected to increase into the future.

### CRITERIA AIR POLLUTANTS

The federal Clean Air Act requires the EPA to identify National Ambient Air Quality Standards (national standards). The EPA has established national standards for six criteria air pollutants, including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM-10, and lead. Under State law, the California Air Resources Board (CARB) has established State ambient air quality standards (State standards) that are generally more stringent than the corresponding national standards. Pollutants for which ambient air quality standards have been established are referred to as "criteria air pollutants."

The BAAQMD air quality monitoring station nearest to Rohnert Park is located in Santa Rosa, ten miles north of Rohnert Park. Relatively few days of poor air quality with measured pollutants exceeding State standards were recorded at the Santa Rosa monitoring station and improvements in air quality have been documented during the past 15 years. The air pollutant summary for the Santa Rosa monitoring station is included in Table 6.4-1.

**Table 6.4-1:**
**Santa Rosa Air Pollutant Summary, 1997-1998, 5th Street Monitoring Station**

| | | *Monitoring Data by Year* | | |
|---|---|---|---|---|
| *Pollutant* | *Standard*[2] | *1996* | *1997* | *1998* |
| Ozone | | | | |
| Highest 1-hr. average, ppm[2] | 0.09 | 0.082 | 0.093 | 0.068 |
| Number of days above standard | | 0 | 0 | 0 |
| Carbon Monoxide | | | | |
| Highest 8-hr. average, ppm | 9.0 | 3.00 | 3.34 | 3.24 |
| Number of days above standard | | 0 | 0 | 0 |
| Nitrogen Dioxide | | | | |
| Highest 1-hr. average, ppm | 0.25 | 0.062 | 0.061 | 0.057 |
| Number of days above standard | | 0 | 0 | 0 |
| Sulfur Dioxide | | | | |
| Highest 1-hr. average, ppm | 0.25 | n.a. | n.a. | n.a. |
| Number of days above standard | | 0 | | |
| Particulate Matter (PM-10) | | | | |
| Highest 24-hr. average, µg/m[3] | 50 | 37 | 85 | 52 |
| Number of days above standard | | 0 | 2 | 1 |

*1. ppm = parts per million; µg/m*
*2. State standard, not to be exceeded.*
*3. µg/m = micrograms per cubic meter*

*Source: California Environmental Protection Agency, Air Resources Board, California Air Quality Data, 1996, 1997 and 1998.*

## TOXIC AIR CONTAMINANTS

Unlike criteria air pollutants, ambient air quality standards have not been established for toxic air contaminants. These pollutants are typically carcinogens, mutagens, or reproductive toxins. Regulation of toxic air contaminants is achieved through federal and State controls on individual sources. The preferred technique for reducing toxic air emissions is source reduction. As part of a local control strategy in the Bay Area, all applications for new stationary sources are reviewed to ensure compliance with required emission controls and limits.

BAAQMD's 1997 Annual Report on its Toxic Air Contaminant Control Program lists four dry cleaners and the Weyerhaeuser Company at 5600 State Farm Drive. These sources do not emit hazardous quantities of toxic contaminants. The Weyerhaeuser Company's facilities emit 7.2 pounds of benzene per year, considered a small quantity. By way of comparison, various large

service stations emit more than 7.2 pounds of benzene per year. The amount of pollutants from the four dry-cleaning establishments are very low.

### Sensitive Receptors

Some people are more sensitive than others to air pollutants. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and duration of exposure to air pollutants. Sensitive receptors are facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. Residential areas are considered sensitive to poor air quality as people in residential areas are often at home for extended periods.

## GOALS: AIR QUALITY

EC-K Continue to work toward improving air quality and meeting all federal and State ambient air quality standards and by reducing the generation of air pollutants both from stationary and mobile sources, where feasible.

*While Rohnert Park's air quality meets State standards, the City has a responsibility to contribute to regional air quality improvement efforts.*

EC-L Encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.

*Motor vehicle emissions, regulation of which is preempted by State laws, are the major source of criteria air pollutants in the Bay Area Air Basin, accounting for the vast majority of carbon monoxide and particulate matter and over a quarter of the reactive oxygen gas and nitrogen dioxide in the region. A majority of automobile emissions in the city result from regional through trips on US 101. Thus, while reduced traffic congestion or vehicle miles traveled in Rohnert Park will only minimally impact the Bay Area's air quality, the City's planning decisions can help to moderately reduce motor vehicle use, contributing to cumulative reductions in emissions across the entire Bay Area. Increased use of transit and carpooling, coupled with land use and circulation patterns that promote walking and bicycling, can lead to a decrease in daily trips, less emissions, and improved air quality.*

*Reducing the reliance on automobiles will minimize air pollution in the city. The Transportation Element includes policies for bicycle and pedestrian circulation to reduce emissions and alleviate traffic congestion. Chapter 2: Land Use and Growth Management includes policies that encourage pedestrian and transit travel between home and work and provide housing near SSU, reducing negative air quality impacts. Of particular importance are proposals designed to expand the bicycle route system in Rohnert Park and encourage the use of bicycles, development of a rail transit system on the Northwestern Pacific railroad and encouraging use of bus transportation systems. See Chapter 4: Transportation for related goals and policies.*

**POLICIES: AIR QUALITY**

EC-22 Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for nonattainment pollutants, including carbon monoxide, ozone, and PM-10, by implementation of air pollution control measures as required by State and federal statutes.

EC-23 Use the City's development review process and the California Environmental Quality Act (CEQA) regulations to evaluate and mitigate the local and cumulative effects of new development on air quality.

*BAAQMD's CEQA Guidelines should be used as the foundation for the City's review of air quality impacts under CEQA.*

EC-24 Adopt the standard construction dust abatement measures included in BAAQMD's CEQA Guidelines.

*These measures would reduce exhaust and particulate emissions from construction and grading activities.*

EC-25 Prohibit emission-generating facilities in the Northwest Specific Plan area or in the planned industrial areas in the southeast.

EC-26 Encourage new residential development and remodeled homes to install clean-burning fireplaces and wood stoves.

*Many homes in Rohnert Park are equipped with fireplaces, which are a growing source of localized air pollution. Wood smoke released from fireplaces and wood stoves contains carbon monoxide, nitrogen dioxide, and PM-10. Wood burning should be encouraged only in stoves and fireplaces designed to minimize air pollutants. Pollution can be reduced by installing gas fireplaces or EPA certified wood heaters and operating existing fireplaces and wood stoves more efficiently.*

# 7 Health and Safety

State law requires that the Health and Safety Element address the protection of the community from risks posed by environmental hazards. These include effects of seismically induced surface rupture, ground shaking, and ground failure, geologic hazards including landslides and subsidence, flooding, and hazardous materials and waste. The Health and Safety Element addresses these topics as well as emergency preparedness and management.



## 7.1 SEISMIC AND GEOLOGIC HAZARDS

### GEOLOGY AND SOILS

Rohnert Park is located in the Santa Rosa-Petaluma Valley where the underlying geologic structure is characterized by sediments deposited by streams on floodplains, alluvial deposits, and basins. This geologic structure is depicted in Figure 7.1-1. Overall, general geologic conditions, slopes, and soils do not vary significantly from one part of the city to another.

The geologic formations in Rohnert Park range in age from Jurassic to Holocene. The Franciscan Complex of Jurassic-Cretaceous age is the oldest geologic unit and constitutes the basement rock in the vicinity. The Franciscan Complex consists of a chaotic mixture of deformed sedimentary, igneous, and metamorphic rocks. Although at a great depth beneath Cotati valley, the Franciscan is exposed in the surrounding highlands. During the late Tertiary age, marine sediments and volcanic rocks were deposited over a large area of the Franciscan Complex. Sedimentary rocks of the Petaluma formation and volcanic rocks of the Sonoma group underlie the valley alluvium and are exposed in the hills to the east. Several hundred feet of alluvial sediments of Quaternary age have been deposited in the Cotati Valley by streams draining the surrounding highland area[1].

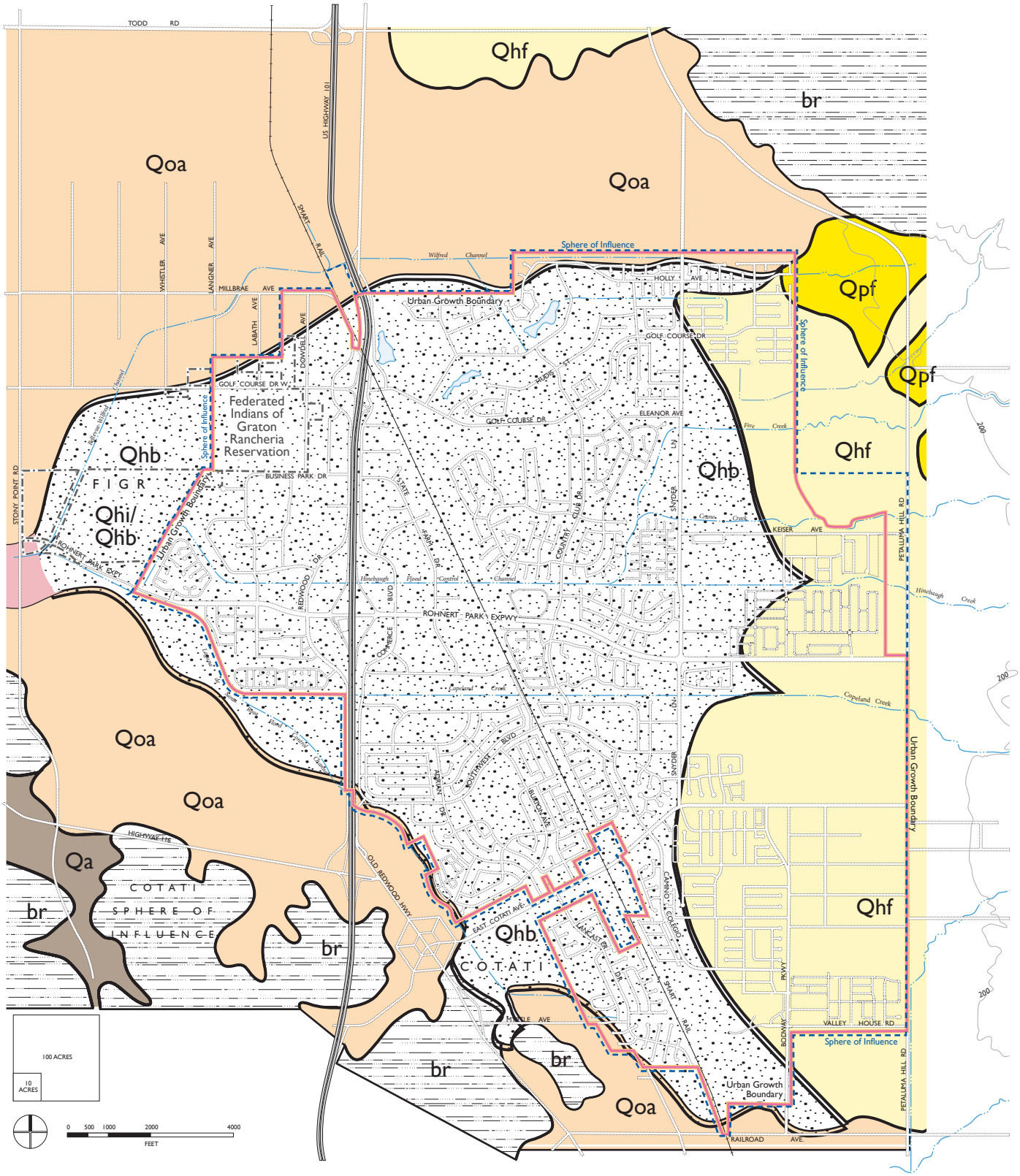
Soils within the city are almost entirely Clear Lake clays, as shown in Figure 7.1-2. The soils, typical of poorly drained basins and floodplains, were formed from alluvial sediments derived from the surrounding highlands. Clear Lake clays typically have low permeability, slow runoff characteristics, low erosion potential, high shrink-swell potential, and may be corrosive to uncoated steel products[2].

### SEISMIC HAZARDS

There are no known active faults within Rohnert Park. The Healdsburg-Rodgers Creek fault zone lies about five miles to the east of the city. The San Andreas Fault System is located approximately 15 miles west of the city. During the 1989 Loma Prieta Earthquake, Rohnert Park experienced sustained shaking lasting 15 seconds and little damage. Secondary seismic hazards that could affect Rohnert Park include ground-shaking, liquefaction, and ground settlement. Since virtually all construction in Rohnert Park occurred after the incorporation of earthquake safety design in California construction, there are no known structures in Rohnert Park that would be specifically hazardous during an earthquake, such as unreinforced masonry buildings. The City's Emergency Management Plan is discussed in Section 7.5.

[1] Herzog Associates, Preliminary Geologic and Soil Evaluation, New Civic Center, Rohnert Park, CA, 1989

[2] USDA, 1972




Qhi/Qhb Latest Holocene flood plain and basin deposits

Qhb Holocene basin deposits

Qhf Holocene fan deposits

Qa Late Pleistocene to Holocene alluvium, undifferentiated

Qpf Late Pleistocene fan deposits

Qoa Early or middle Pleistocene alluvium

br Pre-Quaternary deposits and bedrock. Includes Quaternary landslides

Source: William Lettis & Associates, 1994, *Maps showing Quaternary Geology and Liquefaction Susceptibility in the Napa, California, 1:100,000 Sheet*

*Figure 7.1-1*

# Geology

Elevations range between 230 feet above mean sea level northeast of the city to 90 feet above mean sea level on the western boundary of the city. Slope gradients are generally less than one-half percent in the western portions of the city and about one percent in the eastern portions. Elevations range between 230 feet above mean sea level northeast of the city to 90 feet above mean sea level on the western boundary of the city. Slope gradients are generally less than one-half percent in the western portions of the city and about one percent in the eastern portions. Maximum slopes of five to eight percent exist northeast of the city along the bend in Petaluma Hill Road at the foot of the Taylor Mountain. The area within the Urban Growth Boundary (UGB) is relatively flat and the potential for landslides is low. The area outside the UGB but within the Planning Area slopes eastward to the ridge of Sonoma Mountain, approximately 2,300 feet in height.

## LANDSLIDE AND LIQUEFACTION HAZARDS

Given the relatively flat topography and the nature of soils, there is little risk of mudslides, landslides, or erosion in the immediate Rohnert Park area. Soil liquefaction has the potential to impact the Rohnert Park area during a significant earthquake. Liquefaction occurs when soils lose their bearing capacity during a seismic event. The potential for liquefaction depends on the type of soil and the extent that the soils are saturated with ground water. Soils underlying almost the entire area within the city exhibit moderate susceptibility to liquefaction. Liquefaction susceptibility is shown on Figure 7.1-2.

The seasonal expansion and contraction of Clear Lake clays can cause gradual cracking, differential settling, and weakening of structures and roadways. Perhaps the most visible example of the effects of Clear Lake clays is the cracked driveways and foundations in older sections of Rohnert Park.

## GOALS: SEISMIC AND GEOLOGIC HAZARDS

HS-A Minimize the risk to life and property from seismic and geologic hazards in Rohnert Park.

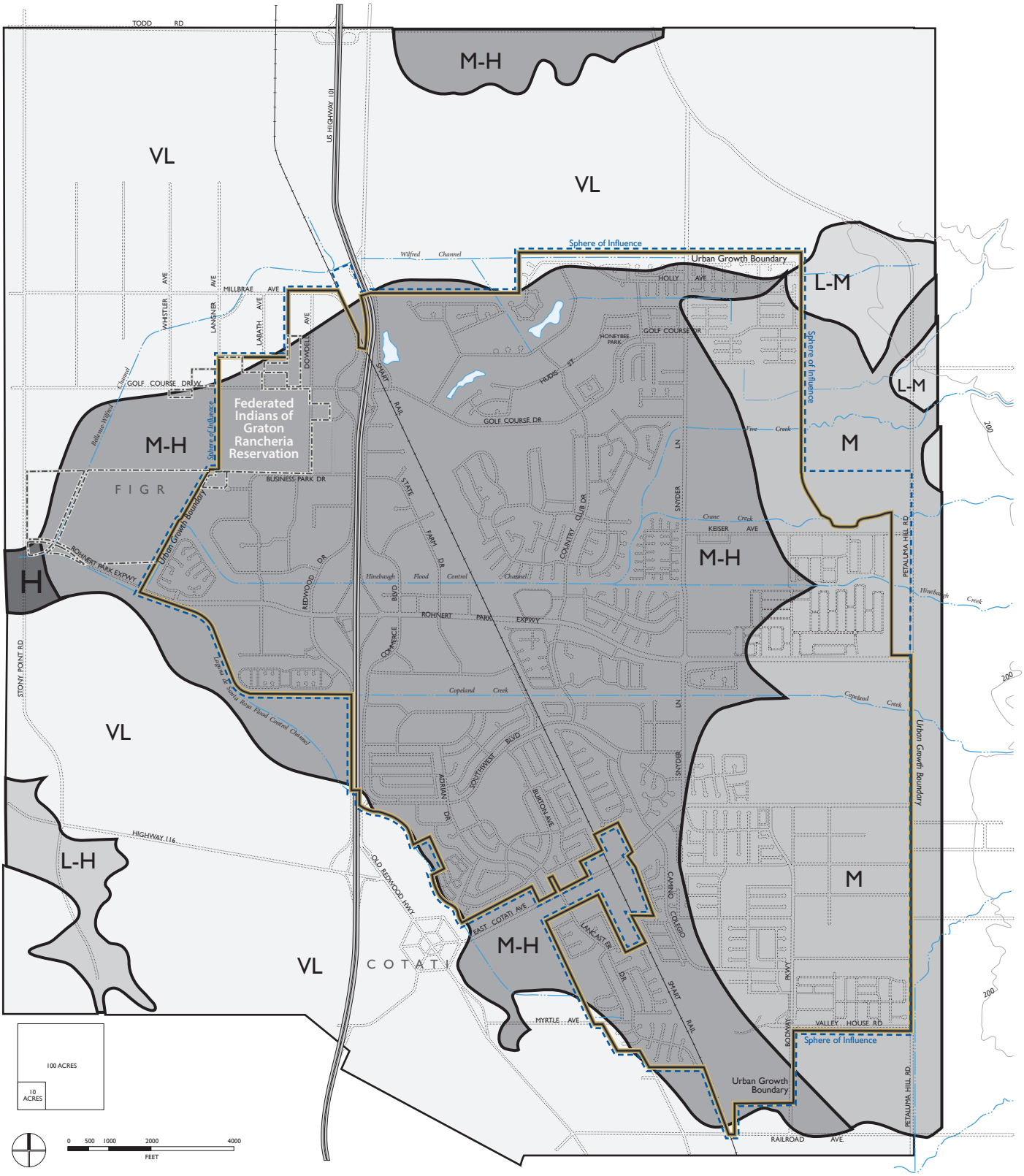
## POLICIES: SEISMIC AND GEOLOGIC HAZARDS

HS-1 Require new construction to utilize site preparation, grading, and foundation designs in accordance with site specific soil conditions. Require submittal of a preliminary soils report, prepared by a registered civil engineer.

*Development should undertake necessary studies and structural precautions to prevent structural damage due to soil expansion and contraction. The existing Subdivision regulations require submission of a soils report. For areas in the city that have a moderate or high liquefaction potential, information is available in the California Division of Mines and Geology Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.*

HS-2 Continue requiring all new buildings in the city to be built under the seismic requirements of the Uniform Building Code and Uniform Plumbing Code.

*The City has adopted the Uniform Building Code and the Uniform Plumbing Code, which mandates earthquake resistant building construction design standards. The City has amended these codes, in part, to address soil conditions. The amendments require added reinforcement of slabs and slab floors, protection of slabs from ground water, use of non-expansive fill for building pads and beneath footings, and non-corrosive water piping material underground.*




H High

M-H Moderate to High

M Moderate

L-H Low to High

L-M Low to Moderate

L Low

VL Very Low

Source: William Lettis & Associates, 1994, *Maps showing Quaternary Geology and Liquefaction Susceptibility in the Napa, California, 1:100,000 Sheet*

*Figure 7.1-2*

# Liquefaction Susceptibility

## 7.2 DRAINAGE, EROSION, STORMWATER, AND FLOODING

### DRAINAGE

Creeks that drain the mountainsides flow into drainage channels that transverse Rohnert Park generally from east to west. Excluding a small area near East Railroad Avenue, the city drains westerly to the Laguna de Santa Rosa Creek. The area near East Railroad Avenue drains south to Lichau Creek, which flows into the Petaluma River.

Gravel and silt may wash from the slopes into these drainage channels. In recent years, gravel and silt were deposited in an enclosed stormwater drain underneath Goldridge Elementary School and Golis Park. The materials reduced the capacity of the stormwater drain resulting in localized street flooding. The problem has been addressed by annual clearing of the stormwater drain. The Sonoma County Water Agency (SCWA) installed a siltation basin east of Petaluma Hill Road to intercept the gravel and silt. The city's drainage and 100- and 500-year flood zones are shown in Figure 7.2-1.

#### Mud and Debris Flows

Mud and debris flows originate in hillside areas having deep topsoil with poor drainage characteristics. Sloped hillsides, which may be the source of mud and debris flows, are located approximately a mile east of Petaluma Hill Road. Given the topography, such mud and debris flows would be channeled into drainage ways that generally flow east to west within the Rohnert Park area. The SCWA regularly removes gravel and silt from these channels to maintain their ability to adequately handle stormwater flows.

### EROSION

As shown in Figure 7.2-1, erosion potential is low for almost all soils in the city, according to US Soil Conservation Service ratings. This low potential is primarily related to high soil stability since the slopes in the city are generally less than 2 percent. Erosion is presumably higher for soils in the vicinity of creeks, as well as for loam soils and ponded clay soils. Instances of significant erosion are most likely during construction. The formation of embankments or uneven topography, the effects of machinery, and the removal of vegetation, can contribute to increased rates of erosion.

### STORMWATER

Rohnert Park's storm drainage is under joint management of the City and the SCWA. The City maintains responsibility for the system of underground pipes that provides for minor and intermediate drainage, while SCWA maintains the system of open channels that diverts major drainage flows west towards the Laguna de Santa Rosa. Both the open channels and pipe systems are designed to meet SCWA standards and comply with the National Flood Hazard Insurance Program.

Amendments to the Clean Water Act established a two-phased approach to addressing storm water discharges. Phase I, which is currently being implemented, requires National Pollutant Discharge Elimination System (NPDES) permits for separate storm water systems serving large- and medium-

sized communities (those with over 50,000 inhabitants), and for storm water discharges associated with industrial and construction activity involving at least five acres. Buildout of this General Plan is expected to increase Rohnert Park's population to about 50,000.

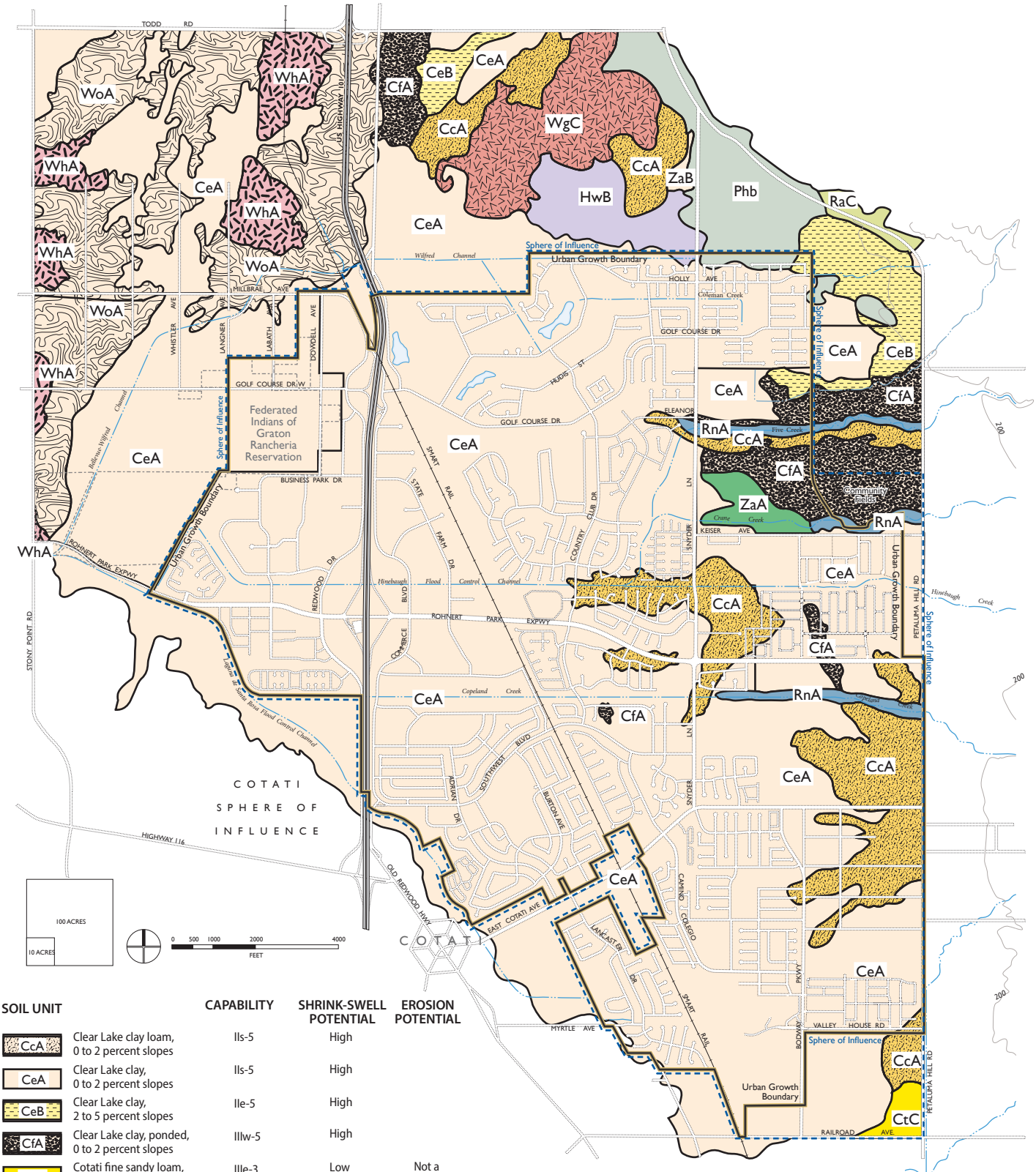
Phase II, which is currently under development by the US Environmental Protection Agency (EPA), will address remaining storm water discharges, including urban areas with populations under 50,000, smaller construction sites, and retail, commercial, and residential activities. NPDES requirements and regulations are expected to be similar for all cities with populations greater than 10,000.

As shown in Figure 7.2-2, there are a few isolated areas within the 1999 City Limits that are located within the 100-year flood zone. Approximately 60 acres of land designated for future development in the eastside is located in the 100-year flood zone, primarily along Copeland Creek and the Hinebaugh Flood Control Channel. A small portion of land within the Wilfred-Dowdell Specific Plan Area in the westside is located in the 500-year flood zone.

The City enforces flood control standards within 100-year flood hazard areas in accord with the requirements of the National Flood Hazard Insurance Program. In addition to 100-year flood hazard areas, localized, relatively minor flooding has occurred within Rohnert Park in recent years.

Natural flooding results from major rainstorms that cause overflows of stream courses, and may be aggravated by inadequacies in local storm drain facilities. Flooding may occur in two ways:

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

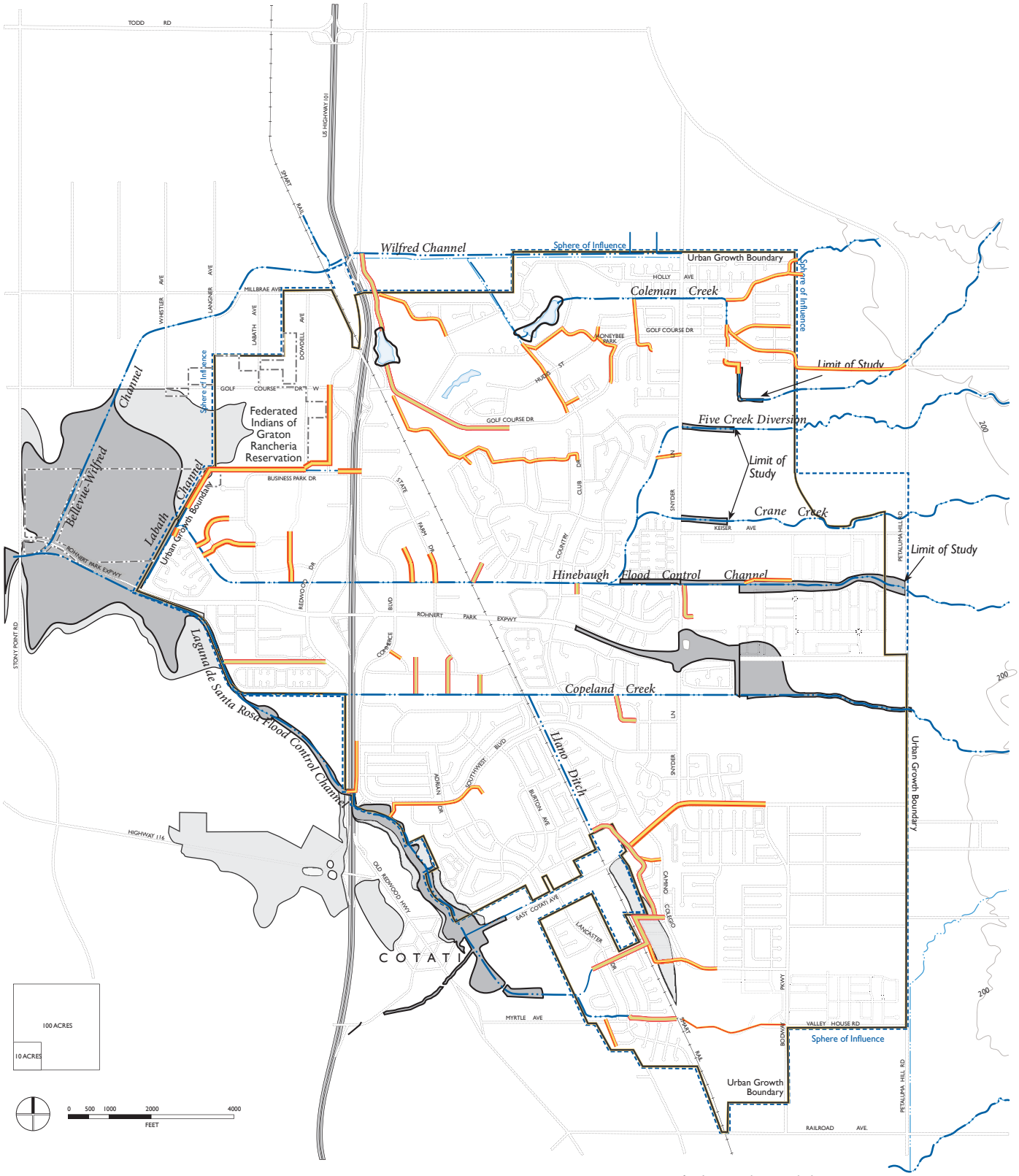



| SOIL UNIT | | CAPABILITY | SHRINK-SWELL POTENTIAL | EROSION POTENTIAL |
|---|---|---|---|---|
| CcA | Clear Lake clay loam, 0 to 2 percent slopes | IIs-5 | High | |
| CeA | Clear Lake clay, 0 to 2 percent slopes | IIs-5 | High | |
| CeB | Clear Lake clay, 2 to 5 percent slopes | IIe-5 | High | |
| CfA | Clear Lake clay, ponded, 0 to 2 percent slopes | IIIw-5 | High | |
| CtC | Cotati fine sandy loam, 2 to 9 percent slopes | IIIe-3 | Low | Not a Hazard |
| Hwb | Huichica loam, shallow, ponded, 0-5 percent slopes | IVw-3 | Moderate | |
| PhB | Pleasanton clay loam 2 to 5 percent slopes | IIe-1 | Low | |
| RaC | Raynor Clay 0 to 9 percent slopes | IIIw-3 | Low | |
| WhA | Wright loam, wet, 0 to 2 percent slopes | IVw-3 | Low | |
| WoA | Wright loam, shallow, wet, 0 to 2 percent slopes | IIIe-3 | Low | |
| WgC | Wright loam 2 to 9 percent slopes | VIIIw-4 | N/A | |
| RnA | Riverwash | I-1 | Moderate | |
| ZaA | Zamora silty clay loam 0 to 2 percent slopes | | | |

Source: U.S. Department of Agriculture, Forest Service and Soil Conservation Service, in cooperation with University of California, Agricultural Experiment Station, 1972, *Soil Survey, Sonoma County, California.*

*Figure 7.2-1*

# Soil Types, Capability, Expansiveness and Erosion Potential




Source: City of Rohnert Park General Plan, 1995, Figure 5.1;
FEMA Flood Insurance Rate Map, 1991, *Community Panels 060375 855 and 060375 860*

Open Channel

Pipe System (48" and larger)

100-year Flood Zone

500-year Flood Zone

*Figure 7.2-2*

# Drainage and Flood Zones

One area that experienced street flooding prior to 1999 was in the "G" Section neighborhood. Gravel and silt partially filled and reduced the capacity of an underground storm water drain. During a subsequent storm, storm water backed up street drains. The storm drain has since been cleared of gravel and silt. The SCWA installed a siltation basin to intercept gravel and silt east of Petaluma Hill Road.

Localized flooding also occurred in the "F" Section. In this instance, storm water backed up into low lying streets, the North Rohnert Park Municipal Golf Course, and adjacent parcels because storm water was unable to flow into the Bellevue-Wilfred Channel and the Laguna de Santa Rosa.

Another area of local flooding in 1999 included portions of the Rancho Verde Mobile Home Park, parts of Martin Avenue, and adjacent commercial/industrial parcels. In this instance storm water backed up and was unable to flow into the Labath Channel. As the rain tapered off and the level of the Laguna de Santa Rosa fell, storm water drained from the flooded areas.

Silt deposited over the years in the Bellevue-Wilfred, Laguna de Santa Rosa, and Labath Flood Control Channels has reduced the capacity of these channels, which has contributed to the flooding problems. The SCWA widened both the Bellevue-Wilfred Flood Control Channel and the Laguna de Santa Rosa and plans to remove accumulated silt in the near future.

### SCWA Capital Projects Plan

Rohnert Park participates in the planning and development of drainage and flood control activities within the Laguna-Mark West Zone 1A, administered by SCWA. In March 1998, SCWA circulated a revised Capital Projects Plan for Fiscal Year 1999 to Fiscal Year 2003. Projects in the Capital Projects Plan include improvements for the County's seven designated flood control zones.

The Capital Projects Plan identifies 17 projects for funding in Zone 1A. Projects were identified by an Advisory Committee for the Flood Control Zone, appointed by the SCWA's Board of Directors. Information and criteria used for selecting projects include historical flooding problems, areas benefited, alternative funding available, special safety and health factors, coordination with other public projects, and environmental concerns. Several of the projects will directly help improve potential flooding problems in the Rohnert Park area. All projects are scheduled for completion by the end of Fiscal Year 2000.

## GOALS: DRAINAGE, EROSION, STORMWATER, AND FLOODING

HS-B Minimize the risk to life and property from flooding.

HS-C Control erosion and sedimentation to provide flood protection and protect water quality.

## POLICIES: DRAINAGE, EROSION, STORMWATER, AND FLOODING

HS-3 Prepare and implement a Storm Water Management Plan to ensure protection of the surface and groundwater resources.

*The Storm Water Management Plan should include requirements for periodic monitoring of storm water outfalls, public outreach and education, and the implementation of Best Management Practices (BMPs) for a variety of industrial, construction, and municipal activities. Until such time that a Storm Water Management Plan is prepared, the City should use existing regulations pertaining to subdivision design, zoning, building, and grading ordinances and policies to reduce discharge of non-point source pollutants into local streams.*

HS-3A Work with the County to ensure that any new development east of Petaluma Hill Road does not interfere with groundwater recharge.

HS-4 Ensure that the City's regulations pertaining to subdivision design, zoning, building, and grading ordinances and policies continue to include measures to minimize erosion and sedimentation.

*Policy EC-13 in Chapter 6: Conservation establishes creek protection zones and standards to protect the city's creeks.*

HS-5 As part of the building permit process, require all development projects to comply with hydrology and drainage policies incorporated in the applicable Specific Plans. Require the project proponent to design and construct a storm drain system in accordance with the SCWA Flood Control Design Criteria (latest revision), specific to the project. Encourage the use of environmentally sensitive drainage improvements including flow reduction and flood bypass systems in order to ensure protection of surface water quality and stream integrity.

*Policy LU-10A stipulates that all specific plans shall address hydrology and drainage for their respective areas, as well as practices to be incorporated as part of individual development projects.*

*The storm drain system may include:*

- *Street and underground storm drain improvements; and*
- *New underground storm drainage facilities.*

*The City should recommend the use of high infiltration measures to reduce stormwater discharge into the regional storm drain system. Measures to divert surface runoff into open areas that have high infiltration capabilities could include ponds built into landscapes, unlined runoff channels, and dispersion points into landscaped areas. Where possible and technically feasible, roof tops and paved areas should drain into underground dispersal pipes or vegetated percolation beds. Landscaping in parking lots and around building perimeters should be maximized.*

*The City shall review and approve the proposed drainage system requirements prior to construction on the project site.*

HS-6 As part of the building permit process, require new development greater than five acres in size to prepare and implement a site-specific storm water pollution prevention plan (SWPPP) that effectively reduces discharges of stormwater containing sediment and other pollutants resulting from site construction activities. In addition, require all projects, regardless of size, to comply with any other stormwater provisions of the specific plans for their respective areas.

*Policy LU-10A stipulates that all specific plans shall address storm-water pollution for their respective areas, as well as practices to be incorporated as part of individual development projects.*

*The proponent shall comply with all requirements set forth in the State Water Resources Control Board (SWRCB) General Construction Activity Storm Water Permit. SWRCB requires site owners of development projects with construction activity resulting in soil disturbance of an area greater than five acres to comply with the California General Permit to Discharge Storm Water Associated with Construction Activity (NPDES General Permit CAS000002). The Permit requires development and implementation of a SWPPP emphasizing BMPs. The RWRCB maintains a list of suggested BMPs, which are schedules of activities, prohibitions of practices, maintenance procedures, and other management procedures to prevent or reduce pollution.*

*Policy EC-19 requires site preparation, grading, and foundation designs for erosion control to prevent sedimentation and contamination of creeks.*

*Policy EC-21 establishes development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.*

HS-7 Prepare engineering studies when necessary to update drainage and flood zone maps and, during rainstorms, conduct surveys and document locations of flooding.

HS-8 Systematically conduct maintenance, make repairs, or improve drainage facilities to minimize localized flooding during rainstorms. Provide treatment to first-flush runoff flows, street sweeping programs, and additional source controls to minimize non-point source pollution.

*Maintenance should occur more frequently during the winter.*

HS-9 Use the City's development review process to ensure that proposed development located in 100-year flood zones undertakes measures to provide adequate protection from flood hazards.

HS-10 Continue to use the National Flood Insurance Program standards and regulations as guidelines for implementation of flood damage control programs in Rohnert Park. Work with Federal Emergency Management Agency to update the 1991 Flood Insurance Rate Maps to reflect improvements to Copeland Creek.

HS-11 In cooperation with the Sonoma County Water Agency, maintain flood plain areas, drainage channels, and other drainage structures and improve drainage channel capacity in

ways that will preserve the natural character of habitat areas, riparian corridors, and waterways to the maximum extent feasible.

(Rev. 10/02)

## 7.3 SOLID WASTE MANAGEMENT AND RECYCLING

The City is responsible for waste collections and diversion within the incorporated limits. Solid waste disposal facilities are owned and operated by the Sonoma County Department of Transportation and Public Works, which also helps maintain the County Integrated Waste Management Plan (CoIWMP) jointly with the Sonoma County Waste Management Agency (SCWMA).

The California Waste Management Act, passed in 1989, required cities to prepare solid waste management planning documents that demonstrate how they would reduce the amount of waste sent to landfills by 25 percent by 1995 and 50 percent by the year 2000. These planning documents are known as the Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE). The SRRE includes four main components: source reduction, recycling, composting, and special waste. Each component identifies existing diversion programs and examines, evaluates, and selects future diversion programs. Hazardous waste is discussed in Section 7.4.

Rohnert Park's SRRE and HHWE, both adopted in 1992, were incorporated into the 1994 CoIWMP, which consolidates the SRREs and HHWEs prepared by each jurisdiction in Sonoma County. The CoIWMP, which includes a Facility Siting Element, is required to demonstrate the county's long-term ability to ensure the implementation of countywide diversion programs and to provide adequate disposal for local jurisdictions through the siting of disposal and transformation facilities.

### SOLID WASTE

In 1995, Rohnert Park achieved a diversion or source reduction rate of 39 percent, which was 14 percent higher than the 1995 statewide diversion goal. However, in 1997, this rate fell to 38 percent, which is 6 percent higher than the estimated state diversion rate. Some of this success was due to the County's comprehensive approach to waste reduction. Diversion goals are met through a combination of local and countywide source reduction, recycling, and composting programs. In adopting this approach, Rohnert Park has agreed in concept to sponsor or develop jointly some programs and facilities with neighboring communities or with the County.

### COLLECTION AND RECYCLING

Municipal solid waste is transported to the Central Disposal Site owned and operated by Sonoma County Public Works Department. The site is located approximately five miles southwest of the city in unincorporated Sonoma County. The City does not currently hold a disposal contract directly with the landfill, but contracts for collection and disposal services with private haulers. In 1997, Rohnert Park disposed of 50,528 tons of solid waste (see Table 7.3-1). Of the solid waste generated, 51 percent was used for fuel, 25 percent was recycled, 12 percent was landfilled, eight percent was incinerated, and four percent was treated. Over 4,000 tons of recyclables were collected through residential curbside and commercial collection. Furthermore, over 5,000 tons of yard debris and wood waste was composted.

**Table 7.3-1:**
**Rohnert Park Solid Waste, 1997**

| | |
|---|---|
| Total Waste Generated | 50,528 tons |
| % Used for Fuel | 51% |
| % Recycled | 25% |
| % Landfilled | 12% |
| % Incinerated | 8% |
| % Treated | 4% |

*Source: Integrated Waste Management Report Card, 1997.*

The City contracts out to Empire Waste Management for refuse hauling and curbside recycling services for single-family residents. Although there are no buy-back centers in Rohnert Park, two are located north of the city. Commercial recycling includes cardboard, glass, newspaper, and office paper collection. Approximately 2,951 tons of materials were collection through residential curbside collection and 1,070 tons through commercial collection.

The SCWMA sponsors several other waste reduction efforts including the Eco-Desk hotline, the annual Sonoma County Recycling Guide, the SonoMax waste exchange, master gardener home composting workshops, the Recycling Market Development Zone, and Household Toxics Roundups. The regional approach of the SCWMA has helped Sonoma County reduce solid waste at the lowest possible cost.

### Expansion of Solid Waste Disposal Facilities

Given current capacity and projected diversion rates, the Central Landfill is expected to reach capacity in approximately 2005. The expansion of the Central Landfill was recently approved by the County, allowing for disposal of solid waste up to 2010.

### GOALS: SOLID WASTE MANAGEMENT AND RECYCLING

HS-D Reduce the generation of solid waste and recycle those materials that are used, to slow the filling of local and regional landfills, in accord with the California Integrated Waste Management Act of 1989.

### POLICIES: SOLID WASTE MANAGEMENT AND RECYCLING

HS-12 Continue to work toward reducing solid waste and increasing recycling, in compliance with the Sonoma County Integrated Waste Management Plan.

*Rohnert Park has a responsibility to meet regional source reduction and recycling initiatives in order to achieve State-mandated waste reduction targets and extend the useful life of existing landfill facilities.*

HS-13 As part of development review and environmental analysis, ensure that new multifamily residential and all non-residential development comply with the City's Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE), as well as the Sonoma County Integrated Waste Management Plan (CoIWMP).

*Multifamily residential development includes any residential structures with two or more dwelling units.*

HS-14 As part of the City's Capital Improvement Program (CIP), the Parks, Recreation, and Open Space (PROS) Master Plan, and other programs, explore the feasibility of installing recycling receptacles for plastic and glass beverage containers and papers in parks and other public areas (for example, community recreational facilities, transit stops, and mixed-use districts).

*The City and SCWA should consider other recycling strategies, including expanding recycling collection at commercial and multifamily housing.*

HS-15 Require new multifamily residential and all non-residential development to incorporate attractive and convenient interior and exterior storage areas for recyclables into new or remodeled buildings, to make recycling activities more convenient for those who use the buildings.

*Existing commercial businesses and business parks should be encouraged to install recycling receptacles on their premises. Multifamily residential development includes any residential structures with two or more dwelling units.*

## 7.4 HAZARDOUS MATERIALS

Hazardous materials include a large number of substances that may be dangerous to the public if improperly stored, handled, or disposed. These include toxic metals, chemicals, and gases; flammable and/or explosive liquids and solids; corrosive materials; infectious substances; and radioactive material. Hazardous materials, according to the State Health and Safety Code § 25501(o), "include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment."

### WASTE MANAGEMENT AGENCY

In accordance with local Households Hazardous Waste Elements (HHWE) and the CoIWMP, the Sonoma County Waste Management Agency (SCWMA) conducts a range of hazardous waste programs. SCWMA conducts hazardous waste collection events at sites throughout Sonoma County. Over ten events are held each year, generally during dry weather months. At least one event is held in Rohnert Park. Rohnert Park businesses and residents may dispose of hazardous waste at any event in the County. Hazardous materials collected are packaged and taken to disposal sites outside Sonoma County.

The Agency plans to establish a permanent hazardous waste collection and temporary storage facility at the Central Landfill. The facility will be open to collect hazardous materials on a weekly basis. Hazardous materials will be transported to disposal sites outside Sonoma County.

SCWMA annually conducts hazardous waste education efforts. These education efforts include distribution of a recycling guide to nearly all households in Sonoma County. The guide lists how to avoid, store, and dispose of household hazardous materials. Ongoing public education campaigns are funded by the SCWMA and grant funds.

### Industrial and Commercial Hazardous Materials

State law requires that communities form a Consolidated Unified Protection Agency (CUPA). The CUPA manages the acquisition, maintenance, and control of hazardous waste by industrial and commercial businesses. Rohnert Park contracts with Sonoma County for this service.

### HOUSEHOLD HAZARDOUS WASTE

Hazardous waste is generated in homes and businesses alike, and includes products such as paint, batteries, fertilizers, and used motor oil. These wastes are of concern because they are often improperly managed, resulting in injuries to sanitation workers and damage to collection vehicles, as well as possible toxics leaching from sanitary landfills. Management of hazardous waste in Rohnert Park occurs under the 1992 HHWE, which was incorporated into the Sonoma County Hazardous Waste Management Plan.

The City's HHWE addresses the wastes that stem from a variety of common household products. Rohnert Park's household hazardous waste management program, outlined in the HHWE,

emphasizes public education, source reduction and recycling, mobile and permanent collection facilities, and hazardous waste load checking. Household hazardous waste is collected and disposed of by licensed haulers. Furthermore, SCWMA and the City created a network of private businesses that collect used oil in Rohnert Park. In 1990, it was estimated that Rohnert Park residents generated 20 tons of hazardous waste per year – of which 13 tons are estimated to be either illegally disposed of or stored in homes in Rohnert Park. Only four percent of Rohnert Park's households participated in the County Disposal Program in 1997.

The City currently participates in a SCWMA hazardous waste disposal program, allowing Rohnert Park residents to dispose of hazardous waste in nearby cities. SCWMA plans to establish a permanent collection facility at the Central landfill and reduce the periodic collection events in urban areas.

## HAZARDOUS MATERIALS DISPOSAL SITES

There are no hazardous material disposal sites in operation in the Rohnert Park area. All hazardous waste is placed in containers and shipped to sites outside the community.

The Rohnert Park area does not contain any known historical hazardous material disposal sites. Underground tanks containing petroleum products at scattered sites in the community may have contaminated subsurface earth. Regular, highly detailed, laboratory testing of water from the city's wells, scattered throughout the community, has not detected contaminants from underground tanks or other hazardous materials.

The City's Department of Public Safety investigates illegal hazardous waste dumping. Most illegal hazardous waste dumping in Rohnert Park consists of the disposal of oil and gasoline in storm drains. Signs discouraging hazardous waste dumping were installed in 1997 above all storm drain inlets in the city.

### Hazardous Materials Transfer Station

The Safety Kleen Corporation operates a hazardous materials transfer station in Rohnert Park. The total amount of hazardous materials stored at any given time is 2,000 gallons. Hazardous materials are shipped to the company's plant in Reedley, California, for treatment. The primary hazardous material is 1,450 gallons per day, on average, of the mineral spirit Stoddard Solvent. In addition, the transfer station stores approximately 40 gallons of Percloethylene (Perk), a cleaning solvent used by dry cleaning businesses, and 40 gallons of lacquer thinner per day. Toxic materials are obtained from an area extending from San Francisco to Eureka. The recycled materials are sold back to the same businesses. The company does not treat or dispose of any hazardous materials on the Safety Kleen site in Rohnert Park.

## GOALS: HAZARDOUS MATERIALS

HS-E Minimize the risk to life and property from the generation, storage, and transportation of hazardous materials and waste in Rohnert Park and assure the proper disposal of all hazardous waste that may be generated in Rohnert Park.

HS-F Comply with all applicable regulations and provisions for the storage, use and handling of hazardous substances as established by federal (EPA), State (DTSC, RWQCB, Cal OSHA, Cal EPA), and local (County of Sonoma, City of Rohnert Park) regulations.

HS-G Protect groundwater and soil from contamination by hazardous materials.

**POLICIES: HAZARDOUS MATERIALS**

HS-16 Promote joint, countywide programs to address the generation and disposal of hazardous materials including the Sonoma County Hazardous Waste Management Plan.

HS-17 Develop and implement programs which provide convenient means for residents to properly dispose of household hazardous waste materials.

HS-18 Support efforts to establish a permanent hazardous waste collection and temporary storage facility at the Central Landfill.

*This policy would allow hazardous waste collection events in Rohnert Park and other nearby cities to be phased out. Given the risks of spills and accidents, it would be preferable to have residents and businesses take hazardous waste to a controlled environment away from built-up urban areas.*

HS-19 Maintain existing signs discouraging hazardous waste dumping above all storm drain in the city.

*The signs should also note locations of current disposal sites.*

HS-20 Support SCWMA in their hazardous waste education efforts.

## 7.5 EMERGENCY MANAGEMENT

### EMERGENCY PREPAREDNESS

The California Emergencies Services Act (State Government Code § 8550-8668) requires each city to prepare and maintain an Emergency Plan for natural, manmade, or war-caused emergencies which result in conditions of disaster or in extreme peril to life. Peacetime emergencies that should be addressed by the Plan include earthquakes, fires, and floods. In 1995, the City adopted a Standardized Emergency Management Plan, which describes the principles and methods to be applied in carrying out emergency operations or rendering mutual aid during emergencies. The Department of Public Safety (DPS) has developed the Standardized Emergency Management System with Annexes, which is consistent with the requirements of the California Emergencies Services Act. The System is updated and revised on an annual basis.

The Local Hazard Mitigation Plan (LHMP) for the City of Rohnert Park planning area, incorporated herein by reference, was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and California Government Code Section 65302.6 and follows FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The approved Local Hazard Mitigation Plan and related documents can be found on the City's Website at: https://www.rpcity.org/cms/One.aspx?portalId=3037873&pageId=15757359.

All City departments play a role in the plans and have specific assignments to perform in emergencies. The City coordinates its planning with the County Office of Emergency Services to keep the plans up to date. The City also participates in periodic city and countywide disaster drills that are held to evaluate and critique emergency service preparedness. The Public Safety Headquarters has been designed to function as an Emergency Operations Center for the community.

City emergency preparedness planning focuses on immediate threat to life and property. One generally accepted rule-of-thumb is that citizens and businesses should not expect assistance until 72 hours after a disaster, unless there is an immediate threat to life or property. After a disaster, municipal resources may be limited and must be dispatched to the most serious emergencies.

#### Earthquake Response

The City is prepared to meet the emergency service needs after a "worst case" earthquake. In 1995, the City revised the "Threat Summary, Earthquake" section of the Standardized Emergency Management Plan. This summary details the impacts of an earthquake of a magnitude of 8.3 on the northern San Andreas Fault.

#### Response to Hazardous Materials Spills

The City currently maintains a hazardous materials response plan. The Plan builds upon the Sonoma County Operational Area Hazardous Materials Incident Response Plan. The goals of the

City's hazardous materials planning are to contain and identify hazardous materials spills and to implement evacuation, clean up, and disposal.

The DPS maintains a hazardous materials team. Members of this team have completed extensive training and qualify as Hazardous Materials Technicians or Specialists. Should a hazardous materials event occur within the city, the hazardous materials team will take a leading role in protecting the public. The team will follow general response guidelines but must fit the response to the specific incident.

Numerous types of hazardous materials are transported on US 101. The California Highway Patrol is responsible for hazardous materials accidents on the Highway. The City maintains communication links with these agencies and participates, as necessary, in responses to hazardous materials accidents.

## EMERGENCY MEDICAL CARE

Sonoma Life Support provides ambulance service in Rohnert Park. Sonoma Life Support is a private emergency medical provider that was granted the contract to provide emergency services for the central Sonoma County Franchise area in 1991. The purpose of the franchise is to provide emergency medical services to all sectors of the population regardless of ability to pay, support the system through fees and minimize cost through public regulation of the service provider. Sonoma County monitors the service provider, ensuring that Sonoma Life Support maintains the required service levels.

A single ambulance station serves the City of Rohnert Park. The station is housed in leased space generally located near the center of the city. Units located elsewhere in the county provide backup service as needed. A paramedic and other necessary staff at all times staff the station. Emergency services are provided 24 hours a day, seven days a week. The ambulance contains full communications including radio and phone linking the ambulance with the Santa Rosa and Petaluma hospitals.

## POLICE, FIRE, AND RELATED SERVICES

DPS provides police, fire, and related services in the community according to the public safety administrative concept. Cross-trained personnel under a single administrative umbrella furnish police and fire services.

Key procedures help implement the public safety concept in Rohnert Park. First, DPS personnel are issued personal pagers and home alert devices. This allows personnel to be contacted by dispatchers in cases when additional staff is needed during an emergency. Second, public safety officers must live within a reasonable proximity to the community. Third, the City issues vehicles to officers. The vehicles are parked at officers' homes during off-duty hours. Officers carry fire turnout gear, water and dry chemical fire extinguishers, emergency medical, and other items in their vehicle.

**GOALS: EMERGENCY MANAGEMENT**

HS-H Use the Standardized Emergency Management Plan as the guide for emergency management in Rohnert Park.

HS-I Cooperate with other public agencies to store, organize, distribute, and administer emergency medical equipment, supplies, services and communication systems.

HS-J As part of the concurrency requirement for development on the westside, construct a public safety station west of US 101 in the general vicinity of the Wilfred Avenue/Labath Avenue intersection.

*A Westside station will be necessary if additional construction occurs west of US 101 in order to respond to emergency calls within an acceptable response time. If the station were located in the general vicinity of the Wilfred Avenue/Labath Avenue intersection, emergency vehicles could respond within four minutes to calls in the area west of US 101.*

**POLICIES: EMERGENCY MANAGEMENT**

HS-21 Maintain and regularly update the Standardized Emergency Management Plan.

*The Department of Public safety shall administer the plan and revise it as needed. Evacuation routes should be adopted and updated as part of the plan. The routes should be flexible to respond appropriately to various emergencies (such as exposure to hazardous materials, flood, fire, or earthquake).*

HS-22 Conduct periodic emergency management exercises to familiarize key City personnel and surrounding jurisdictions and agencies with their roles and responsibilities to ensure emergency facilities will function in the event of a disaster.

HS-23 Prepare and disseminate information to help households prepare for emergency situations.

*This information should include pre-fire and earthquake plans, guidebooks, and instruction kits identifying how emergency response will be coordinated and how evacuation of residents will proceed. Households should be encouraged to take the necessary preparations to be self-sufficient for at least 72 hours after a disaster strikes the community.*

HS-24 Require adequate access for emergency vehicles, including adequate street width and vertical clearance, on new streets.

*The DPS should establish street width, vertical clearance, and access standards in the Standardized Emergency Management Plan.*

HS-25 Ensure that new traffic signals include a system which allows emergency vehicles to change the signal.

HS-26 Locate a new public safety station in the Stadium Lands Planned Development; require new development on the west side (west of Highway 101) to contribute funds to the Public Facilities Financing Plan for construction.

*The Wilfred-Dowdell Village Specific Plan establishes a Public Facilities Financing Plan to provide funding for a new station. The Wilfred-Dowdell Village development is providing a portion of the total funding required; other development benefiting from the station will also be required to contribute. The new station on the westside is expected to require seven additional public safety staff, whose salaries would be provided through the General Fund.*

# 8 Noise

California Government Code § 65302(f) requires that each general plan have a noise element. The purpose of the element is to identify existing noise problems in the community and to provide guidance to planners and developers for avoiding future problems.



## 8.1 NOISE CHARACTERISTICS

Noise can be defined as a sound or series of sounds that are intrusive, irritating, objectionable and/or disruptive to sleep, speech, and other activity. The known effects of noise on humans include hearing loss, communication interference, sleep interference, physiological responses, and annoyance. Generally, residential and public uses are more noise-sensitive than commercial and industrial uses.

### THRESHOLDS AND STANDARDS

Reported noise levels are expressed as a function of time (because noise varies over time) and time of day (because people are more sensitive to nighttime than daytime noise). Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) both reflect noise exposure over an average day, with weighting to reflect nighttime sensitivity. Ldn is commonly used for measuring community noise levels, although CNEL is used to measure aircraft noise levels, in conjunction with State standards. The following are generally accepted thresholds of noise interference:

- *Speech Interference*. Thresholds for speech interference indoors are about 45 dB if the noise is steady and above 55 dB if the noise is fluctuating. Outdoors, the thresholds are about 15 dB higher.
- *Sleep Interference*. Steady noise above 35 dB and fluctuating noise levels above about 45 dB may affect sleep.

Interior residential standards for multi-family dwellings are set by the State of California at 45 dB Ldn. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses.

### STRUCTURAL ATTENUATION

With open windows, typical structural attenuation is 12-17 dB; with closed windows, attenuation is 20 dB for older structures and 25 dB for newer structures. Special glass or double-paned windows can provide additional attenuation.

## 8.2 NOISE IN ROHNERT PARK

The major source of noise in Rohnert Park is traffic along major roadways. US 101, Rohnert Park Expressway, Snyder Lane, Southwest Boulevard, East Cotati Avenue, and Golf Course Drive have been identified as the major sources of roadway traffic noise. A secondary source of noise is the railroad which traverses the city.

### 1997 CONDITIONS

In 1997, traffic noise levels in Rohnert Park were calculated using the Federal Highway Administration's noise prediction model (FHWA-RD-77-108) and the California Vehicle Noise Emission Levels model, developed by Caltrans. The results are shown in Table 8.3-1. Only the roadways that would generate a 60 dB Ldn beyond a distance of 50 feet from the roadway centerline are listed. Because of minimal development in the city and few changes in traffic patterns or distribution, noise conditions did not go through any perceptible changes between 1997 and 1999.

Regular rail service along the Northwestern Pacific (NP) Railroad right-of-way was interrupted in 1998 due to stormwater damage. As of 1999, limited rail service was resumed. The NP Railroad operates about one train per day and one train every other night through Rohnert Park. Rail operations result in noise levels in excess of 69 dB Ldn up to 100 feet from the tracks and in excess of 60 dB Ldn up to 300 feet from the tracks.

The Sonoma Airport (12 miles northeast of Rohnert Park) and Petaluma Airport (8 miles southeast of Rohnert Park) impose no appreciable noise impacts on the city. Aircraft from the two airports reach an altitude of more than 1,000 feet when flying over Rohnert Park.

**Table 8.2-1:**
**1997 Estimated Traffic Noise Levels in Rohnert Park**

| | *Peak-Hour Traffic Volume* | *Average Speed (mph)* | *Noise Level at 100 feet (Ldn)* |
|---|---|---|---|
| US 101 | | | |
| No Sound Wall | 7,000 | 65 | 77 |
| Behind Sound Wall or Structures (estimate) | 7,000 | 65 | 72 |
| Petaluma Hill Rd | | | |
| Keiser Rd – Crane Canyon Rd | 1,500 | 50 | 68 |
| Keiser Rd – Railroad Ave | 2,000 | 50 | 70 |
| Snyder Lane | 1,100 | 35 | 60 |
| Country Club Dr | 1,000 | 25 | 57 |
| State Farm Dr | 900 | 35 | 59 |
| Commerce Dr | | | |
| Rohnert Park Expwy – Golf Course Dr | 1,000 | 30 | 58 |
| Rohnert Park Expwy – Old Redwood Highway | 1,300 | 30 | 59 |

**Table 8.2-1:**
**1997 Estimated Traffic Noise Levels in Rohnert Park**

| | *Peak-Hour Traffic Volume* | *Average Speed (mph)* | *Noise Level at 100 feet (Ldn)* |
|---|---|---|---|
| Redwood Dr | | | |
| Commerce Dr – Wilfred Ave | 1,600 | 35 | 61 |
| Wilfred Avenue – Rohnert Park Expwy | 1,000 | 35 | 60 |
| Rohnert Park Expwy – SR 116 | 900 | 35 | 59 |
| Stony Point Rd | | | |
| Millbrae Ave – Rohnert Park Expwy | 1,300 | 35 | 61 |
| Rohnert Park Expwy – SR 116 | 1,100 | 35 | 60 |
| Golf Course Dr | | | |
| Commerce Dr – Fairway Dr | 1,500 | 35 | 61 |
| Fairway Dr – Country Club Dr | 1,200 | 35 | 60 |
| Country Club Dr – Snyder Ln | 900 | 35 | 58 |
| Rohnert Park Expwy | | | |
| Stony Point Rd – Business Park Dr | 900 | 35 | 59 |
| Business Park Dr – US 101 | 1,700 | 35 | 62 |
| at US 101 | 2,500 | 35 | 63 |
| US 101 – Country Club Dr | 2,200 | 35 | 62 |
| Country Club Dr – Snyder Ln | 1,300 | 35 | 60 |
| Snyder Ln – Rohnert Park Expwy | 700 | 35 | 58 |
| Enterprise Dr | 700 | 30 | 58 |
| Southwest Blvd | 1,000 | 35 | 60 |
| East Cotati Avenue | 1,100 | 35 | 60 |
| East Cotati Avenue | 1,100 | 35 | 60 |

*Source: Illingworth & Rodkin, Acoustical Engineers*

## PROJECTED CONDITIONS UNDER GENERAL PLAN BUILDOUT

Estimates of roadway noise levels under General Plan buildout were based on projected traffic volumes and speeds, as documented in Chapter 4: Transportation. The noise analysis also takes into account the new roadways planned for the eastside, westside, Canon Manor, and southeast areas, as shown in Figure 4.1-1. Perceptible noise increases (3 dB or more) resulting from traffic under General Plan buildout are listed in Table 8.2-2. Noise contours are shown in Figure 8.2-1.

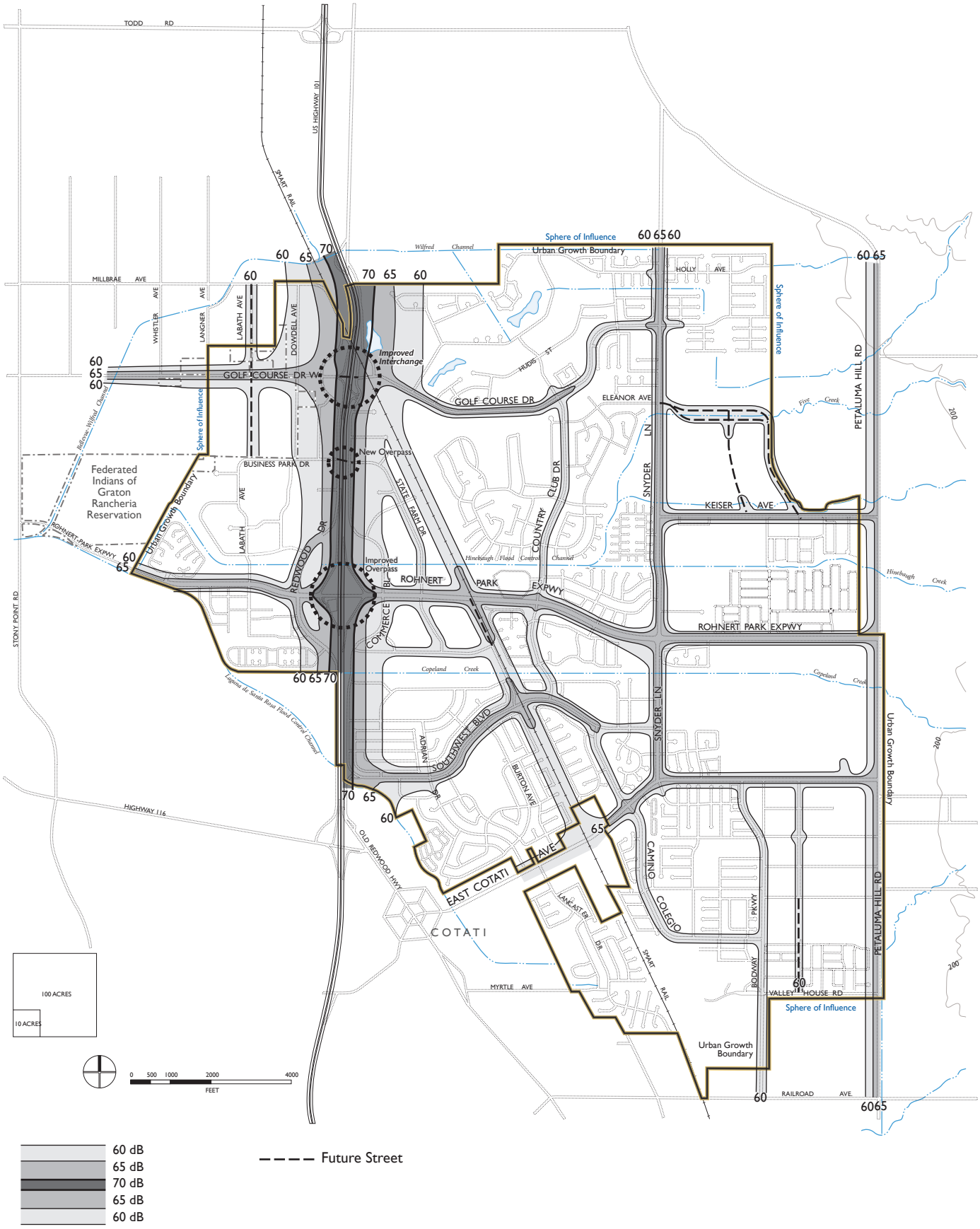



*Figure 8.2-1*

# Noise Contours under General Plan Buildout

**Table 8.2-2:**
**Projected Traffic Noise Level Increases[1]**

| *Affected Roadway Segments* | *Existing Noise Level at 100 ft. (Ldn)* | *Predicted Noise Level at 100 ft. (Ldn)* |
|---|---|---|
| Snyder Ln | 60 dB | 63 dB |
| Redwood Dr: Rohnert Park Expwy – SR 116 | 59 dB | 64 dB |
| Wilfred Ave: Stony Point Rd – Labath Ave | 56 dB | 61 dB |
| Wilfred Ave: Labath Ave – Redwood Dr | 57 dB | 67 dB |
| Keiser Rd: Snyder Ln – Petaluma Hill Rd | 55 dB | 63 dB |
| Rohnert Park Expwy: Snyder Ln – Petaluma Hill Rd | 58 dB | 61 dB |
| Southwest Blvd: Commerce Dr – Snyder Ln | 60 dB | 63 dB |
| East Cotati Ave: Snyder Ln – Bodway Pkwy | 60 dB | 64 dB |
| East Cotati Ave: Bodway Pkwy – Petaluma Hill Rd | 59 dB | 63 dB |

*1. Only roadway segments that would have a noise level of more than 60 dB Ldn at 100 feet from the roadway centerline are shown. New roadways and extensions (Labath Avenue, Sturdevant Drive, New Linear Park Road, and Eleanor Avenue) would all have noise levels below 60 dB at 100 feet from the centerline.*

*Source: Illingworth & Rodkin, Acoustical Engineers*

Most new roadway segments are predicted to have noise levels less than 60 dB Ldn at a distance of about 100 feet, with the exception of the two new US 101 crossings at Wilfred Avenue and State Farm Drive. Noise levels resulting from traffic along the two new highway crossings will be dominated by noise generated by US 101. Areas along new roadways on the eastside would have noise levels between 60 and 65 dB Ldn, as shown on Figure 8.2-1.

If train activity along the NP Railroad right-of-way is increased, noise-sensitive land uses in proximity to the line could be exposed to excessive noise levels. Noise levels along the route would depend on the type of train vehicle and track improvements, the frequency of trains, and the location of stations. North of the Rohnert Park Expressway, residential uses are set back from the rail line, but south of the Expressway, residential abut the right-of-way and would be subject to noise impacts.

## 8.3 NOISE GOALS AND POLICIES

### GOALS: NOISE

NS-A Protect public health and welfare by eliminating or minimizing excessive noise levels.

NS-B Minimize the exposure of noise-sensitive uses—including residences, schools, churches, hospitals, and other public uses—to excessive noise levels.

### POLICIES: NOISE

#### Standards

PF-1 During project review and approval, use Figure 8.3-1 to determine acceptable uses and analysis and insulation requirements in noise-impacted areas.

*Figure 8.3-1 is based on land use and noise exposure compatibility levels in Appendix A of the State of California General Plan Guidelines. The table is consistent with the provision of State law that requires special noise insulation for new multifamily housing units within 60 dB Ldn noise exposure contours.*

*The table's land use categories do not correspond to the use classifications on the General Plan Land Use Diagram, but to actual uses in development projects. The land use categories shall be consistent with use definitions in the City's Zoning Ordinance.*

*The General Plan Land Use Diagram was designed to locate noise-sensitive land uses, like residential, as far away from major noise generators as possible. The city's largest noise generator is US 101, where roadside noise levels exceed 70 dB Ldn.*

PF-2 For all residential uses, establish 45 dB Ldn as the standard for interior noise levels and 60 dB Ldn as the standard for exterior noise levels. Require appropriate siting of residential uses and/or mitigation measures to meet the standards.

*Figure 8.3-1 requires special insulation for residential and other uses within 60 dB Ldn noise contours. Residential uses shall be required to meet the 45 dB Ldn interior noise level performance standard as well.*

*The policy for exterior noise level is intended to protect the enjoyment of open space in residential areas. Also, it helps protect interior noise levels when windows are open. Buildings with open windows attenuate about 12-17 dB CNEL. Within 60 dB Ldn contours, residences with open windows would experience 43-48 dB Ldn interior noise levels, near the threshold of speech interference (45 dB Ldn).*

### Noise Reduction

PF-3 Update the Noise Ordinance and the Zoning Ordinance to require control of noise at the source through site design, building design, buffering, hours of operation, and other regulations, for any noise-emitting use.

*The City's Noise Ordinance establishes noise standards for various noise-emitting land uses and for zoning districts. In addition, the ordinance restricts noise emitted from temporary or intermittent uses.*

PF-4 Continue to require control of noise or mitigation measures for any noise-emitting construction equipment or activity.

*The City's Noise Ordinance establishes controls on construction-related noise.*

PF-5 Continue to work with County, State, and other agencies to reduce noise from sources outside the City's Sphere of Influence (SOI) and to minimize impacts on sites within the SOI.

### Mitigation of Noise Impacts

PF-6 Require buffers or site planning techniques for all new development within 65 dB Ldn noise contours. However, avoid visible sound walls except along US 101 and along the Northwestern Pacific (NP) Railroad right-of-way.

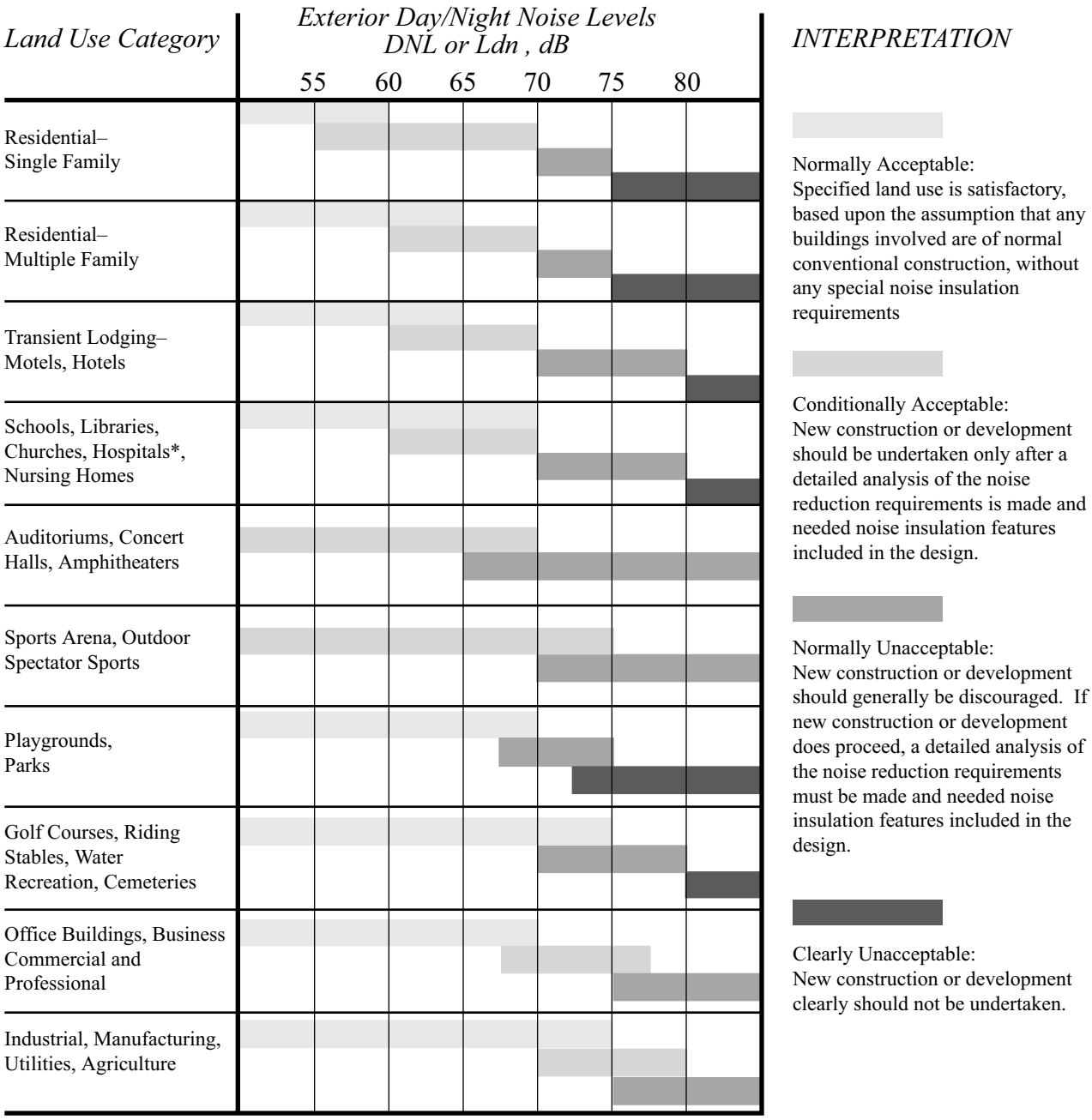
*Chapter 3: Community Design includes policies to minimize use of sound walls.*

PF-7 Require new development within existing or projected 65 dB Ldn noise contours to undergo a technical acoustical analysis, which shall serve as the basis for designing mitigation measures. Require the technical analysis to be conducted by a professional acoustical engineer.

*This policy applies to both residential and non-residential uses. The technical analysis should determine the relative effectiveness of alternative mitigation.*

PF-8 Work with SCTA to identify potential noise impacts resulting from commuter rail service along the Northwestern Pacific (NP) right-of-way and develop adequate mitigation measures.

*Policy TR-33 in the Transportation Element encourages SCTA to continue in its efforts to develop commuter rail service along the NP right-of-way.*




Source: Office of Planning and Research, State of California General Plan Guidelines,
Appendix A: Guidelines for the Preparation and Content of the Noise Element of the General Plan, 1998.

*Because hospitals are often designed and constructed with high noise insulation properties, it is possible for them to be satisfactorily located in noisier areas.

*Figure 8.3-1*

# Land Use Compatibility for Community Noise Environments

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# 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.


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# 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

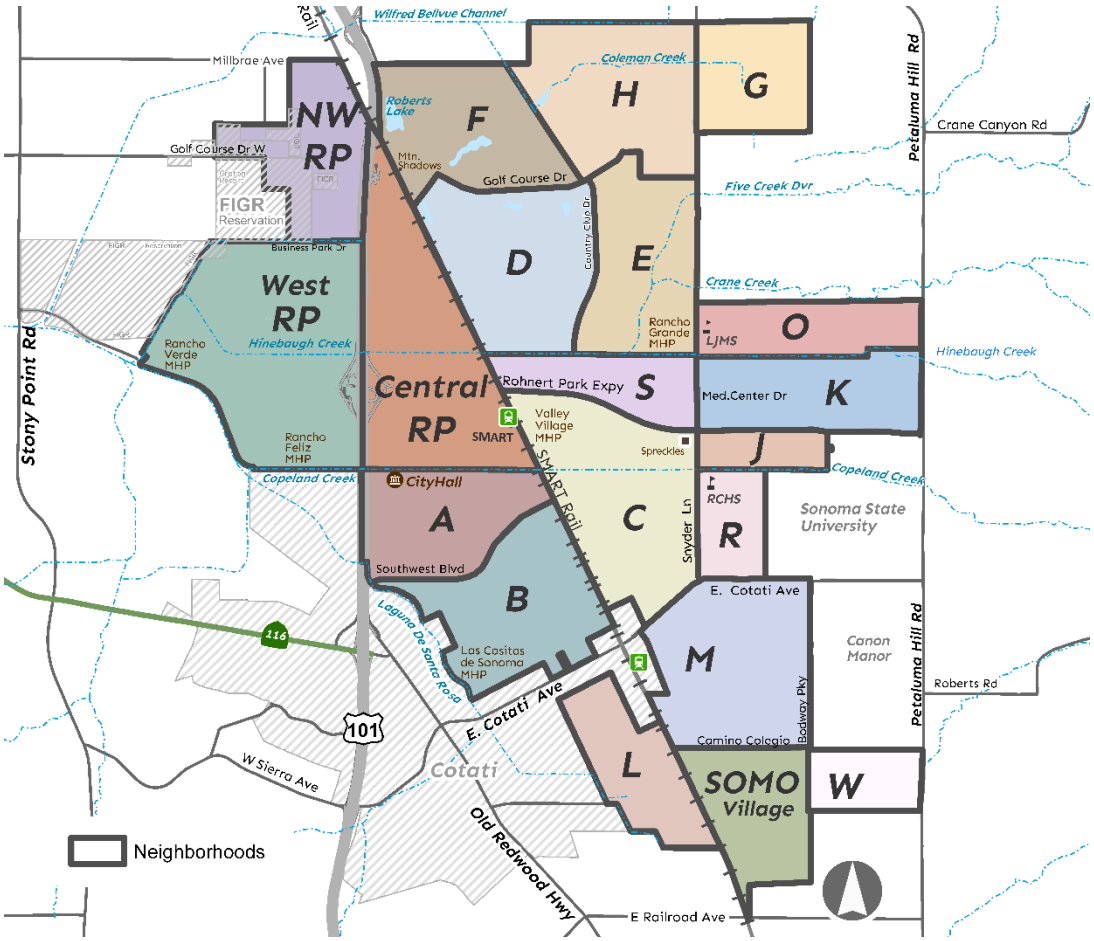
> *"Rohnert Park is a thriving, family-friendly community that is a safe, enjoyable place to live, work, and play"*
> *- Rohnert Park's vision statement*

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

had a population of 44,330 [1] 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.

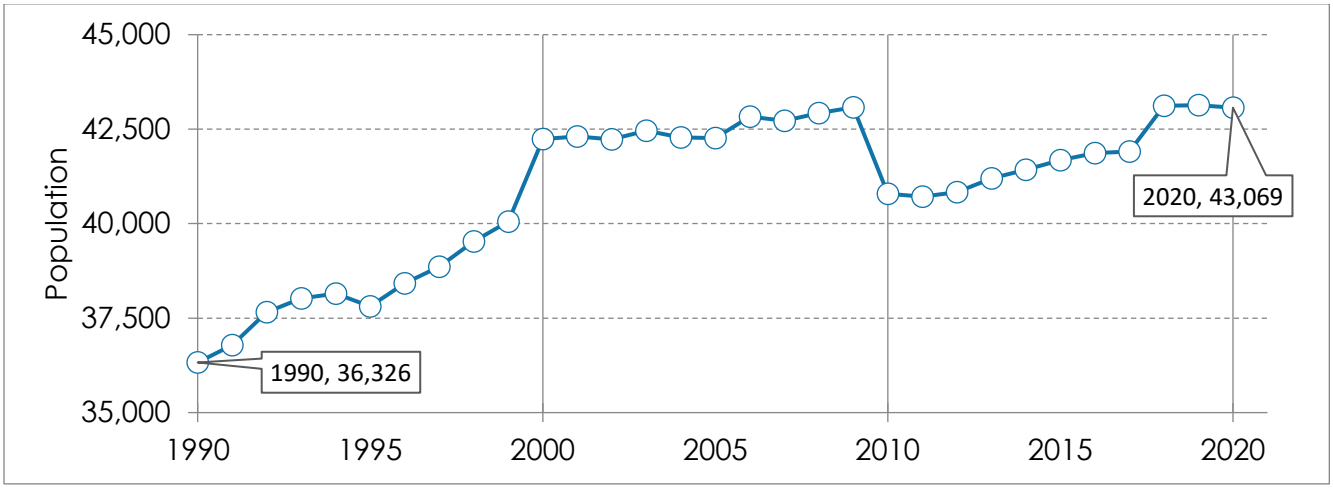
[1] U.S. Census Bureau, 2020

## 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**

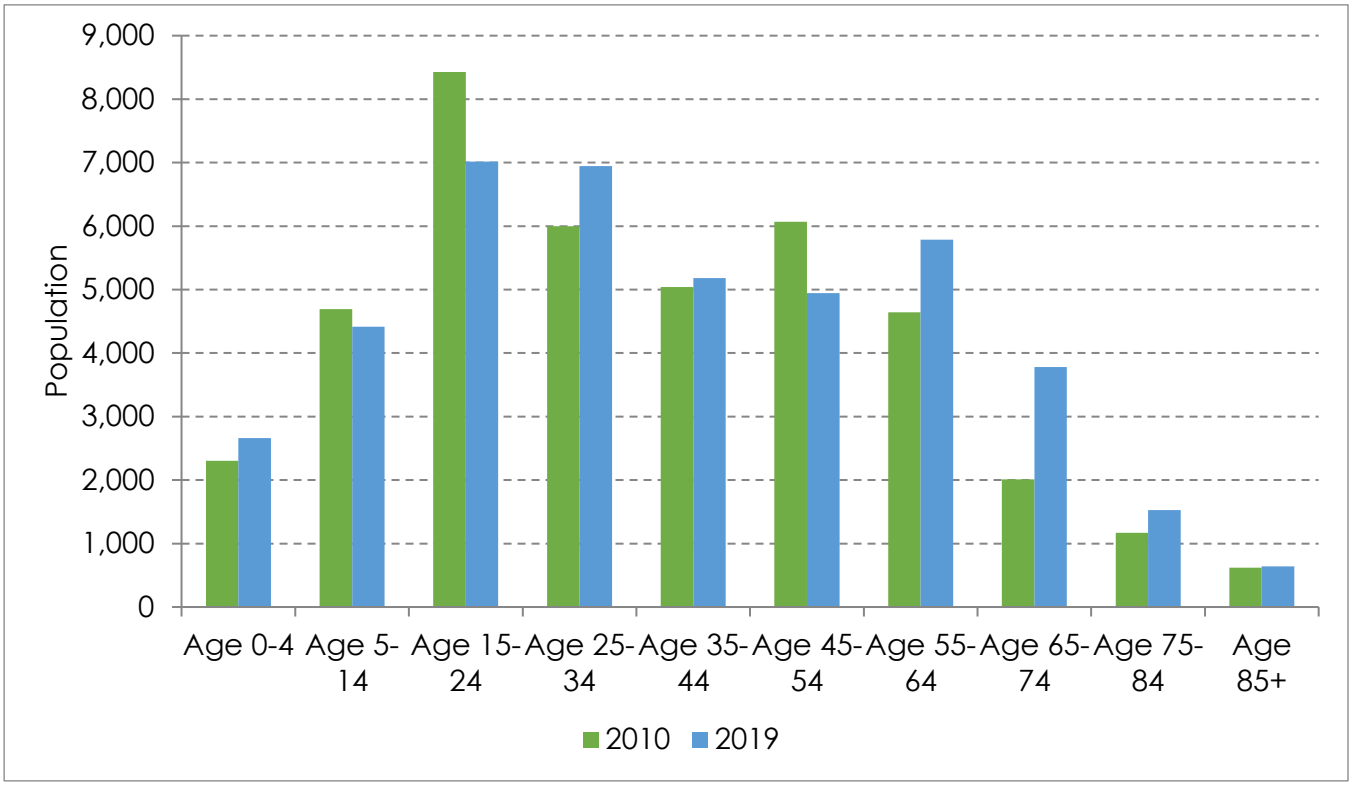



Note: DOF uses the decennial census to benchmark subsequent population estimates. Due to this, breaks may appear in this data between estimated data (1999, 2009) and data from the Census count (2000, 2010)
Source: California Department of Finance, E-5 series, 2020

### 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**

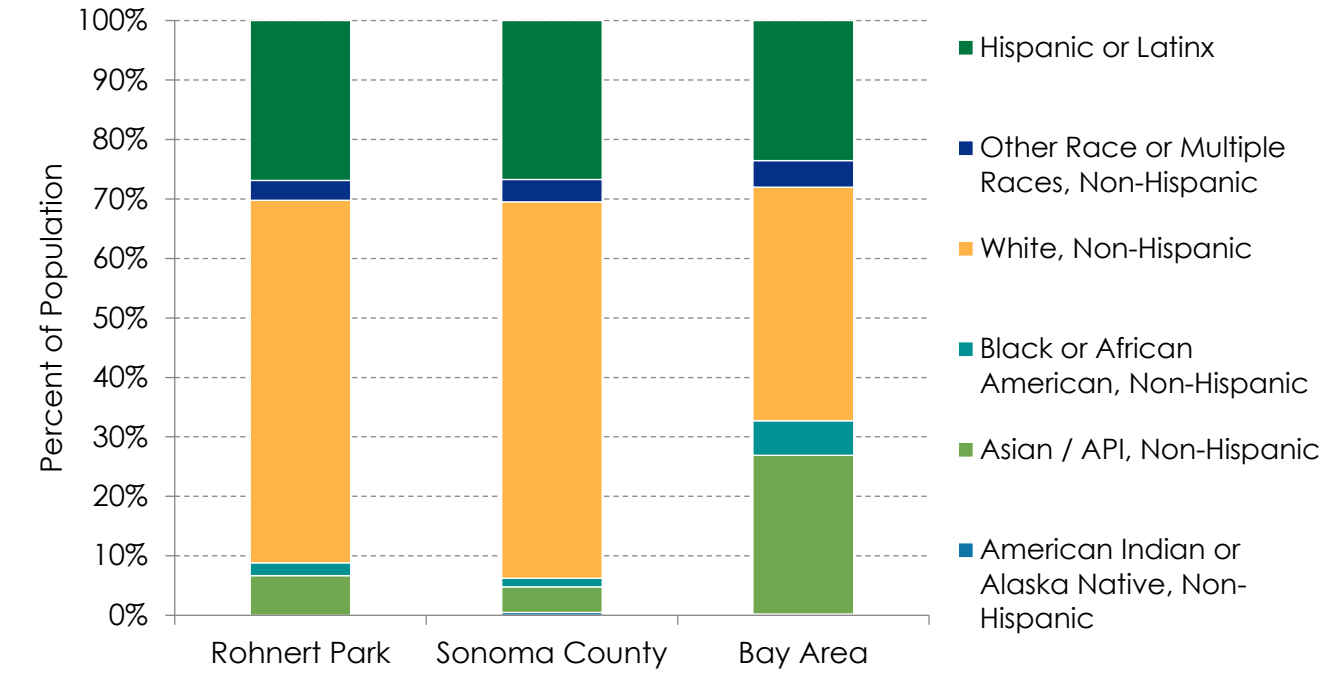



Source: US Census Bureau, 2010; American Community Survey 2019 5-Year Estimates

## 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 |

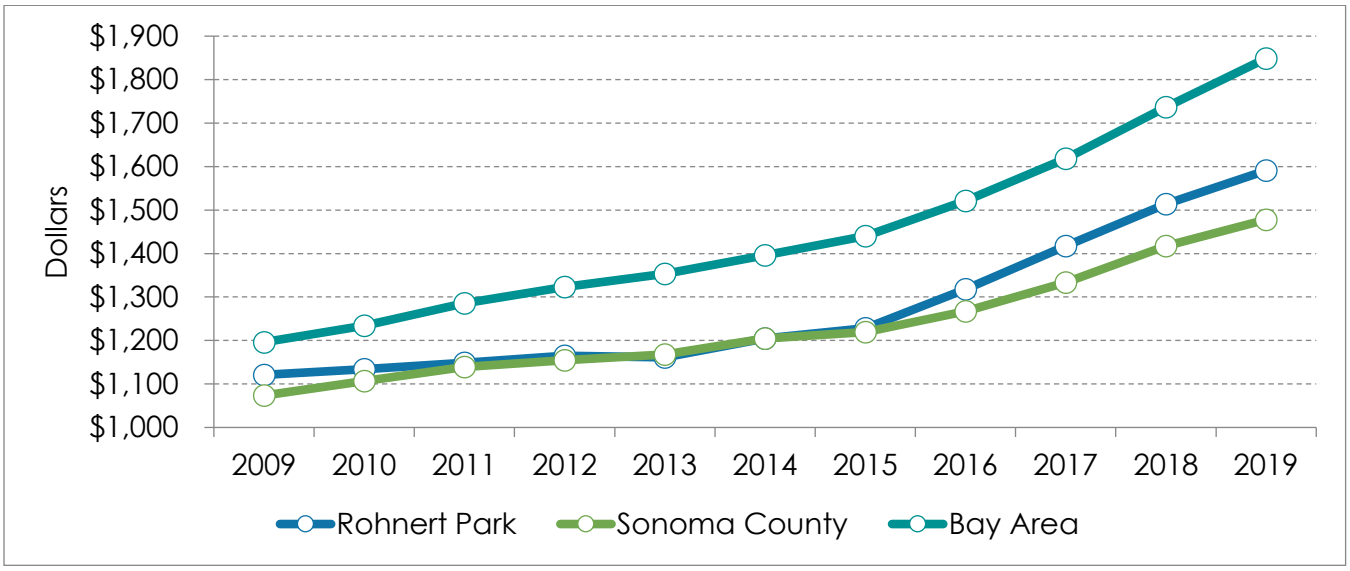
Source: HCD, May 13, 2022, Memorandum - State Income Limits for 2022

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

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.

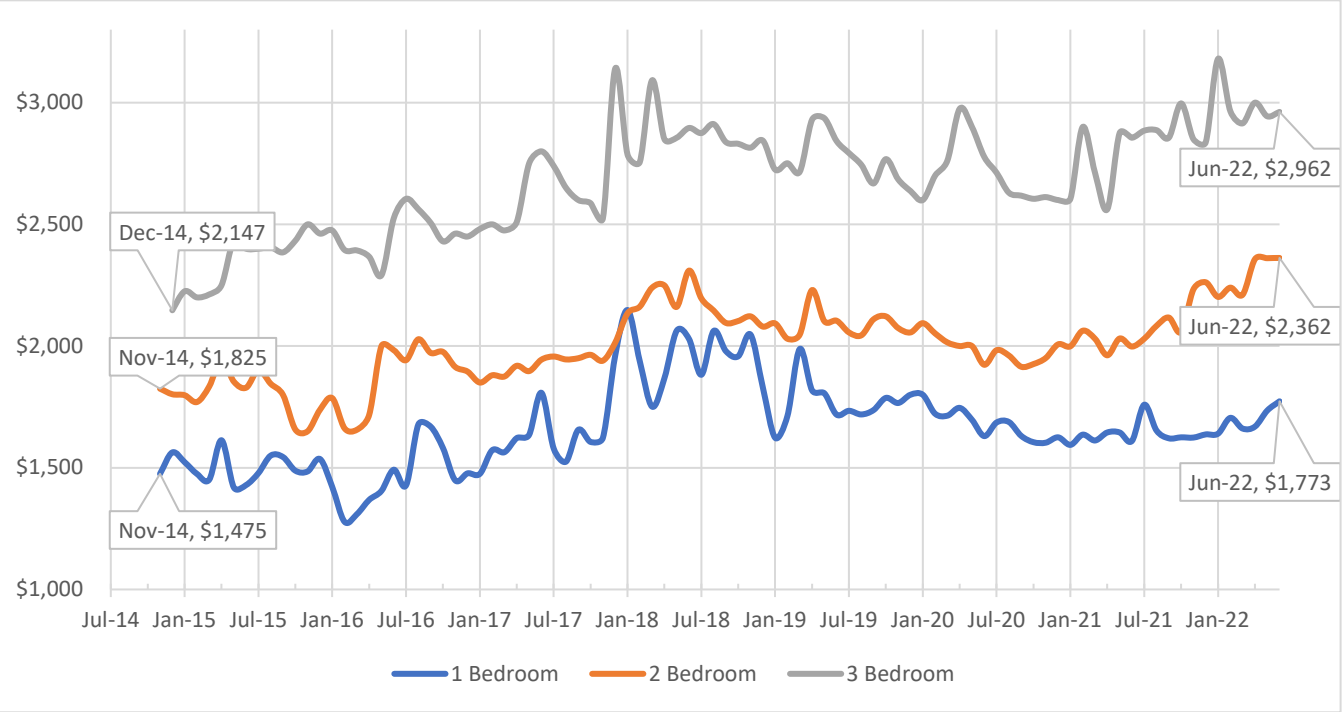
Though Rohnert Park is more affordable for homeowners than surrounding areas, the City has higher rental costs than Sonoma County in general. The median contract rent in 2019 for all rental households was $1,591 in Rohnert Park and $1,478 for Sonoma County. In June 2022, the median listed price for available 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

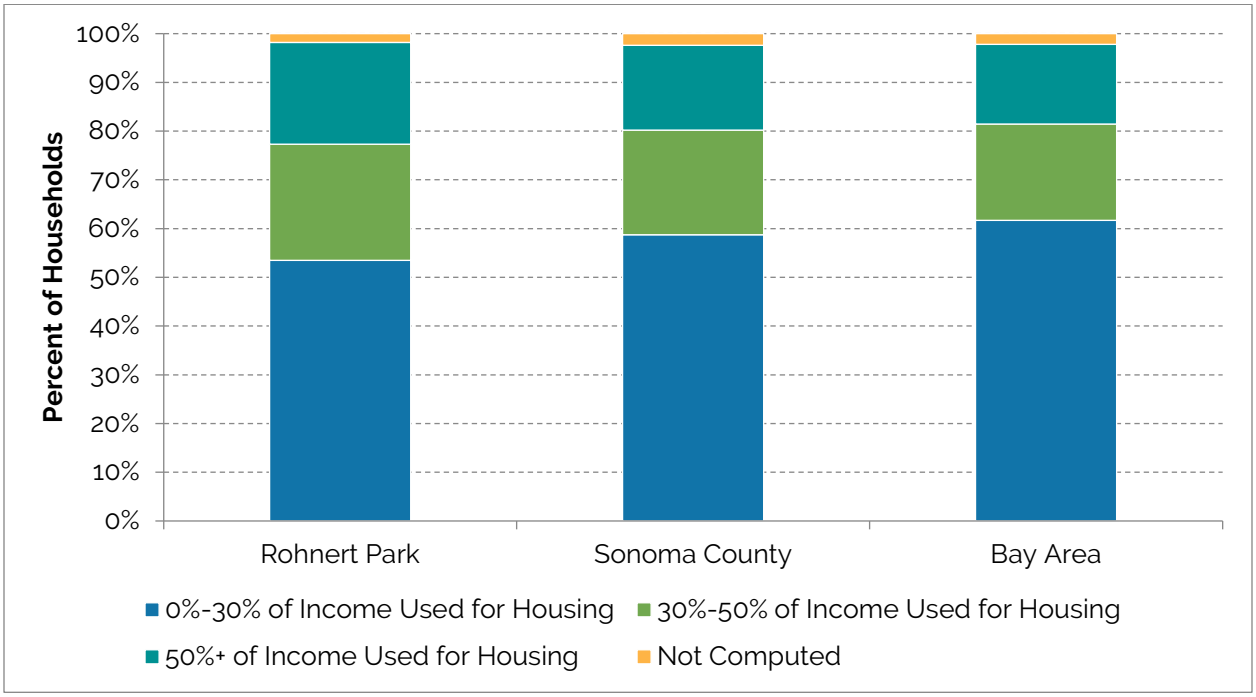
**Figure 11-6 Median Listed Rental Prices, Rohnert Park**
**November 2014 - June 2022**




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.

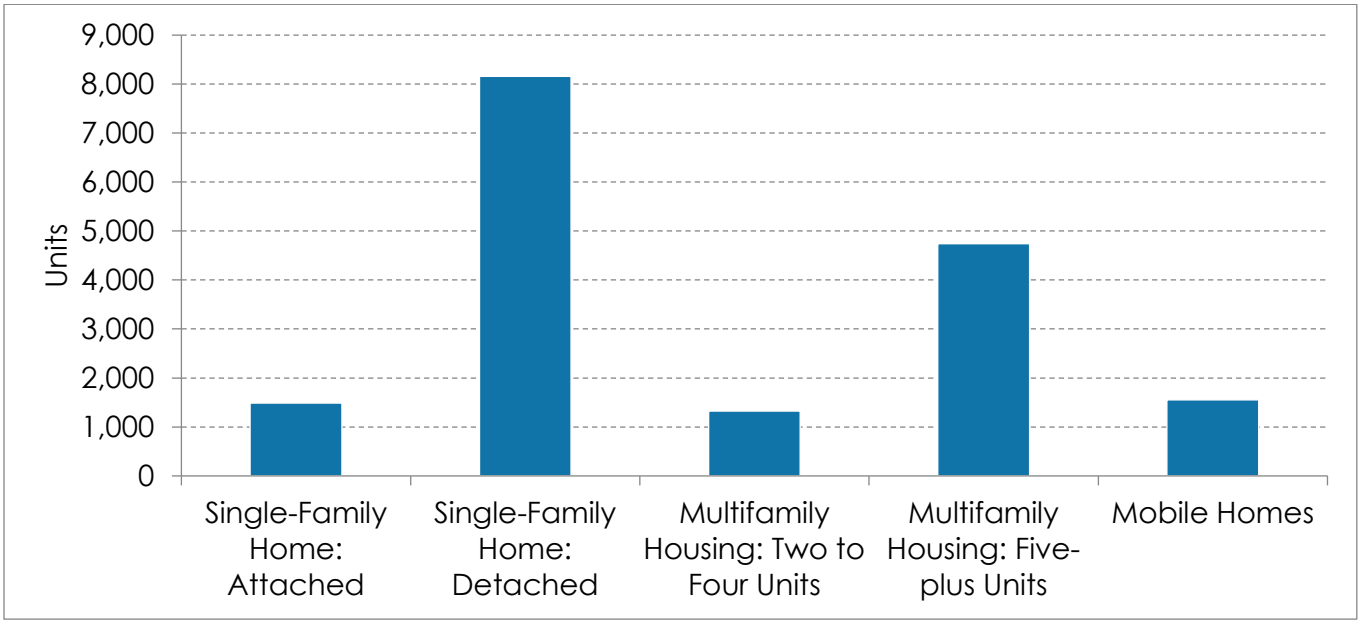
## Characteristics of Housing Stock

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

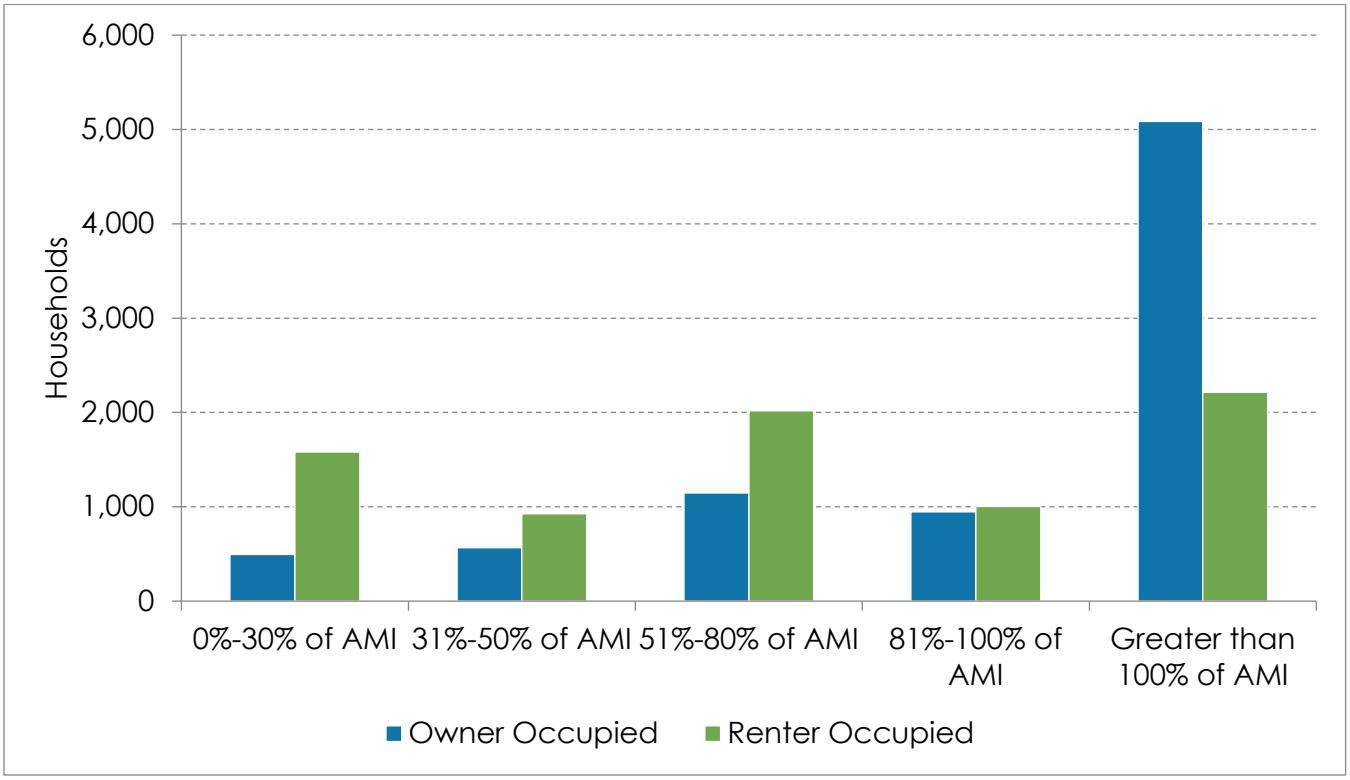
## Vacancy

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 disproportionally burdened by housing costs.

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

Governmental and non-governmental constraints can directly affect the production and availability of housing, especially affordable housing. These can include the unpredictability of approval process, the unpredictability of approval timelines and direct development costs, including the cost and availability of materials and labor. In addition, accessing financing for affordable housing is a highly competitive and complex process. Proposals are subjected to scrutiny and analysis before consideration, with a lengthy approval process. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable [2]. 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

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<br>Lack of meaningful language access to housing information for individuals with limited English proficiency | • Program HO-4.B: Fair Housing Information<br>• 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:<br>• Program HO-3.G: Pro-housing Designation<br>Programs to facilitate the development of additional affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to increase Mixed-Income developments<br>Program HO-4.E: Inclusionary Housing Ordinance |

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

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

## Regional Housing Needs Assessment and Summary of Housing Strategy

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

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

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

**Table 11-6 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;
- Appling for regional, State, and Federal funding for affordable housing; and
- Maintaining and publicizing information about the City's affordable housing programs.

## Progress in Achieving RHNA and Quantified Objectives

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

**Table 11-8 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 | | 125 | | | - |
| Low | 107 | 100 | 136 | - | - |
| Moderate | 127 | 125 | 28 | 99 | 97 |
| Above Moderate | 484 | 475 | 1,496 | - | - |
| **Total** | **899** | **875** | **1,794** | **152** | **141** |

## Progress Implementing Programs

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

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

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 |
|---|---|---|
| HO-1.A Following the approval of a specific plan and prior to construction, the City shall require applicants to post sites designated for high-density housing with visible, durable signs containing information about the site's development potential. The City shall require such information to be provided in appropriate sales offices and to prospective buyers of homes within the project.<br>Timeframe: Ongoing | **Partially successful.**<br>The City did not consistently require applicants to post sites 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. | The objective of this program was to support effective outreach and engagement for affordable housing programs. This program will be discontinued, with actions in Program HO-4.B addressing this objective through additional outreach and engagement efforts. |
| HO-1.B The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.<br>Timeframe: Ongoing | **Successful**. City continues to work with regional agencies and has adequate water and supply. | Program will be converted to a policy (Policy HO-1.3) as it reflects an ongoing practice. |
| HO-1.C The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved. | **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 | 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. |

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| 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.<br>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.<br>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.<br><br>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.<br>Timeframe: As requested by the development community | **Successful**.<br>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.<br>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.<br>Timeframe: 2015 | **Successful**.<br>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).<br>Timeframe: 2015 | **Partially successful**.<br>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.<br>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. |

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| | 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.<br>Timeframe: Ongoing | **Partially successful**.<br>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.<br>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.<br>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.<br>Timeframe: Ongoing | **Successful**.<br>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.<br>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.<br>Timeframe: Ongoing | **Partially successful**.<br>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 |

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| to benefit from their expertise in developing and supporting affordable housing and shall refer potential developers of such housing to these organizations for assistance.<br>Timeframe: Ongoing | 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. | and seeks to support efforts to develop affordable housing locally. This program is continued as an action under Program HO-2.B with more specificity. |
| ★HO-3.J The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).<br>Timeframe: 2016 | **Successful**.<br>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. | Development stakeholders have emphasized the value of predictability and expedited review to decrease constraints to housing. This program is continued under actions within Program HO-1.D to develop written procedures for SB 35 applications and increase streamlining opportunities. |
| HO-4.A The City shall monitor rental housing units at risk of conversion to market-rate by developing a list of units at risk of conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis.<br>Timeframe: 2015; Ongoing | **Partially Successful**.<br>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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.B The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing.<br>Timeframe: Ongoing | **Successful**.<br>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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.C The City shall meet with owners of at-risk units who intend to 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).<br>Timeframe: Ongoing | **Partially Successful**.<br>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. | 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. |
| HO-4.D The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements | **Partially successful**.<br>The City has not held public hearings two years prior to the expiration of affordability restrictions, it has and | Program addresses concerns expressed by local service providers and in community input. |

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| are met and to assist the tenants in finding other locations for affordable housing.<br>Timeframe: Ongoing | continues to meet with owners of at-risk units to discuss potential strategies and reduce displacement, including connecting with voucher resources at SCHA. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.E The City shall examine the feasibility of providing financial resources and assisting owners with funding applications and providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units.<br>Timeframe: 2016 | **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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| ★HO-5.A The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.<br>Timeframe: Ongoing | **Partially Successful**.<br>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 | This program will be amended to include specifics and will be continued in Program HO-5.A. |
| ★HO-5.B The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless.<br>Timeframe: Ongoing | **Successful**.<br>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. | This continues to be a City priority. This program will be addressed within Program HO-4.D |
| ★HO-5.C The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and | **Partially successful**.<br>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 | This program will be continued as actions under Program HO-2.B and HO-4.D. |

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| Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.<br>Timeframe: Ongoing | County, Community Development Commission to assist persons with disabilities.<br>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. | |
| 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.<br>Timeframe: Ongoing | **Successful**.<br>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. | This program will be updated and continued as an action in Program HO-4.B. |
| HO-7.A The City shall continue to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households. | **Successful**.<br>The City has continued to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households | The City will continue this partnership. However, the program is oversubscribed.<br>This program is included as an action under Program HO-5.A and amended to pursue grant opportunities to address the remaining need from County program. |
| HO-7.B The City shall maintain guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes. | **Partially successful**.<br>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. | 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.<br>Program is completed and will be removed. |
| HO-7.C The City shall inform owners of multifamily housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting. | **Partially successful**.<br>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. | 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.<br>Program is completed and will be removed. |
| HO-7.D The City shall include information about the need for residential seismic retrofitting and retrofitting methods in the City's communications with residents and shall publicize Fannie Mae's Project Impact Disaster Prevention Loan. | **Partially successful**.<br>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, | 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. |

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| | however, the program was discontinued due to lack of funding or need. | Program is completed and will be removed. |
| 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. | **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. | This program is now contained within the Climate Change Element and will not be continued in the Housing Element. |
| HO-9.A The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City shall submit the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year. | **Successful.** The City 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. | This represents an ongoing practice which shall be continued. This program will be removed and will instead be implemented by various programs which include annual reporting. These include Programs HO-2.D, 3.A, 3.E, 3.F, 4.D, and 5.A. |

# 11.2 Housing Strategy

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

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

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

## Goal

### *HO-1 New Housing Development*

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

## Policies

**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)

**H0-1.6 Adequate Staffing for Housing Element Implementation**
The City shall maintain adequate staffing across departments to ensure the effective implementation of the Housing Element programs. (Source: New Policy to meet local needs)

## Programs

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

(a) To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, staff will develop and implement a formal, ongoing (project-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

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| 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

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| 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

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| Timing: | Present by January 2026<br>If directed, adopt within 6 months |

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

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| 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.

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| 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

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| Timing: | Complete study by July 2026<br>Present recommendations by end of 2026<br>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. |

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

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

The City will provide committed assistance by authorizing CSCDA or another appropriate JPA to issue an estimated $191,264,100 in bonds and by foregoing an estimated $337,346 in property taxes as a result of these projects converting from market-rate to deed-restricted affordable. The City will also provide in-kind services of staff time to support program implementation, including 200 hours to establish the program and an additional 200 hours per acquisition project. This combined committed assistance will be sufficient to provide at least 222 affordable housing units, including 99 affordable to very low-income households, 57 affordable to low-income households, and 66 affordable to moderate-income households and will meet all requirements of Government Code Section 65583.1, including but not limited to subdivision (c)(1) and (2).

Timing: Establish JPA structure or join existing JPA by July 2023

Implement construction or acquisition projects through 2031

(b) Review production of units provided by the Essential Bonds Housing Financing Program four years into the planning period, compare with Housing Element requirements and targets, and report progress to City Council. In the report, identify the units for which committed assistance has been provided or which have been or are being made available to low- and very low-income households, and how the units comply with Alternative Adequate Site requirements. 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, the City will identify additional sites or implement an alternative action program to demonstrate a sufficient inventory.

Timing: Report progress to the City Council in 2027, and to HCD within 30 days of City Council report.
If required, identify additional sites by the end of 2027.

Responsibility: Development Services

Funding Source: Housing Fund

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 Communities[3] 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.

Timing: Review inventory annually and update postings and website if needed

Responsibility: Development Services

[3] See Figure 11-41 in the Assessment of Fair Housing
[4] See Figure 11-49 in the Assessment of Fair Housing

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

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

Timing: Monthly or as needed, beginning in January 2023

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

Timing: Ongoing, at least annually, beginning in 2023

(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 Low 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-Marin 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.

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

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

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 Low 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 |
| *Remaining RHNA After Credits* | | 144 | 75 | 190 | (1,123) | (714) |

### Planned, Approved, and Pending Projects

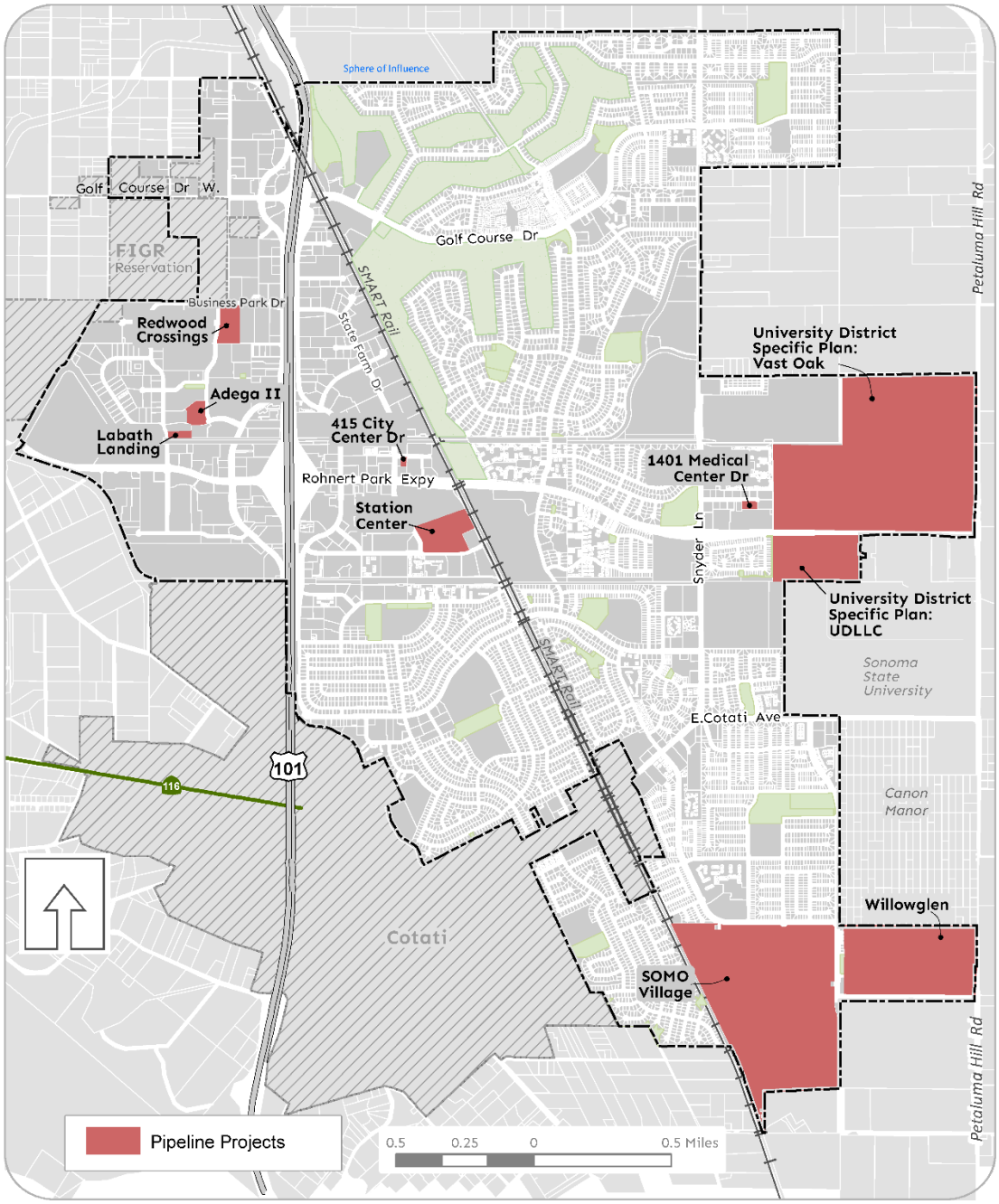
Jurisdictions may count planned, approved, and pending residential units, or "pipeline projects", as credits towards their RHNA. These units can be counted based on affordability and unit count, provided it can be demonstrated that the units can be built within the planning period. Affordability (income 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<br>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 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 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. 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 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.

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.

**Figure 11-11 Map of Inventory Sites**

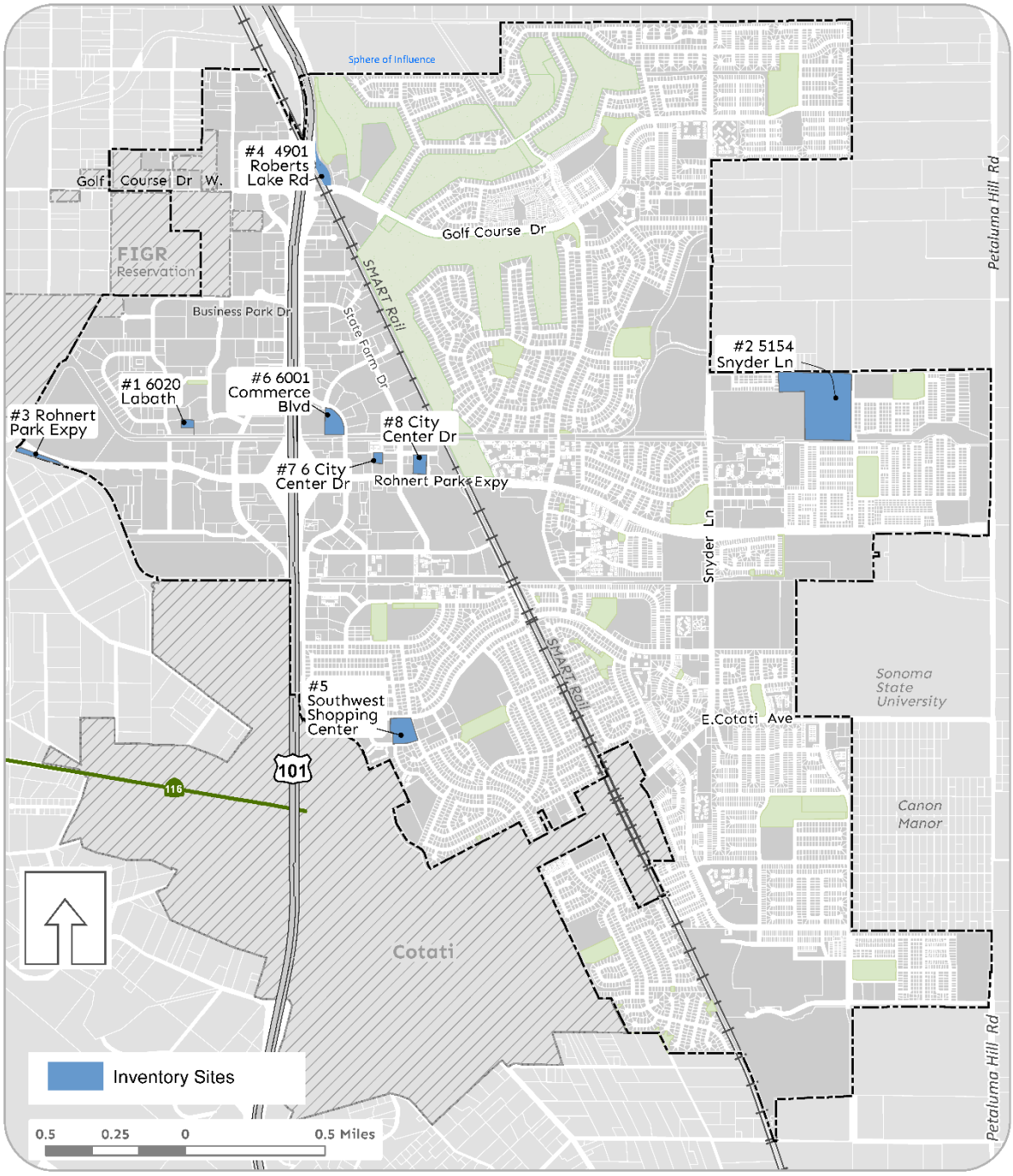



**Table 11-17 RHNA and Site Capacity**

| | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|
| RHNA Allocation | 399 | 230 | 265 | 686 | 1,580 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 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<br>143-150-012<br>143-150-023<br>143-150-024<br>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 acres)(Realistic density of 15 units/acre)= 20.7 units, rounded down
- RHNA Income Category: 10 Extremely Low-Income units, 10 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

**Site 4. 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 acres)(24 units/acre)= 41.5 units, rounded down
- RHNA Income Category: 20 Extremely Low-Income units, 21 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: 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 acres)(50 units/acre)(50% 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 vacant acres)(50 units/acre)(50% 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. 0 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.

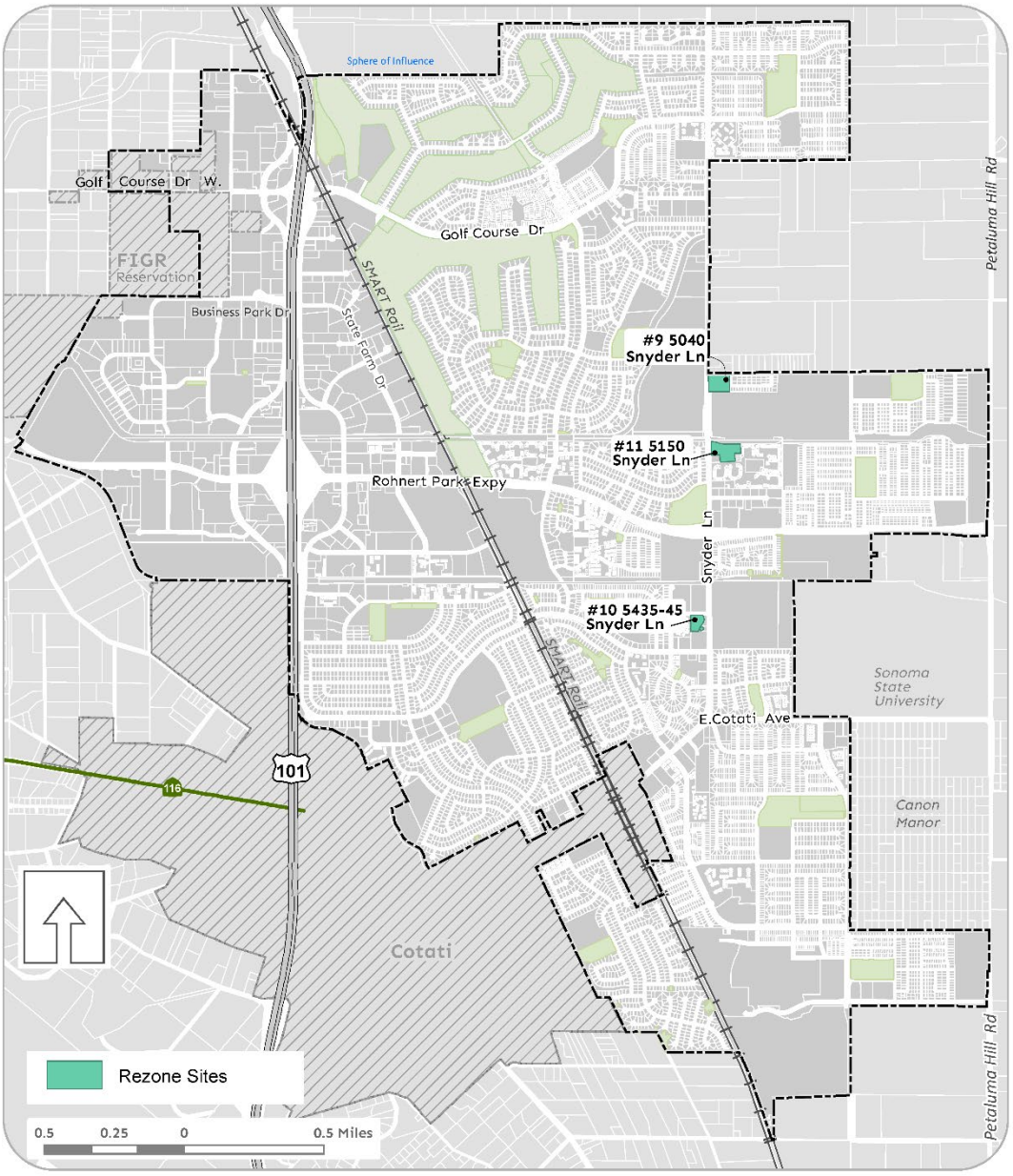
### Rezoning Program

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<br>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 acres-0.02 acres)(24 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 acres)(24 units/acre)= 28.56 units, rounded down
- RHNA Income Category: 14 Very Low-Income units, 14 Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Nonvacant, Church-owned office buildings
- Prior Use: Parcel was not used in a previous Site Inventory

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

## Adequate Sites Program Alternative

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

### 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 5$^{th}$ 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**

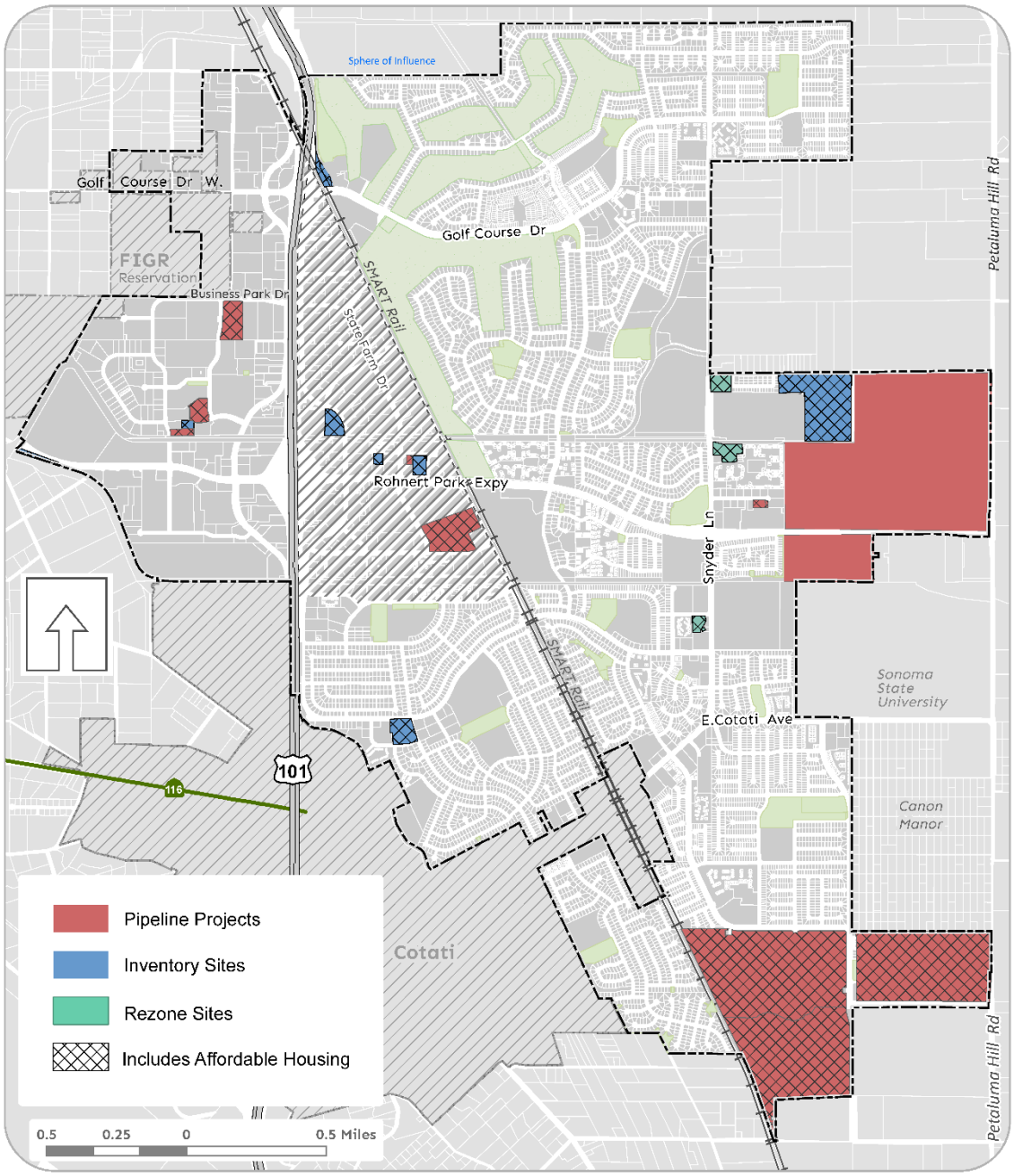
| | | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|---|
| **RHNA** | | **399** | **230** | **265** | **686** | **1,580** |
| Pipeline Projects + ADU Projections | | 255 | 155 | 75 | 1,809 | 2,294 |
| Inventory Sites | | 152 | 66 | 94 | 165 | 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.

**Figure 11-13 Map of Pipeline Projects and Sites to Meet RHNA**




## 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 |
| 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 | 6024 Kerry Rd | 8.08 | 218 | 218 | 24 | 27.0 | 112% | VLI, LI, MI |

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| District 2020 | | | | | | | | |
| 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 Adega 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

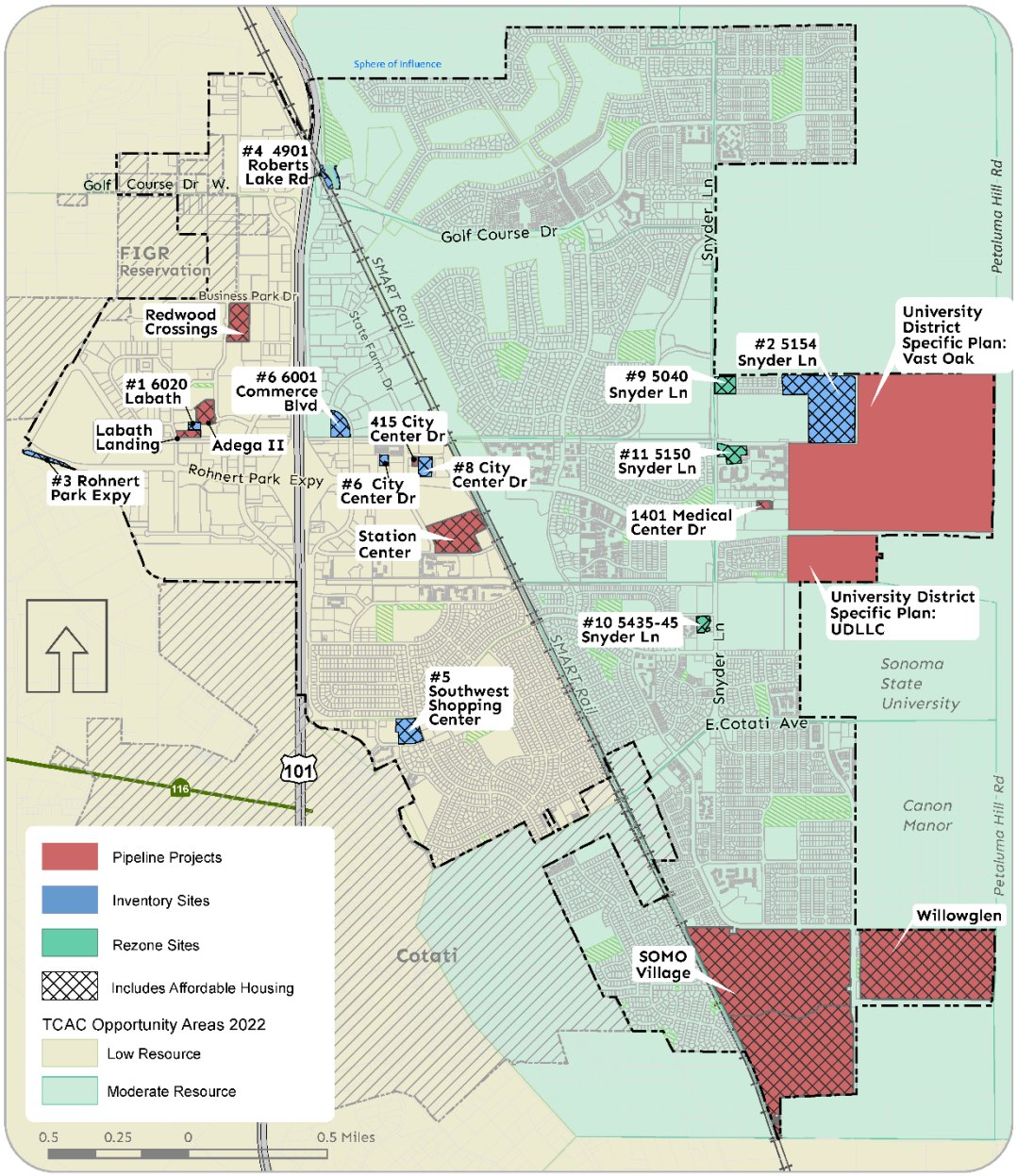
Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis of inventory sites compared to components of the Fair Housing Assessment is included in the Technical Background Report

### 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.



# 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.


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# 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
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## 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

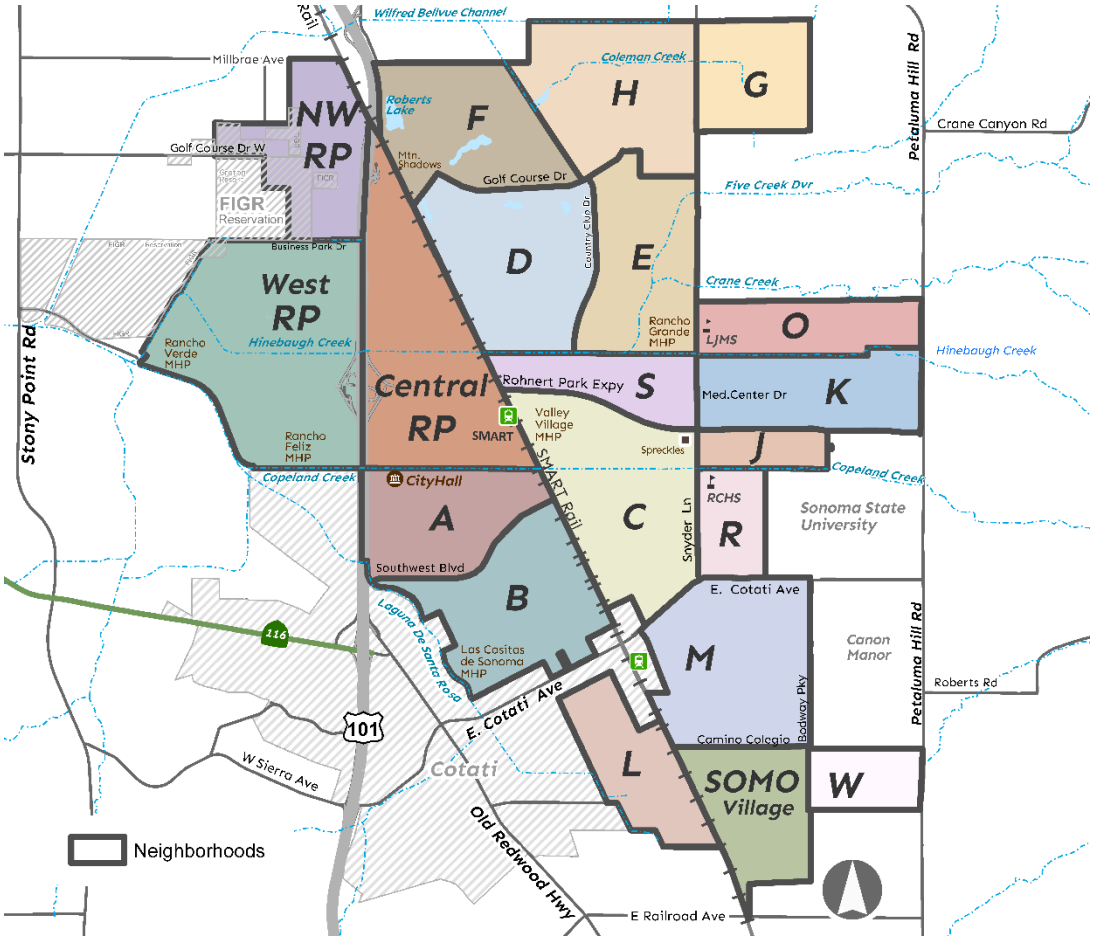
> *"Rohnert Park is a thriving, family-friendly community that is a safe, enjoyable place to live, work, and play"*
> *- Rohnert Park's vision statement*

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

had a population of 44,330[1] 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.

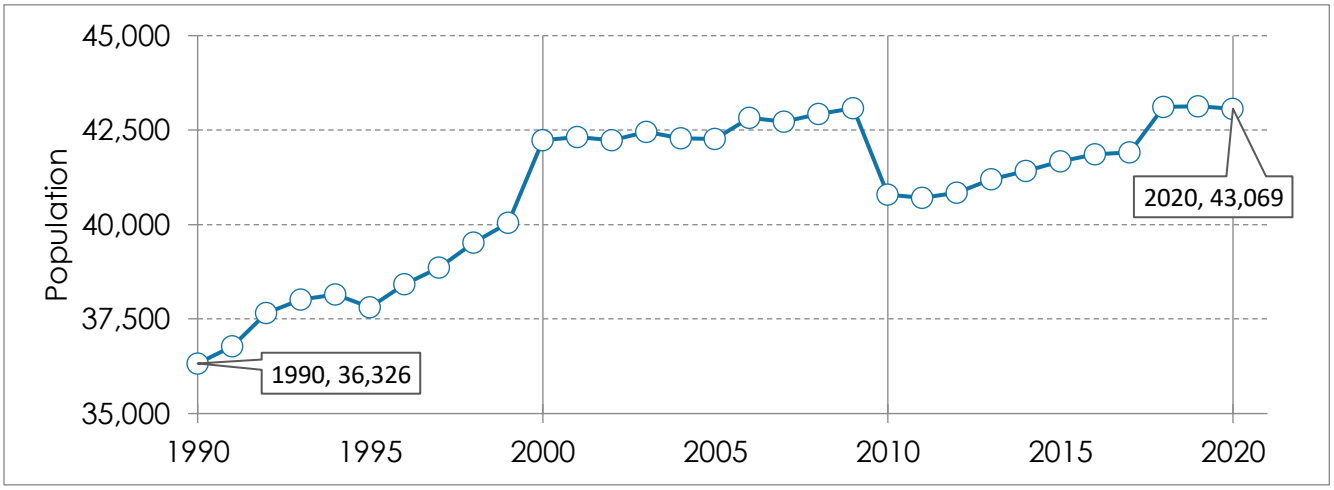
[1] U.S. Census Bureau, 2020

## 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

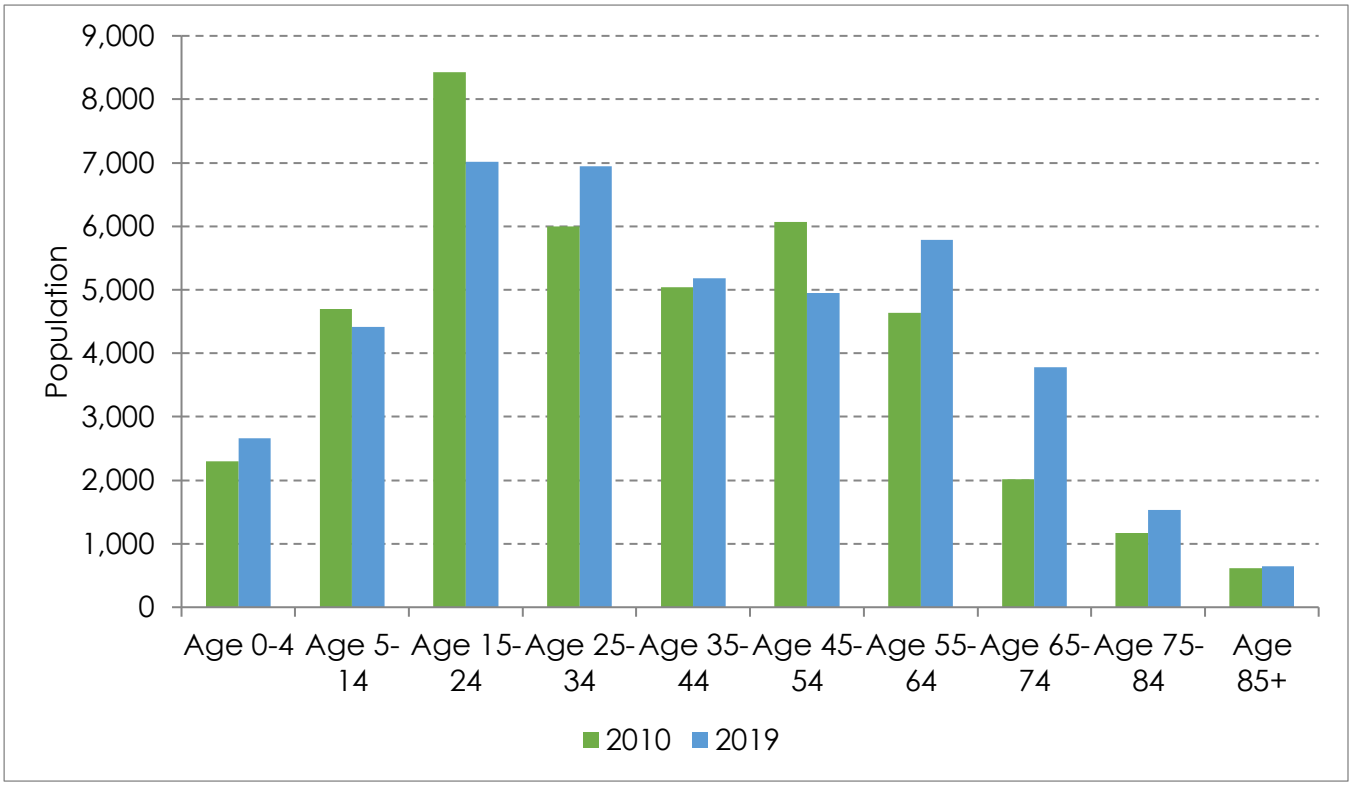



Note: DOF uses the decennial census to benchmark subsequent population estimates. Due to this, breaks may appear in this data between estimated data (1999, 2009) and data from the Census count (2000, 2010)
Source: California Department of Finance, E-5 series, 2020

### 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

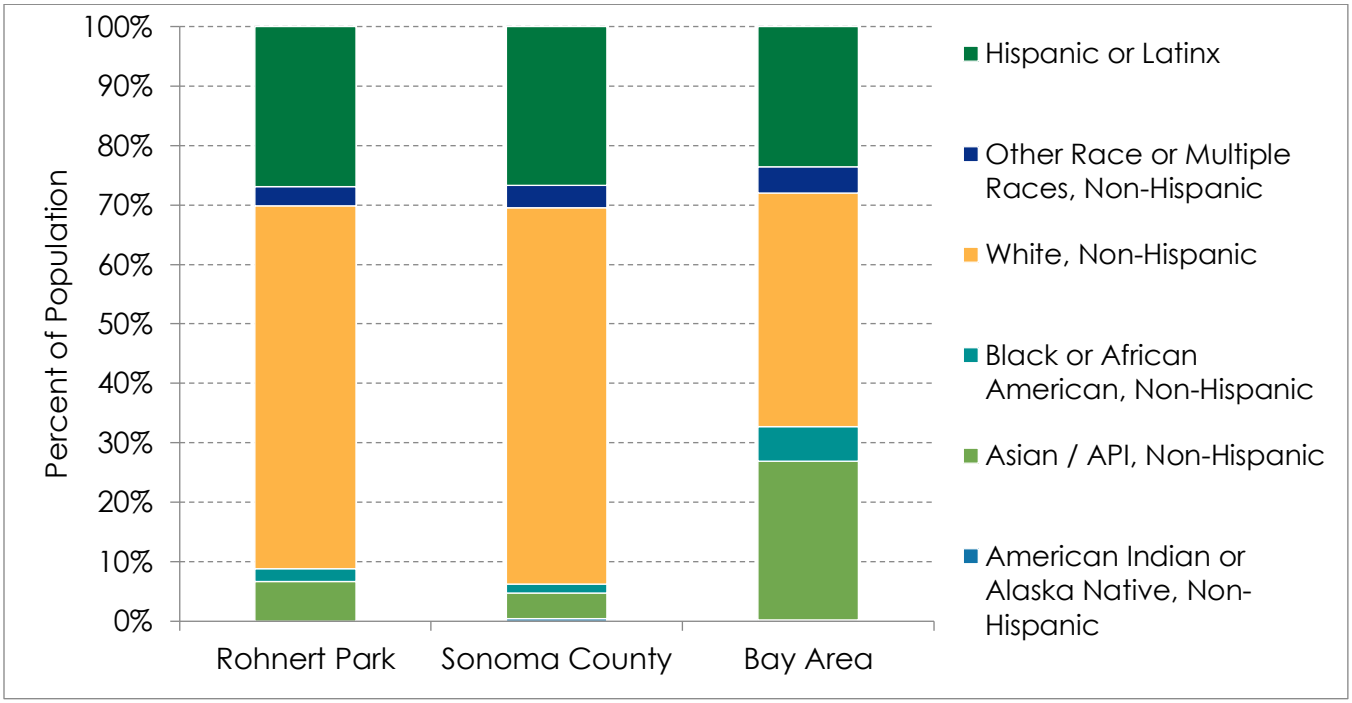



Source: US Census Bureau, 2010; American Community Survey 2019 5-Year Estimates

## 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 |

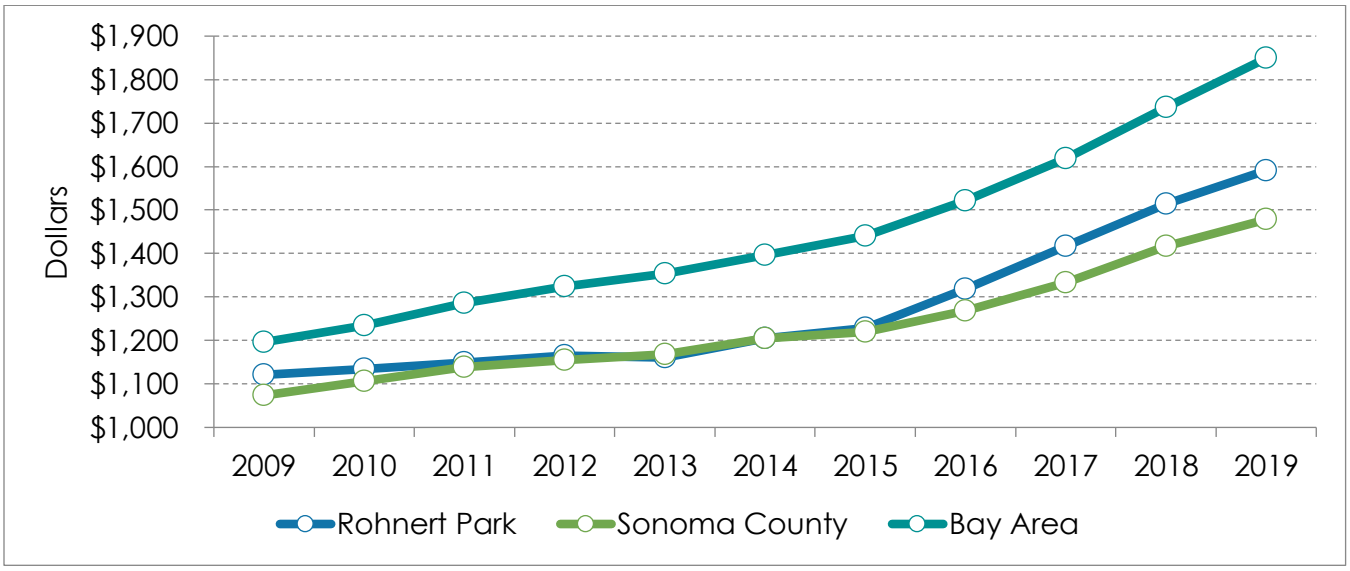
Source: HCD, May 13, 2022, Memorandum - State Income Limits for 2022

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

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.

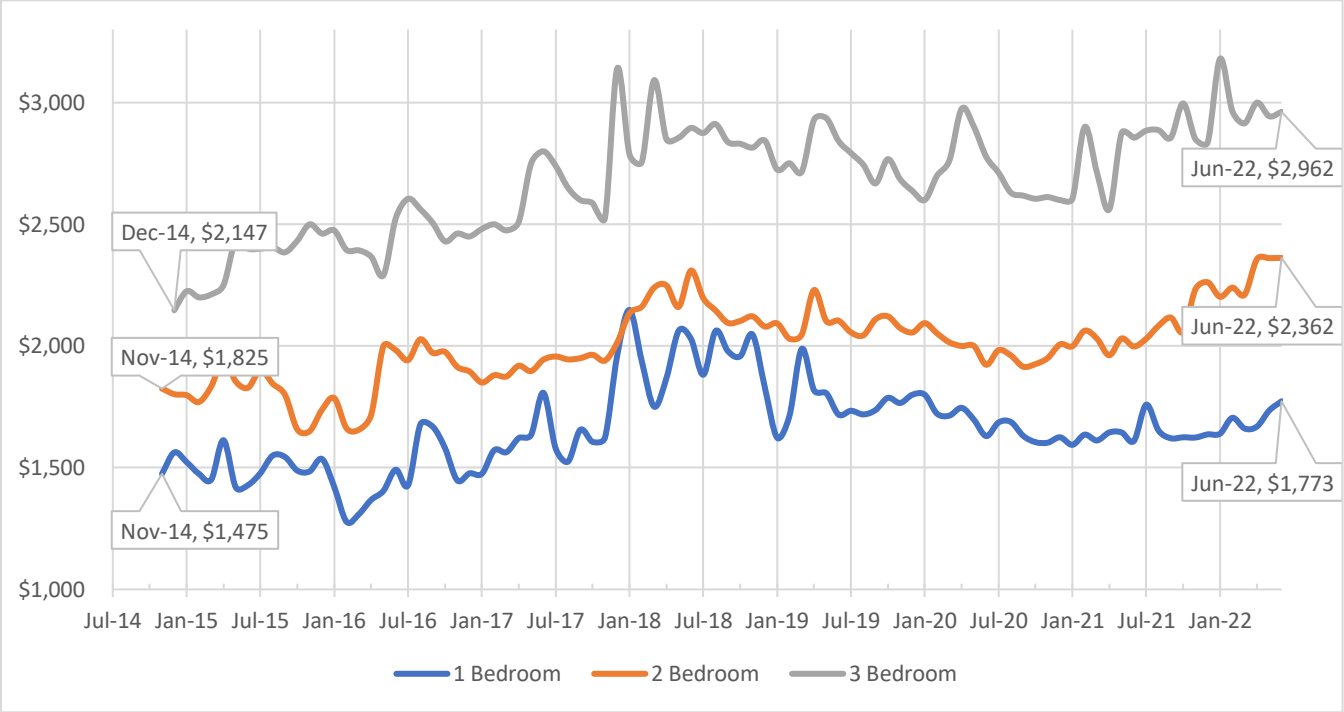
Though Rohnert Park is more affordable for homeowners than surrounding areas, the City has higher rental costs than Sonoma County in general. The median contract rent in 2019 for all rental households was $1,591 in Rohnert Park and $1,478 for Sonoma County. In June 2022, the median listed price for available 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

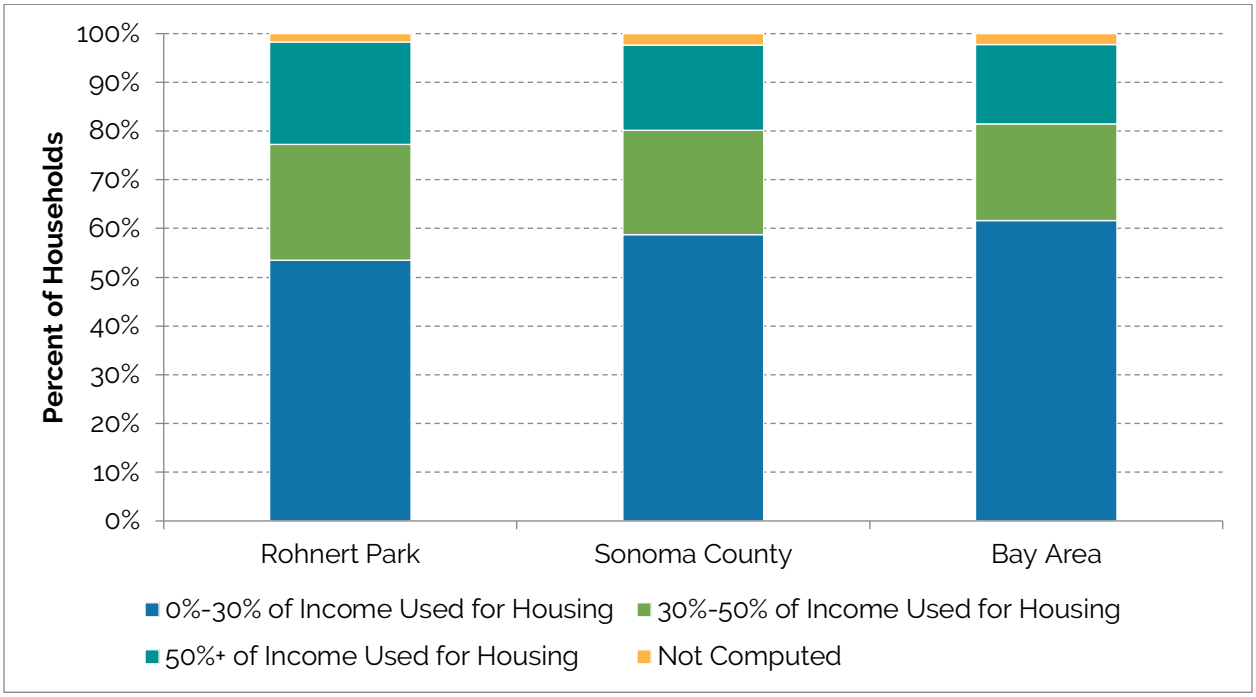
Figure 11-6 Median Listed Rental Prices, Rohnert Park
November 2014 - June 2022




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.

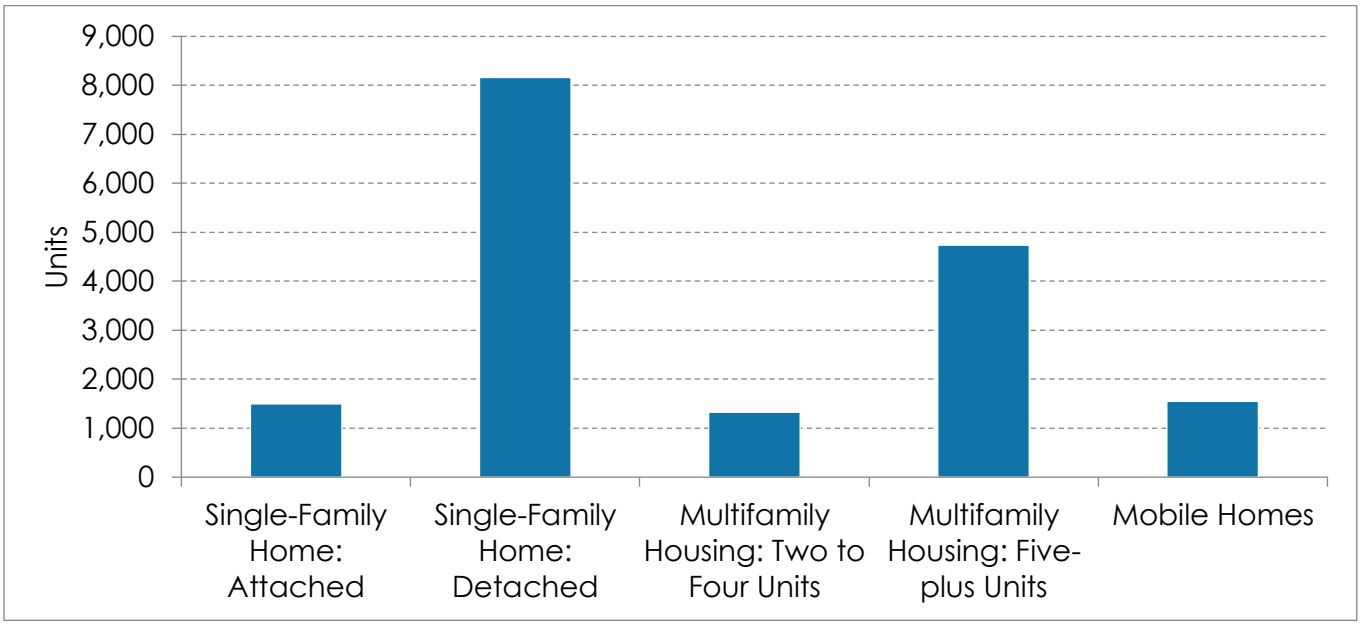
## Characteristics of Housing Stock

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

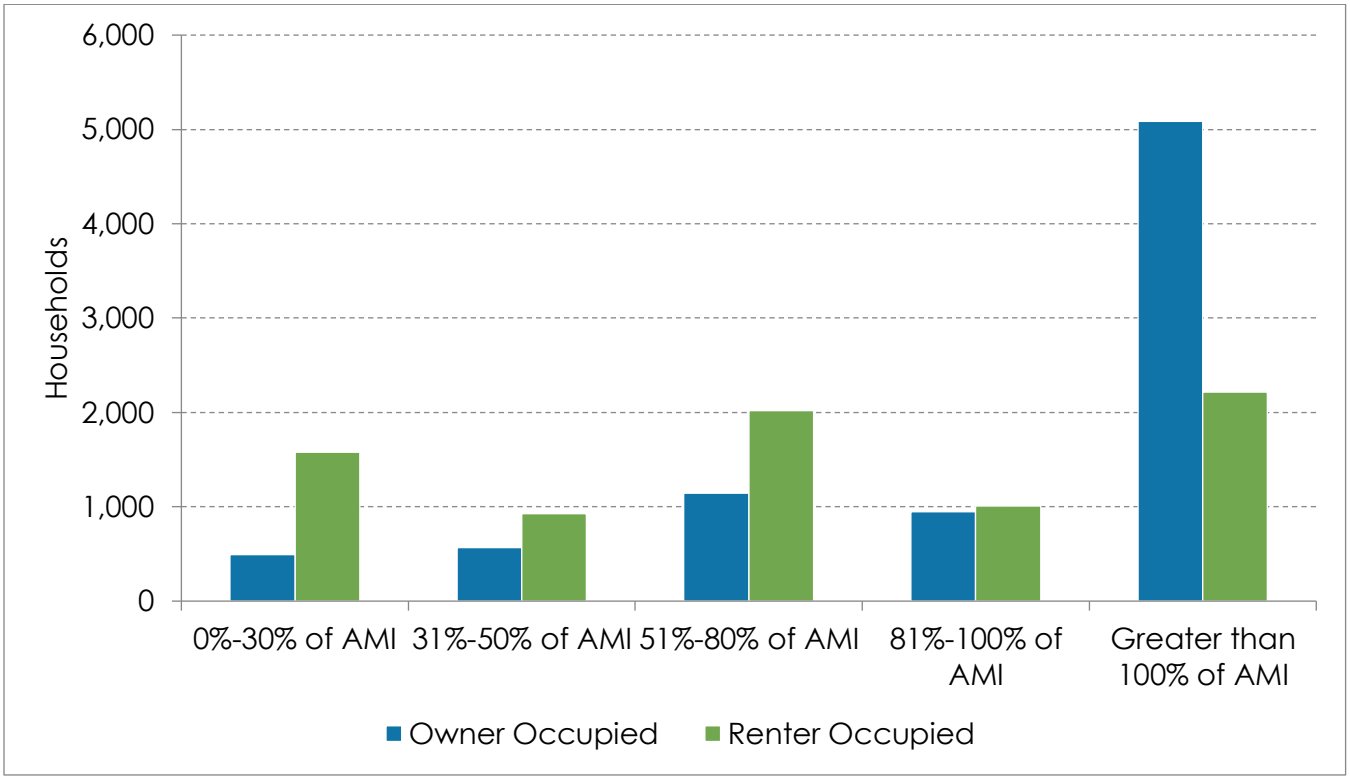
## Vacancy

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 disproportionally burdened by housing costs.

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

Governmental and non-governmental constraints can directly affect the production and availability of housing, especially affordable housing. These can include the unpredictability of approval process, the unpredictability of approval timelines and direct development costs, including the cost and availability of materials and labor. In addition, accessing financing for affordable housing is a highly competitive and complex process. Proposals are subjected to scrutiny and analysis before consideration, with a lengthy approval process. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable [2]. 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.

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

[2] Sonoma County Grand Jury Report, June 2022

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<br>Lack of meaningful language access to housing information for individuals with limited English proficiency | • Program HO-4.B: Fair Housing Information<br>• 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:<br>• Program HO-3.G: Pro-housing Designation<br>Programs to facilitate the development of additional affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to increase Mixed-Income developments<br>Program HO-4.E: Inclusionary Housing Ordinance |

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

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

## Regional Housing Needs Assessment and Summary of Housing Strategy

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

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

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

Table 11-6 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;
- Appling for regional, State, and Federal funding for affordable housing; and
- Maintaining and publicizing information about the City's affordable housing programs.

## Progress in Achieving RHNA and Quantified Objectives

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

Table 11-8 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 | | 125 | | | - |
| Low | 107 | 100 | 136 | - | - |
| Moderate | 127 | 125 | 28 | 99 | 97 |
| Above Moderate | 484 | 475 | 1,496 | - | - |
| **Total** | **899** | **875** | **1,794** | **152** | **141** |

## Progress Implementing Programs

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

adjusted to incorporate lessons learned in the previous cycle. Programs that address housing needs of special needs populations are identified with a star (★).

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 |
|---|---|---|
| HO-1.A Following the approval of a specific plan and prior to construction, the City shall require applicants to post sites designated for high-density housing with visible, durable signs containing information about the site's development potential. The City shall require such information to be provided in appropriate sales offices and to prospective buyers of homes within the project.<br>Timeframe: Ongoing | **Partially successful.**<br>The City did not consistently require applicants to post sites 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. | The objective of this program was to support effective outreach and engagement for affordable housing programs. This program will be discontinued, with actions in Program HO-4.B addressing this objective through additional outreach and engagement efforts. |
| HO-1.B The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.<br>Timeframe: Ongoing | **Successful**. City continues to work with regional agencies and has adequate water and supply. | Program will be converted to a policy (Policy HO-1.3) as it reflects an ongoing practice. |
| HO-1.C The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved.<br>Timeframe: Ongoing | **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 accomplishing the City's housing allocations. | The Growth Management Ordinance allows units to "roll-over" from year to year. The City currently has an excess of units available in the program, so it is unlikely that the trigger cap would be reached during this planning period. |

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| | | 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.<br>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.<br>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.<br><br>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.<br>Timeframe: As requested by the development community | **Successful**.<br>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.<br>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.<br>Timeframe: 2015 | **Successful**.<br>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).<br>Timeframe: 2015 | **Partially successful**.<br>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.<br>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. |

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| | 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.<br>Timeframe: Ongoing | **Partially successful**.<br>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.<br>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.<br>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.<br>Timeframe: Ongoing | **Successful**.<br>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.<br>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.<br>Timeframe: Ongoing | **Partially successful**.<br>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 |

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| to benefit from their expertise in developing and supporting affordable housing and shall refer potential developers of such housing to these organizations for assistance.<br>Timeframe: Ongoing | 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. | and seeks to support efforts to develop affordable housing locally. This program is continued as an action under Program HO-2.B with more specificity. |
| ★HO-3.J The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).<br>Timeframe: 2016 | **Successful**.<br>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. | Development stakeholders have emphasized the value of predictability and expedited review to decrease constraints to housing. This program is continued under actions within Program HO-1.D to develop written procedures for SB 35 applications and increase streamlining opportunities. |
| HO-4.A The City shall monitor rental housing units at risk of conversion to market-rate by developing a list of units at risk of conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis.<br>Timeframe: 2015; Ongoing | **Partially Successful**.<br>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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.B The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing.<br>Timeframe: Ongoing | **Successful**.<br>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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.C The City shall meet with owners of at-risk units who intend to 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).<br>Timeframe: Ongoing | **Partially Successful**.<br>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. | 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. |
| HO-4.D The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements | **Partially successful**.<br>The City has not held public hearings two years prior to the expiration of affordability restrictions, it has and | Program addresses concerns expressed by local service providers and in community input. |

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| are met and to assist the tenants in finding other locations for affordable housing.<br>Timeframe: Ongoing | continues to meet with owners of at-risk units to discuss potential strategies and reduce displacement, including connecting with voucher resources at SCHA. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.E The City shall examine the feasibility of providing financial resources and assisting owners with funding applications and providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units.<br>Timeframe: 2016 | **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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| ★HO-5.A The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.<br>Timeframe: Ongoing | **Partially Successful**.<br>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 | This program will be amended to include specifics and will be continued in Program HO-5.A. |
| ★HO-5.B The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless.<br>Timeframe: Ongoing | **Successful**.<br>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. | This continues to be a City priority. This program will be addressed within Program HO-4.D |
| ★HO-5.C The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and | **Partially successful**.<br>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 | This program will be continued as actions under Program HO-2.B and HO-4.D. |

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| Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.<br>Timeframe: Ongoing | County, Community Development Commission to assist persons with disabilities.<br>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. | |
| 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.<br>Timeframe: Ongoing | **Successful**.<br>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. | This program will be updated and continued as an action in Program HO-4.B. |
| HO-7.A The City shall continue to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households. | **Successful**.<br>The City has continued to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households | The City will continue this partnership. However, the program is oversubscribed.<br>This program is included as an action under Program HO-5.A and amended to pursue grant opportunities to address the remaining need from County program. |
| HO-7.B The City shall maintain guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes. | **Partially successful**.<br>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. | 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.<br>Program is completed and will be removed. |
| HO-7.C The City shall inform owners of multifamily housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting. | **Partially successful**.<br>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. | 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.<br>Program is completed and will be removed. |
| HO-7.D The City shall include information about the need for residential seismic retrofitting and retrofitting methods in the City's communications with residents and shall publicize Fannie Mae's Project Impact Disaster Prevention Loan. | **Partially successful**.<br>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, | 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. |

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| | however, the program was discontinued due to lack of funding or need. | Program is completed and will be removed. |
| 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. | **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. | This program is now contained within the Climate Change Element and will not be continued in the Housing Element. |
| HO-9.A The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City shall submit the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year. | **Successful.** The City 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. | This represents an ongoing practice which shall be continued. This program will be removed and will instead be implemented by various programs which include annual reporting. These include Programs HO-2.D, 3.A, 3.E, 3.F, 4.D, and 5.A. |

# 11.2 Housing Strategy

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

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

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

## Goal

### *HO-1 New Housing Development*

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

## Policies

**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)

**H0-1.6 Adequate Staffing for Housing Element Implementation**
The City shall maintain adequate staffing across departments to ensure the effective implementation of the Housing Element programs. (Source: New Policy to meet local needs)

## Programs

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

(a) To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, staff will develop and implement a formal, ongoing (project-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

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| 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

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| 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

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| Timing: | Present by January 2026<br>If directed, adopt within 6 months |

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

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| 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.

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| 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

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| Timing: | Complete study by July 2026<br>Present recommendations by end of 2026<br>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. |

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

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

The City will provide committed assistance by authorizing CSCDA or another appropriate JPA to issue an estimated $191,264,100 in bonds and by foregoing an estimated $337,346 in property taxes as a result of these projects converting from market-rate to deed-restricted affordable. The City will also provide in-kind services of staff time to support program implementation, including 200 hours to establish the program and an additional 200 hours per acquisition project. This combined committed assistance will be sufficient to provide at least 222 affordable housing units, including 99 affordable to very low-income households, 57 affordable to low-income households, and 66 affordable to moderate-income households and will meet all requirements of Government Code Section 65583.1, including but not limited to subdivision (c)(1) and (2).

Timing: Establish JPA structure or join existing JPA by July 2023

Implement construction or acquisition projects through 2031

(b) Review production of units provided by the Essential Bonds Housing Financing Program four years into the planning period, compare with Housing Element requirements and targets, and report progress to City Council. In the report, identify the units for which committed assistance has been provided or which have been or are being made available to low- and very low-income households, and how the units comply with Alternative Adequate Site requirements. 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, the City will identify additional sites or implement an alternative action program to demonstrate a sufficient inventory.

Timing: Report progress to the City Council in 2027, and to HCD within 30 days of City Council report.
If required, identify additional sites by the end of 2027.

Responsibility: Development Services

Funding Source: Housing Fund

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.

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| 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)

**H0-4.7 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)

**H0-4.8 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 Communities[3] 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.

Timing: Review inventory annually and update postings and website if needed

Responsibility: Development Services

Funding Source: Housing Fund

[3] See Figure 11-41 in the Assessment of Fair Housing
[4] See Figure 11-49 in the Assessment of Fair Housing

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

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

Timing: Monthly or as needed, beginning in January 2023

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

Timing: Ongoing, at least annually, beginning in 2023

(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 Low 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-Marin 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.

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

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

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<br><br>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 Low 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 |
| *Remaining RHNA After Credits* | | 144 | 75 | 190 | (1,123) | (714) |

### Planned, Approved, and Pending Projects

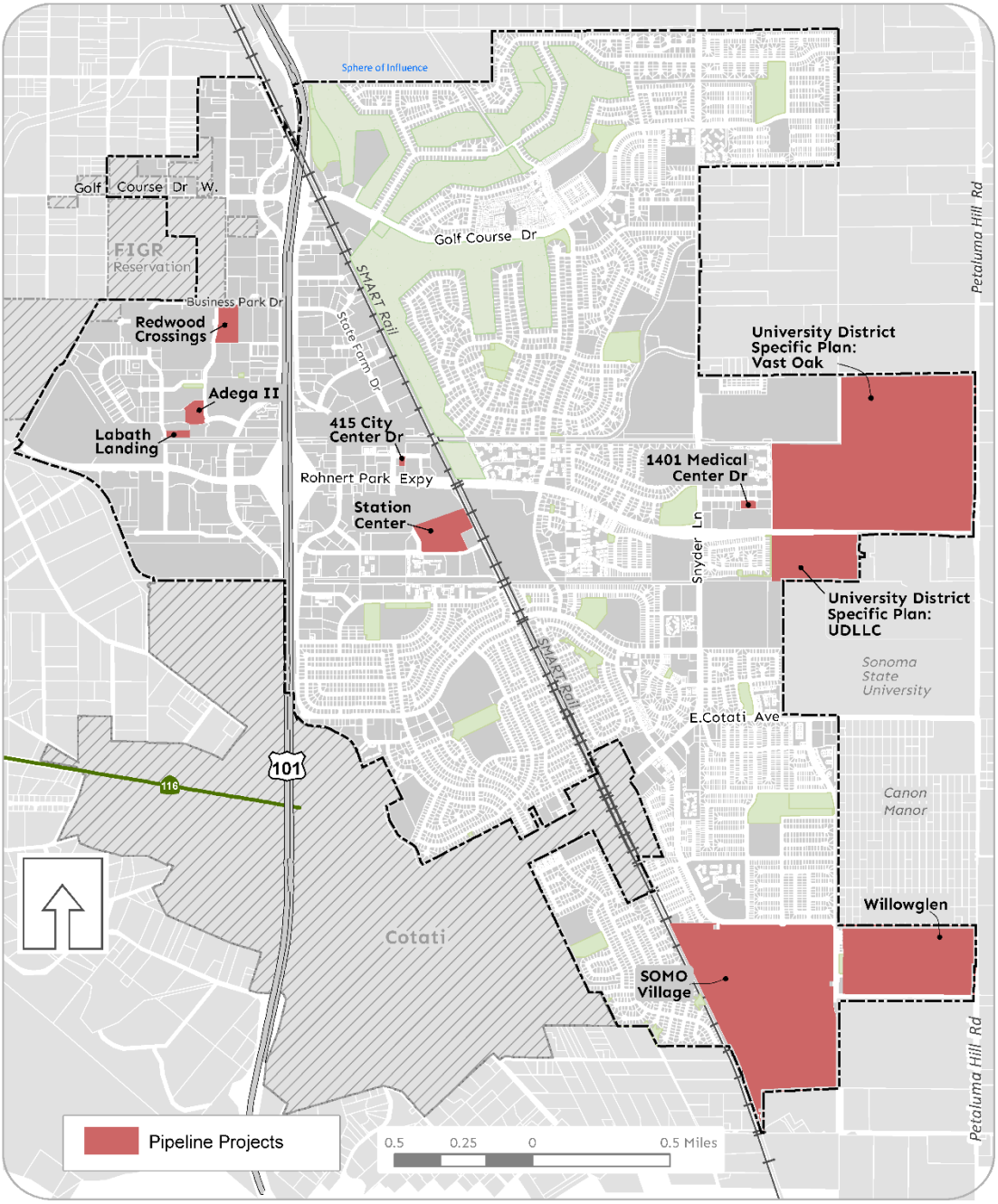
Jurisdictions may count planned, approved, and pending residential units, or "pipeline projects", as credits towards their RHNA. These units can be counted based on affordability and unit count, provided it can be demonstrated that the units can be built within the planning period. Affordability (income 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<br>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 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 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. 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 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.

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.

Figure 11-11 Map of Inventory Sites

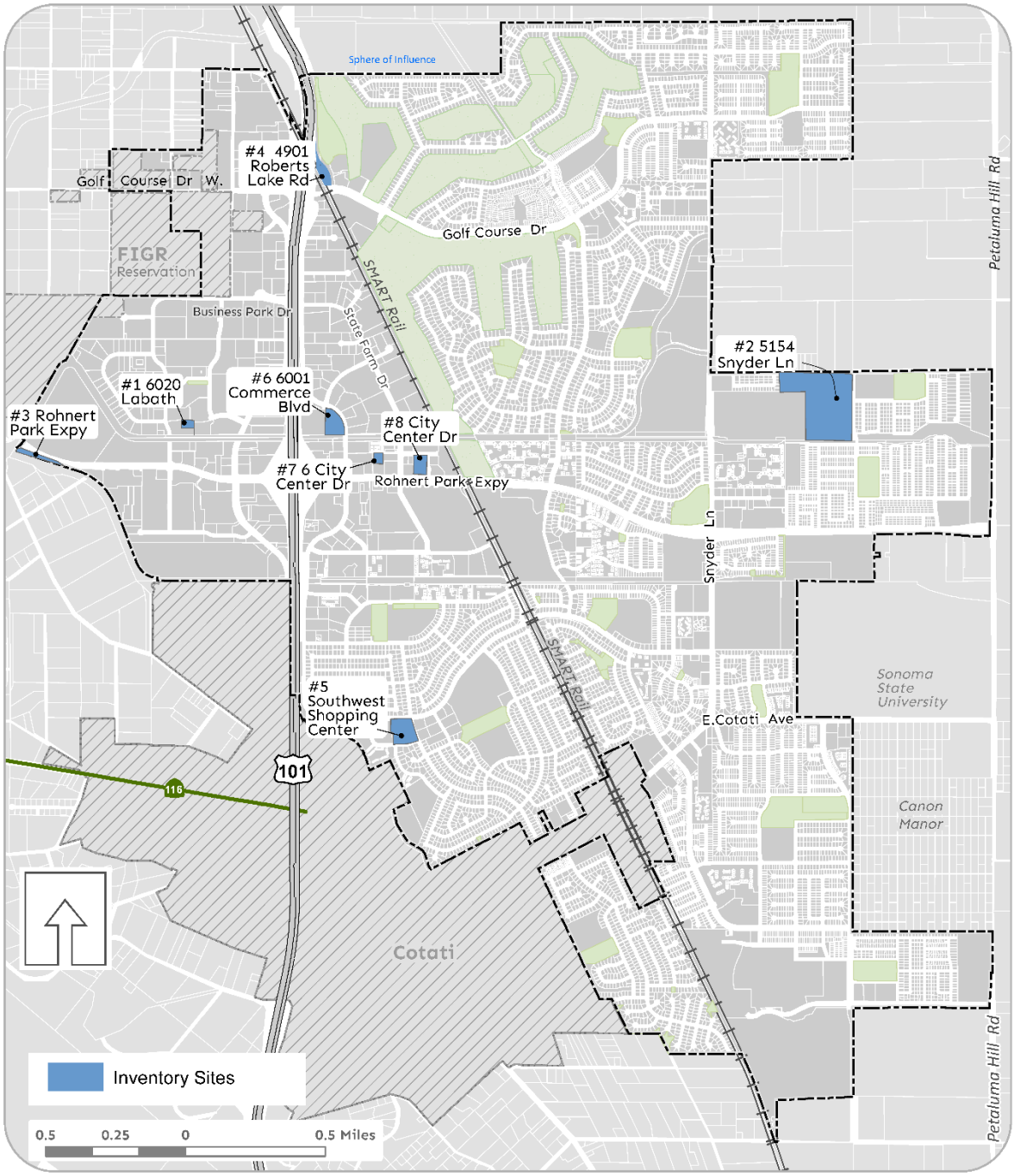



Table 11-17 RHNA and Site Capacity

| | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|
| RHNA Allocation | 399 | 230 | 265 | 686 | 1,580 |
| 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<br>143-150-012<br>143-150-023<br>143-150-024<br>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 acres)(Realistic density of 15 units/acre)= 20.7 units, rounded down
- RHNA Income Category: 10 Extremely Low-Income units, 10 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

**Site 4. 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 acres)(24 units/acre)= 41.5 units, rounded down
- RHNA Income Category: 20 Extremely Low-Income units, 21 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: 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 acres)(50 units/acre)(50% 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 vacant acres)(50 units/acre)(50% 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. 0 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.

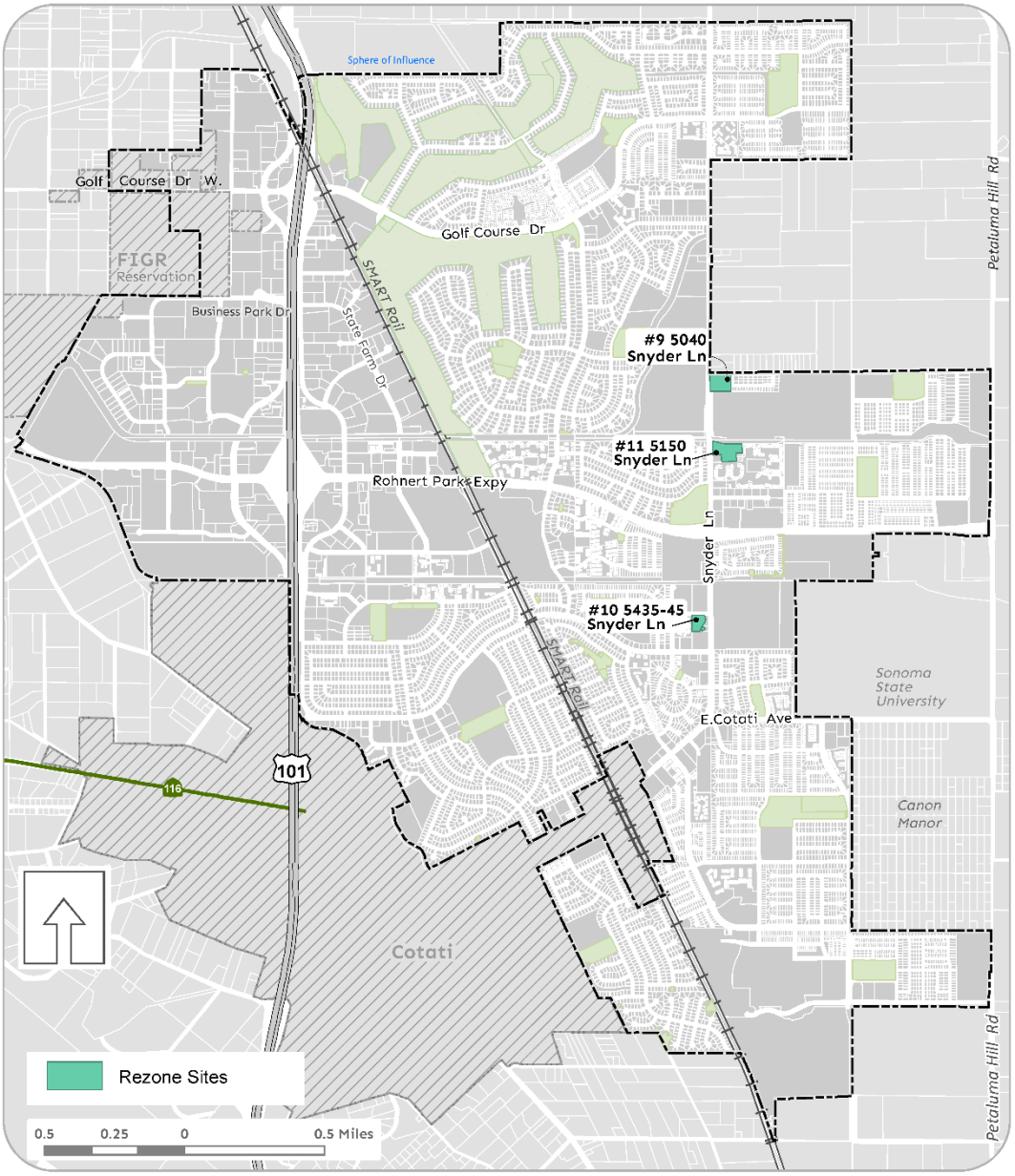
### Rezoning Program

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<br>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 acres-0.02 acres)(24 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 acres)(24 units/acre)= 28.56 units, rounded down
- RHNA Income Category: 14 Very Low-Income units, 14 Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Nonvacant, Church-owned office buildings
- Prior Use: Parcel was not used in a previous Site Inventory

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

## Adequate Sites Program Alternative

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

### 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 5$^{th}$ 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

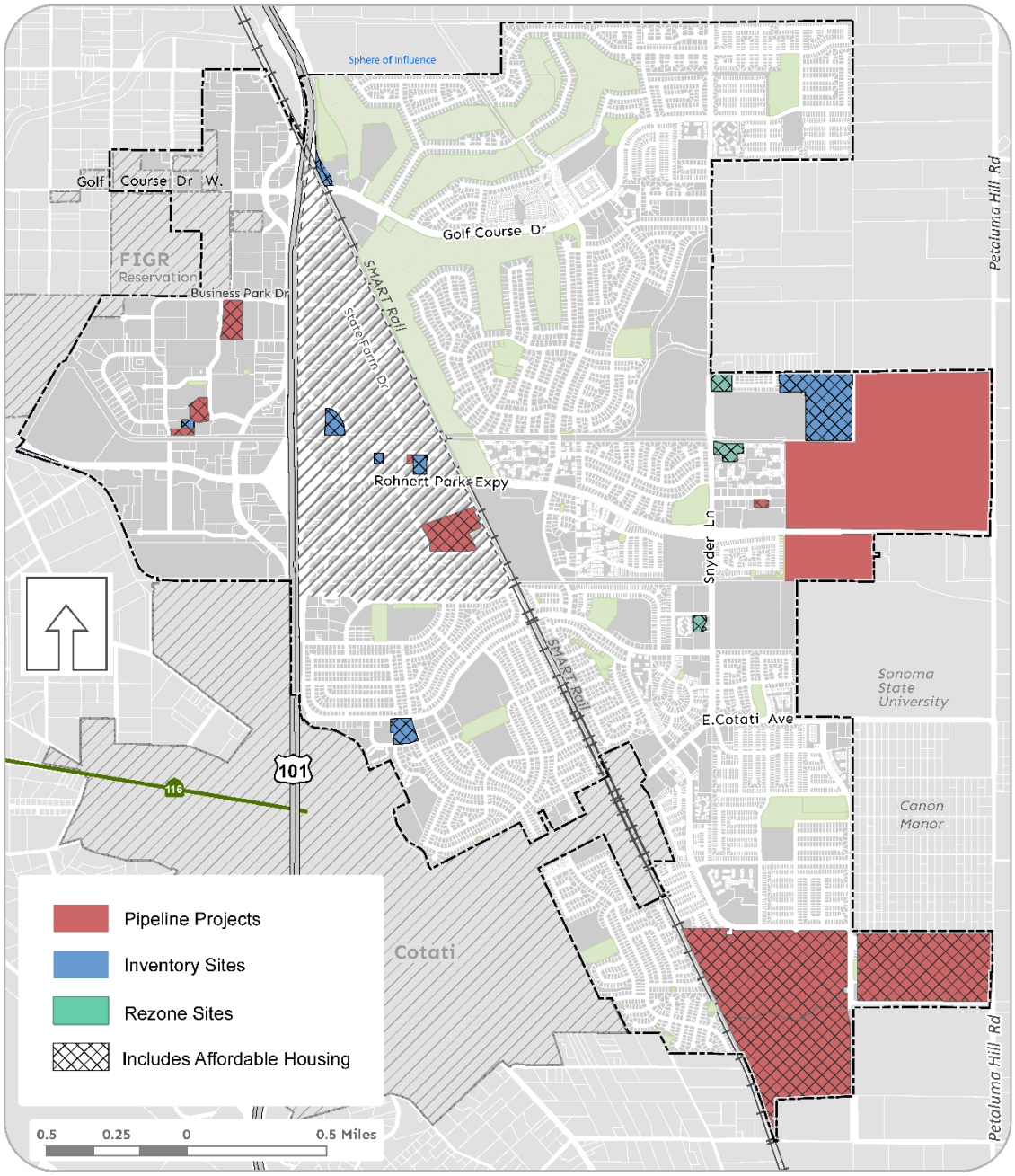
| | | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|---|
| **RHNA** | | **399** | **230** | **265** | **686** | **1,580** |
| Pipeline Projects + ADU Projections | | 255 | 155 | 75 | 1,809 | 2,294 |
| Inventory Sites | | 152 | 66 | 94 | 165 | 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.

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




## 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 |
| 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 Adega 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

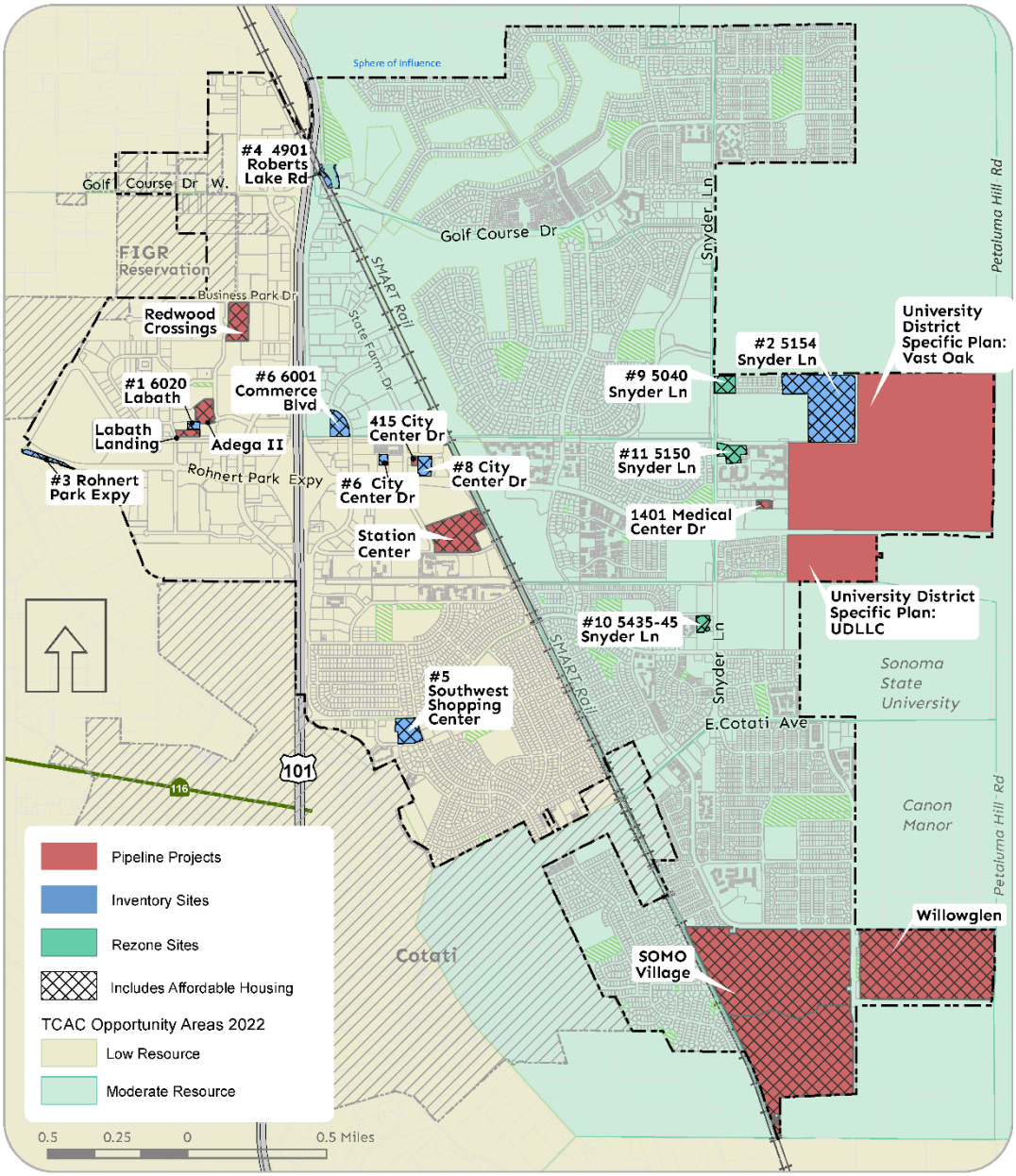
Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis of inventory sites compared to components of the Fair Housing Assessment is included in the Technical Background Report

### 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.

# Appendix A:

## South County Resource Preservation Committee and John E. King v. City of Rohnert Park Stipulated Agreement

# SETTLEMENT AGREEMENT

**This Settlement Agreement ("Agreement") is entered into by and between South County Resource Preservation Committee and John E. King (collectively "Petitioners" or "Committee") and the City of Rohnert Park ("City") on September 5, 2002. City and Petitioners are sometimes referred to in this Agreement as the "Parties."**

## RECITALS

**A. There is now pending in the Superior Court of the State of California, in the County of Sonoma, a lawsuit entitled *South County Resource Preservation Committee and John E. King v. City of Rohnert Park*, Case No. 224976 (the "Action"). The Action alleges that City violated the California Environmental Quality Act (CEQA) in certain respects when adopting the General Plan it adopted in Resolution No. 2000-152 ("General Plan") and in certifying the Environmental Impact Report ("EIR") for that General Plan (SCH # 99062114). Nothing in this paragraph, or this Agreement and Judgment, shall prohibit or preclude the City from extending the existing Bodway Parkway south to Valley House Drive.**

**B. The Parties desire to compromise the Action completely between themselves without any admission of liability and to avoid the expense of further litigation.**

## AGREEMENT

**The Parties agree as follows:**

**1. This Agreement shall be effective on the date last executed by a Party.**

**2. The Parties stipulate to entry of the Judgment attached as Exhibit A, and each Party agrees to take all steps necessary to see that the stipulated Judgment is entered as a final Judgment in the Action as soon as possible. The Parties agree to take any and all steps necessary to implement and enforce the terms of this Agreement.**

**3. Neither the transfer of any consideration, the doing of any of the acts**

**referred to in this Agreement, nor anything else contained in this Agreement shall be construed to be an admission on the part of any of the Parties of any liability for or merit of any claims asserted by any of the other Parties. The Parties deny all such claims.**

**4. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California applicable to contracts between California residents made and to be performed in California.**

**5. The Parties mutually acknowledge that they and their attorneys have participated in the preparation and negotiation of this Agreement. In cases of uncertainty this Agreement shall be construed without regard to which of the Parties caused the uncertainty to exist.**

**6. Each Party to this Agreement shall at its own expense perform all acts and execute all documents and instruments that may be necessary or convenient to carry out its obligations under this Agreement.**

**7. This Agreement sets forth the entire understanding of the Parties relating to the resolution of the issues in this Action, and supersedes all prior understandings relating to them, whether written or oral. There are no obligations, commitments, representations or warranties relating to the resolution of the issues in this Action except those expressly set forth in this Agreement.**

**8. The Parties shall make best efforts to agree on the form of a joint press release at the time of entry of Judgment.**

**9. Within 10 days of the entry of Judgment, the City shall pay the compromised sum of $102,000 directly to the Committee's attorney, Brandt-Hawley Law Group, payable to the Brandt-Hawley Law Group Trust Account, as full payment of any and all disputed claims for attorneys fees and costs owed or owing by the City to the Committee in this action as of the date of entry of the Judgment, pursuant to the private attorney general provisions of Code of Civil Procedure section 1021.5 or any other legal basis.**

**10. The Parties acknowledge and agree that the Judgment attached as Exhibit**

**A contains provisions that will affect the City's interpretation and implementation of its General Plan when the City approves development projects and when the City evaluates those projects under CEQA and for General Plan consistency. This Agreement shall not be interpreted to extend the time for bringing any judicial challenges to the City's decisions on such projects beyond the time that would be permitted for challenges to individual projects in the absence of this Agreement. The statutes of limitations applicable to such challenges shall be the statutes of limitation applicable to the development approval being challenged, and the statutes of limitation under CEQA, that would apply in the absence of this Agreement. Any challenge to any City decision on such a project based on the provisions of this Agreement or the Judgment must be brought as a new action separate from this Action. No other statute of limitations, including those referenced in Code of Civil Procedure sections 315 –349 and ¾, shall apply to such challenges.**

**Petitioners:**

**John E. King**

**South County Resource Preservation Committee**

**By John E. King**

**Approved as to Form:**

**Susan Brandt-Hawley**
**Attorney for Petitioners**

**Respondent:**

**City of Rohnert Park**
**By Armando E. Flores, Mayor**

**Approved as to Form:**

**Betsy Strauss**
**City Attorney**

ORIGINAL

ENTERED

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SONOMA
SEP - 5 2002
BY _____ Deputy Clerk

# SUPERIOR COURT OF THE STATE OF CALIFORNIA

## IN AND FOR THE COUNTY OF SONOMA

**SOUTH COUNTY RESOURCE PRESERVATION COMMITTEE and JOHN E. KING,**

**Petitioners,**

**v.**

**CITY OF ROHNERT PARK, CITY COUNCIL OF ROHNERT PARK,**

**Respondents.**

_____/

**CASE NUMBER 224976**

**STIPULATED JUDGMENT**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

AUG 10 2021

Clerk of the Superior Court of California
County of Sonoma
By _____ Deputy Clerk

**WHEREAS** Petitioners filed and served a verified petition for writ of mandate contending that the City of Rohnert Park (City) failed to comply with the California Environmental Quality Act (CEQA) in adopting the General Plan it adopted in Resolution No. 2000-152 (General Plan) and in preparing the Environmental Impact Report (EIR) for that General Plan (SCH # 99062114);

**WHEREAS** the Court has reviewed briefs and the record, and urged the parties to engage in settlement discussions;

**WHEREAS** the parties have entered into a settlement agreement (Agreement) and, through their counsel who are fully authorized to act in their behalf, have stipulated to entry of this Judgment, and

**FOR GOOD CAUSE SHOWN,**

**IT IS ORDERED, ADJUDGED, AND DECREED:**

I.

Groundwater: Policies PF-11, PF 11-A, PF-11B, PF-12, PF-13, PF-15, PF-16, PF-17, PF-18, PF-21 and PF-22, of the General Plan shall be interpreted and applied consistent with the following paragraphs, which interpretations and applications shall be treated as part of the General Plan:

A. If the City is preparing a negative declaration, mitigated negative declaration, or environmental impact report for a project located outside the City's 1999 boundaries, then that environmental document shall include (1) a determination of the projected water demand associated with the proposed project, and (2) analysis of whether the total projected water supplies available to the City during normal, dry, and multi-dry years during a 20 year projection will meet the projected water demand associated with the proposed project. The City shall include, as a condition on any tentative map or other equivalent permit for a project located outside of the 1999 City boundaries, the

identification of the water supply that is projected to serve the proposed project. The water supply for Rohnert Park may not include groundwater that is pumped from any well located within Penngrove, defined as the area encompassed by postal zip code 94951 as of 2002.

B. General Plan Policies PF-11 through PF-15 shall be interpreted and applied to require the City to reduce, to the greatest extent feasible, its reliance on groundwater pumping for the City's water needs by maximizing the use of Sonoma County Water Agency (SCWA) water through implementation of this Judgment. General Plan Goals PF-E through PF-H shall be interpreted and applied to require the City to utilize purchased water supplies if available, such as those anticipated to be received by SCWA, in order to reduce reliance on groundwater supplies except for emergency use.

C. The City shall add the following Department of Water Resources wells to its groundwater well monitoring program: 05N08W02H01M; 05N08W01L02M; 05N07W07A01M; 06N07W31J01M ("Additional Wells"). Within 90 days of the Agreement that provides for entry of this Judgment, the Committee shall provide the City with its written acceptance or rejection of the Additional Wells. Rejection of the Additional Wells shall be accompanied by a written statement that (1) explains the specific objections to use of each Additional Well; (2) explains why the Additional Well will not provide data that accurately depicts groundwater levels in the area adjacent to the City's Urban Growth Boundary; and (3) proposes a substitute well ("Substitute Well) for each Additional Well for which an objection is filed. Any and all Substitute Wells shall already exist at the time of their identification, and shall not be required to be drilled. If the Committee rejects any or all of the Additional Wells, and the City and the Committee are unable to agree on

Substitute Wells for those rejected, then the Committee and the City will jointly select and equally share costs of engaging the services of an independent hydrologist with experience reviewing and evaluating groundwater data from a groundwater monitoring program to evaluate the rejected Additional Wells and the Substitute Wells and who shall determine, from those wells, which are the most likely to provide accurate and usable information regarding groundwater levels in the area adjacent to the City's Urban Growth Boundary. The wells so identified shall be added to the City's groundwater monitoring program. All monitoring data from the City's groundwater monitoring program described in General Plan Policies PF-11 and PF- 11A, and all past and present groundwater data produced by or for the City and not otherwise exempt from disclosure under the Public Records Act shall be made available to interested members of the public upon written request. New data shall be submitted on a quarterly basis to the California Department of Water Resources and the SCWA. Groundwater monitoring data for each well shall include groundwater levels, extraction rates, precipitation records, hydrographs of groundwater levels, and a discussion of groundwater trends. The City shall prepare current groundwater level contour maps for the City's sub-basin on an annual basis, including spring and fall seasons. The data used for these contour maps shall include the City's municipal wells and the wells in the Groundwater Well Monitoring Program, to be amended periodically to respond to significant new data that may become available. Contour maps shall be made available to the public.

D. One of the goals of the City's Groundwater Well-Monitoring Program is to gather data that will allow the City to manage its groundwater extraction so as not to cause a substantial lowering of groundwater levels in the area adjacent to the City's Urban Growth Boundary. To implement and interpret General Plan policies PF-11, 11A, 11B, and

11C, the City shall use groundwater level data collected from all wells in the Groundwater Level Monitoring Program to assist in its ongoing assessment of the trend of groundwater levels.

E. Best efforts shall be made to detect and repair any leaks in the City's water delivery system on a quarterly basis, at minimum, and to make reports of such efforts available to the public quarterly at city hall and on the city website. The City shall take any other actions to reduce groundwater use that City may determine feasible. For example, as additional SCWA supplies may become available through the SCWA transmission project, the City will optimize its use of SCWA water to minimize groundwater pumping in an effort to ensure that groundwater withdrawal does not exceed safe yield. The General Plan EIR, at page 4-146, states that when the EIR was prepared, the "estimated average annual recharge rate" for the sub-basin was 1.60 million gallons per day (mgd) based upon modeling simulations performed for 1952 and 1970 – 1999.

F. The City shall require any applicant for development to implement applicable onsite conservation programs that are recommended by the SCWA in its best management practices for water conservation.

G. The EIR anticipates that maximum pumping from the City's municipal wells will not exceed 2.3 mgd to accommodate City water needs pending the anticipated receipt of 15 mgd from the SCWA. (EIR at p.4-142 , AR17:7291.) Consistent with the EIR, and based on substantial evidence, the City shall not approve any discretionary project outside of the 1999 City boundaries whose net consumptive water use impact on City's water supply will contribute to the City exceeding an average annual groundwater pumping rate of 2.3 mgd

from municipal wells and any private wells permitted by the City subsequent to the entry of Judgment. This provision shall not be interpreted as a determination or an agreement that pumping at 2.3 mgd at any point in time is, or is not, safe yield.

H. Within 60 days of the execution of this Judgment, and prior to approving any development project on land that was outside the 1999 City boundaries, the City will request SCWA to develop and implement a groundwater management plan that conforms to the California Water Code with adequacy to qualify for state funding. If SCWA develops and implements a groundwater management plan, the City will seek to work with Sonoma County and the cities of Cotati, Petaluma, and Santa Rosa and the community of Penngrove in doing so. Nothing in this paragraph shall be construed or interpreted to prohibit the City from approving any development project on land that was outside the 1999 City boundaries unless and until SCWA develops and implements a groundwater management plan.

I. As soon as feasible, and in any event within one year of the entry of this Judgment, the City shall install a SCADA telemetry system allowing for more efficient use of SCWA water so as to decrease City reliance on groundwater.

J. The City agrees to work with water management agencies in Sonoma County to develop and implement water reclamation opportunities, similar to and including the following existing uses of reclaimed water: irrigation of trees and landscaping, parks and school grounds south of Golf Course Drive, City golf courses, Roberts Lake, and various commercial and industrial sites including Hewlett Packard, State Farm, Press Democrat, Compumotor, and Fresh Choice.

K. The City shall continue to pursue funding for the installation of water meters on all residential uses within the City. The City will replace its current flat fee structure with a fee structure that is based upon consumption and that penalizes excessive use so as to reduce water consumption within the City.

II. Sphere of Influence: The Land Use Framework Guiding Principles on page 2-12 of the General Plan shall be interpreted and applied to embody the following, which interpretations and applications shall be treated as part of the General Plan:

The City shall take all steps necessary to make application to the Sonoma County Local Agency Formation Commission (LAFCO) to amend the City's sphere of influence through the removal of all lands located south of Valley House Drive that were added to the City's sphere of influence by LAFCO in April 2002. A diagram of the lands to be removed is attached as Exhibit 1. The City shall submit the application to LAFCO no later than November 1, 2002, and, in its authorizing resolution, shall enunciate good cause for the application including long-term protection of Penngrove area groundwater resources, agricultural lands, groundwater recharge, traffic, and open space. In the event LAFCO does approve the amendment, this Judgment will be a final Judgment. In the event that LAFCO does not approve the amendment, this Judgment and Settlement Agreement shall be of no force and effect, and the litigation shall be reinstated as of the date of LAFCO's action. Actions required by the Agreement and this Judgment to have been taken before such date shall not be affected by LAFCO's failure to approve the amendment, and shall remain in full force and effect. Nothing in this paragraph or Judgment shall be construed to affect the potential extension of the existing Bodway Parkway south to Valley House Drive.

III. Penngrove Area Plan: Goal CD-G (Community Design Element, page 3-23 of the General Plan , AR 21:8509), shall be interpreted and applied by City as follows which interpretation and application shall be treated as part of the General Plan:

A. The City is committed to being a good neighbor to the Penngrove community. When implementing this General Plan, the City will listen and consider any concerns expressed during the public hearing process by members of the Penngrove community regarding any differences between the Penngrove Specific Plan and the General Plan.

B. Areas nearby, but outside the City Planning Area, are planned by other local governments including the County of Sonoma, the City of Santa Rosa, the City of Cotati, and the City of Petaluma. The City will consider in good faith any concerns expressed during the public hearing process that another agency's land use plans would dictate different development decisions than are permitted under the Rohnert Park General Plan.

C. The City shall notify members of the Penngrove community, who request notification, two weeks prior to the City's hearing of applications to develop land adjacent to Penngrove within the City's Southeast Area Specific Plan, in order to receive their preliminary comments and their comments during the public hearings on these applications. The City shall consider these comments in good faith during the public hearing process with particular consideration given to concerns that the Penngrove Specific Plan would dictate different development decisions than are permitted under the Rohnert Park General Plan.

IV. Traffic: The City acknowledges that traffic remains a significant concern of Penngrove residents and further acknowledges its responsibility to make a good faith effort

to work with the Penngrove community, the County of Sonoma, and other cities in the region to develop regional traffic alternatives and regional solutions that protect the historic agricultural landscape and established neighborhoods, all as set forth in General Plan Policies TR-21, TR 21A, and TR 21-B. When planning for and approving development within the City's amended Sphere of Influence, the City will incorporate, to the extent feasible, measures to reduce the vehicle miles traveled per capita from residential to commercial uses within the development. Such measures may include carpooling incentives, high-speed computer access, bicycle-and pedestrian-friendly project design, project access, and contribution to regional solutions.

V. Attorneys Fees and Costs. Because of the interpretations set forth in this Judgment, Petitioners are the prevailing parties and are entitled to recover the costs and attorneys' fees that have been agreed to by the parties in the stipulation for entry of this Judgment.

VI. Use of EIR. The General Plan and EIR are hereby and will be considered to be supplemented by the mitigation measures and conditions made a part of this Judgment, and by the General Plan interpretations provided herein. The EIR shall be interpreted as incorporating this Judgment. Neither the certification of the EIR, nor the approval of the General Plan, is voided or set-aside. The express provisions of this Judgment are the only relief that is granted on Petitioners' claims.

VII. Publication. City shall include a copy of this Judgment in any and every published edition of its General Plan.

VIII. Status Report. The City shall file one status report with the court, concurrently provided to Petitioners through their counsel, six months after entry of this Judgment, explaining what it has done to comply with the Settlement Agreement and this Judgment.

**IT IS SO STIPULATED.**

Dated: September 5, 2002

Brandt-Hawley Law Group

By _____
Susan Brandt-Hawley
Attorney for Petitioners

Dated: September 5, 2002

Office of the City Attorney

_____
Betsy Strauss
Attorney for Respondents

**GOOD CAUSE APPEARING, IT IS SO ORDERED.**

**Date:** 9/5/2002

_____
**Honorable Lawrence G. Antolini**
**Judge of the Superior Court**

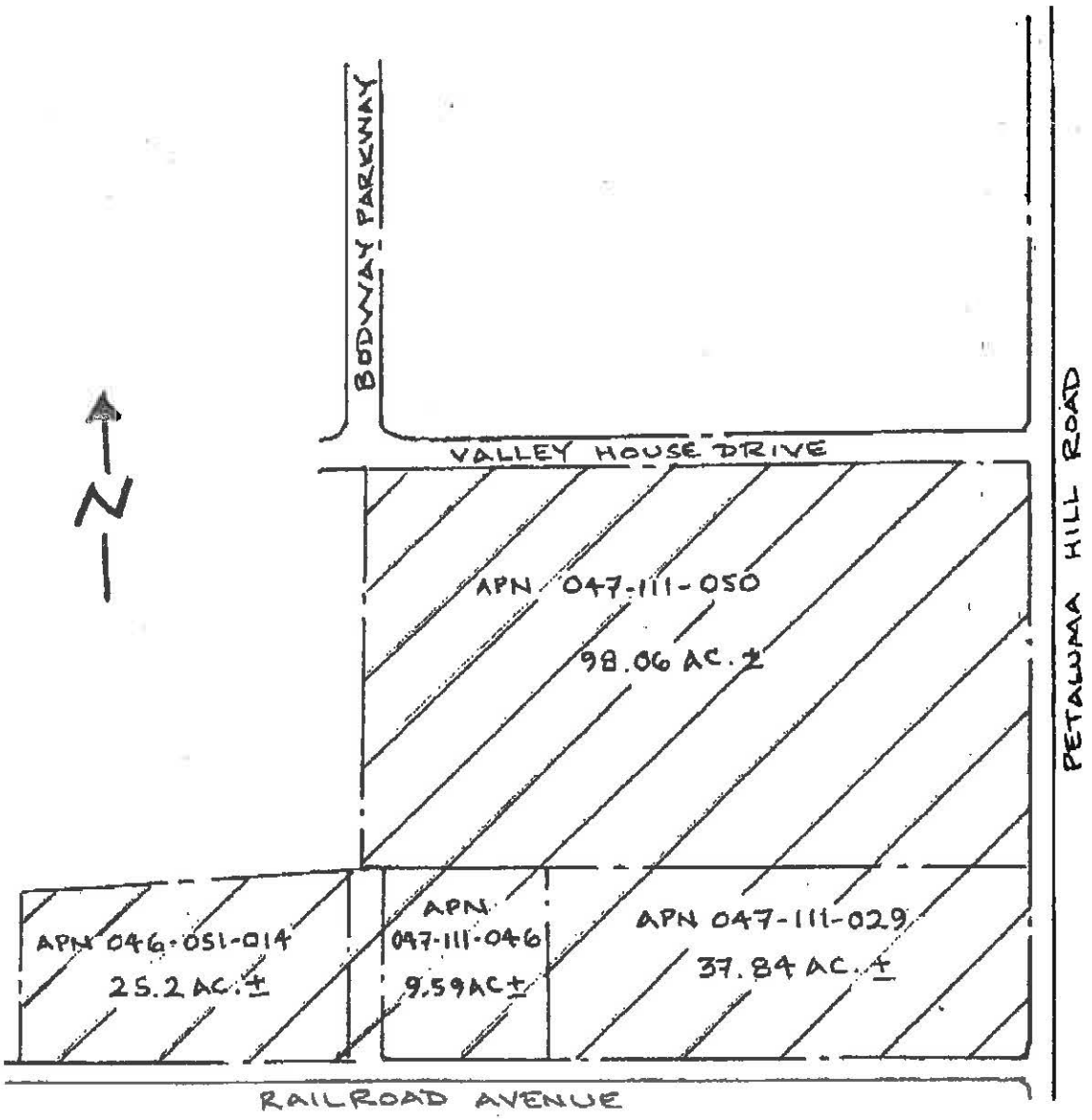

BODWAY PARKWAY
VALLEY HOUSE DRIVE
PETALUMA HILL ROAD
N
APN 047-111-050
98.06 AC. ±
APN 046-051-014
25.2 AC. ±
APN 047-111-046
9.59 AC ±
APN 047-111-029
37.84 AC. ±
RAILROAD AVENUE

**EXHIBIT 1**

# APPENDIX B

## Housing Element Technical Background Report


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# 1 Introduction

From 2010 to 2021, Rohnert Park's population has increased by 4.1 percent and its housing stock has increased by 5.5 percent [1] Rohnert Park contains diverse types of housing and is the densest city in Sonoma County with about 6,100 residents per square mile [2] Through the Housing Element, the City is planning to accommodate future population growth and address local housing needs.

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

[1] Department of Finance, E-5 Estimates, 2020 and 2021
[2] Generation Housing, State of Housing in Sonoma County, 2022

# 2 Housing Needs Analysis

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

## Pre-Certified Housing Needs Dataset

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

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

## Special Needs Housing Analysis

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

### Extremely-Low Income Housing

#### Existing and Projected Needs

Extremely low-income is defined as a household income at or below 30 percent of the area median income, adjusted for household size. The area median income for cities within Sonoma County as of May 2022 is $112,800 for a four-person household, and $78,950 for a one-person household. For extremely low-income households, income limits are $35,650 for a four-person household, and $25,000 or less for a one-person household. A four-person household is considered an extremely low-income household with one adult working full-time making an hourly wage less than $17.14. The following are examples of occupations with wages that could qualify as extremely low-income households, as shown in Table 1 below.

**Table 1 Median Hourly Wage by Occupation Sonoma County, 2020**

| Occupation | Median Hourly Wage |
|---|---|
| Waiters and Waitresses | $13.49 |
| Cashiers | $14.38 |
| Retail Salesperson | $16.07 |
| Farmworkers and Laborers, Crop, Nursery, and Greenhouse | $15.94 |
| Cooks, Restaurant | $16.64 |

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 first quarter industry employment

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

There are an estimated 1,865 extremely low-income (ELI) households in Rohnert Park, 11% of the City's total occupied households. In Rohnert Park, 26% of the ELI households own their homes and 73% rent. By comparison, 52% of the City's total households own their homes and 47% rent (Table 2).

**Table 2 Household Income Level by Tenure Rohnert Park, 2018**

| Income Level | Owner-Occupied | Renter-Occupied | Total |
|---|---|---|---|
| 0 – 30% of AMI | 490 | 1,375 | 1,865 |
| 31 – 50% of AMI | 560 | 895 | 1,455 |
| 51 – 80% of AMI | 1,005 | 1,860 | 2,865 |
| 81 – 100% of AMI | 775 | 1,140 | 1,915 |
| Greater than 100% of AMI | 5,570 | 2,300 | 7,870 |
| Total | 8,405 | 7,565 | 15,970 |

Source: HUD, CHAS ACS Tabulation, 2014-2018 release

Extremely low-income households may be more likely to face housing problems and cost burden. Housing problems include a lack of complete kitchen facilities, lack of complete plumbing facilities, an overcrowded household, or a cost burdened household. Cost burden is the ratio of housing costs (rent or mortgage, utilities, taxes) to household income. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. In Rohnert Park, 81.1% of extremely low-income renters experience housing problems, 80.4% are cost burdened, and 78.5% are extremely cost burdened. (See Table 3)

Table 3 Cost Burden and Housing Problems by Tenure
Rohnert Park, 2018

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

Source: HUD CHAS, 2014-2018

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. In Rohnert Park, 8.7% of ELI households are overcrowded [3].

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

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

## Programs and Resources

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

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

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

[3] HUD, CHAS, 2017

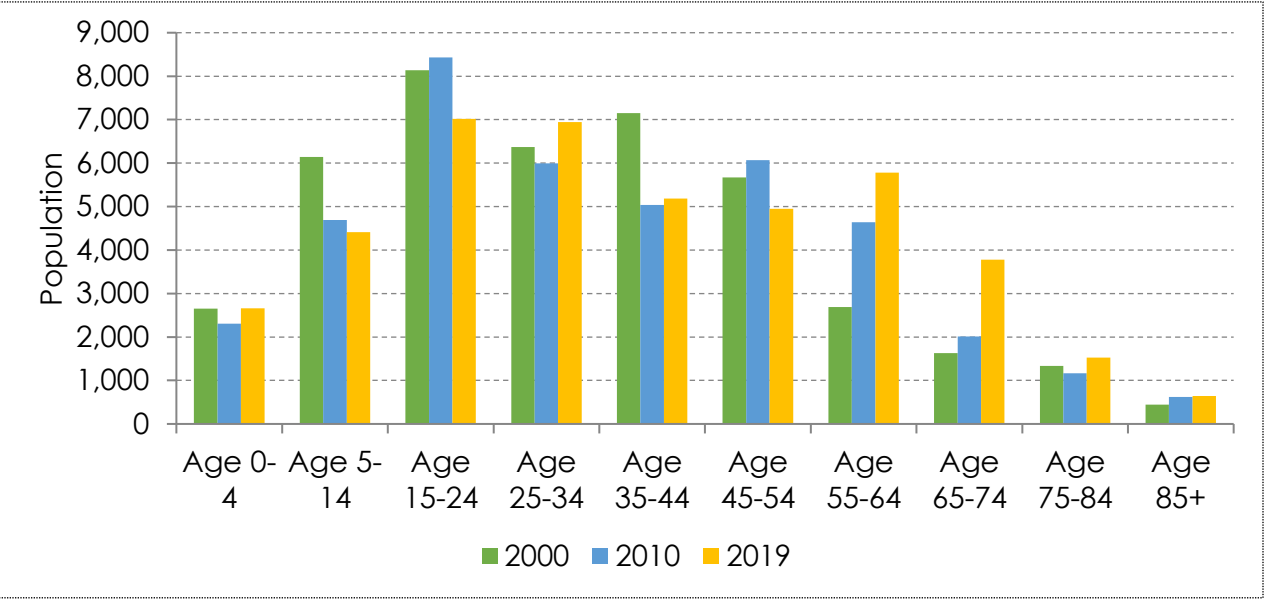
- Present recommendations for a supplemental City Density Bonus Program, which may include incentives for a deeper level of affordability (Program HO-3.B)
- Support the development of affordable housing on underutilized City Sites (Program HO-3.F)
- Provide fee deferrals to encourage the provision of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

## Elderly

### Existing and Projected Needs

Rohnert Park's population is younger than that of the County as a whole. About 13.9 percent of Rohnert Park's population is age 65 and above, while 19 percent of Sonoma County's population is age 65 and above. An additional 13 percent of Rohnert Park residents are between ages 55 and 64, and the senior population is projected to increase during this planning period (Figure 1). Senior or elderly individuals often have fixed incomes and may have additional special needs related to access or care that require physical improvements to their homes. This may include the addition of ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes.

Figure 1 Population by Age
Rohnert Park, 2000-2019




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

Seniors may experience challenges accessing or securing affordable housing while living on a fixed income. Increasing costs of living and healthcare exacerbate any existing issues related to disabilities, chronic health conditions or reduced mobility. Seniors who rent may be at greater risk of housing insecurity than homeowners and are more likely to be cost burdened. While there are more owner-occupied than renter-owned senior households in Rohnert Park, a higher proportion of extremely low-income and very low-income senior households rent their homes (Table 4). In Rohnert Park, 72% of extremely low-income senior households and 55% of very low-income senior households are extremely cost-burdened (Table 5).

Table 4 Senior Households (Age 62+) by Income and Tenure
Rohnert Park, 2017

| Income Group | Renter Occupied | Owner Occupied | Total |
|---|---|---|---|
| 0-30% AMI | 260 | 240 | 500 |
| 31-50 AMI | 240 | 229 | 469 |
| 51-80% AMI | 444 | 470 | 914 |
| 81-100% AMI | 125 | 245 | 370 |
| Greater than 100% AMI | 190 | 1,204 | 1,394 |
| Total | 1,259 | 2,388 | 3,647 |

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

Table 5 Senior Households (Age 62+) by Income Level and Cost Burden
Rohnert Park, 2017

| Income Group | 0-30% of Income Used for Housing | 30%-50% of Income Used for Housing | 50%+ of Income Used for Housing |
|---|---|---|---|
| 0%-30% of AMI | 80 | 60 | 360 |
| 31%-50% of AMI | 105 | 105 | 259 |
| 51%-80% of AMI | 369 | 300 | 245 |
| 81%-100% of AMI | 195 | 125 | 50 |
| Greater than 100% of AMI | 1,225 | 165 | 4 |
| Totals | 1,974 | 755 | 918 |

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

## Programs and Resources

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

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

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

## Persons with Disabilities, including Developmental Disabilities

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

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

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

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

### Existing and Projected Needs

Individuals with disabilities make up 11.9 percent of the total population in Rohnert Park, which is lower than County estimates but higher than Bay Area estimates [5]. The most common disability type is ambulatory difficulty. 43.1 percent of total individuals experiencing ambulatory difficulties are between 35 and 64 years old, as shown in Table 6 below. Additionally, an individual may have multiple disabilities. Though people of all ages experience disabilities, there is a higher proportion of disability among elderly residents, especially those experiencing ambulatory and hearing difficulties.

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

[4] CA Dept of Fair Employment and Housing
[5] American Community Survey 2019 5-Year Estimates

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

**Table 6 Disability Type per Age Group Rohnert Park, 2019**

| Disability Type | Under 5 years | 5-17 years | 18-34 years | 35-64 years | 65-74 years | 75+ years | Total |
|---|---|---|---|---|---|---|---|
| Hearing difficulty | 0 | 54 | 72 | 460 | 403 | 386 | 1,375 |
| Vision difficulty | 0 | 133 | 225 | 401 | 136 | 147 | 1,042 |
| Cognitive difficulty | | 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.

## Programs and Resources

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

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

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

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

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

## Large Households

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

### Existing and Projected Needs

Large households make up about 8.6 percent of total households in Rohnert Park, similar to the proportion of large households in Sonoma County. The percentage of the City's households that are large households has slightly increased since 2010. Large low-income households, which may include full-time students or families in poverty, may experience overcrowding that is exacerbated by cost burdens and housing availability. Out of the 1,401 large households in Rohnert Park, 50.1 percent rent their homes (Table 7) and 42.4 percent are low-income (Table 8).

Table 7 Household Size by Tenure
Rohnert Park, 2019

| Household Size | Owner-occupied households | Renter-occupied households | All households |
|---|---|---|---|
| 1-person | 1,912 | 2,305 | 4,217 |
| 2-person | 3,455 | 2,176 | 5,631 |
| 3-person | 1,687 | 1,252 | 2,939 |
| 4-person | 1,221 | 968 | 2,189 |
| 5 or more-person | 696 | 705 | 1,401 |
| Total | 8,971 | 7,406 | 16,377 |

Source: U.S. Census Bureau, ACS 5-Year estimates, Table B25009, 2019

Table 8 Large Household by Income Group
Rohnert Park, 2019

| Income Group | All other household types | Larger households of 5+ people | Total |
|---|---|---|---|
| 0-30% AMI | 1,910 | 55 | 1,965 |
| 31-50% AMI | 1,328 | 163 | 1,491 |
| 51-80% AMI | 2,954 | 220 | 3,174 |
| 81-100% AMI | 1,740 | 190 | 1,930 |
| Greater than 100% AMI | 6,884 | 404 | 7,228 |

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) ACS Tabulation, 2013-2017 release

### Programs and Resources

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

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

## Farmworkers

Statewide, farmworker housing is of unique concern and importance. Farmworkers are essential to the region's economy and its food supply. Only 82% of Sonoma County's farmworkers work within 75 miles of their residences, and only 18% are migrant workers. Of the County's 3,594 farms counted in 2017, 48% hired farm labor, 93% were considered family farms, and 44% of farms were smaller than 10 acres [6].

### Existing and Projected Needs

Approximately 243 Rohnert Park residents are employed in farming, fishing, and forestry occupations, representing 1% of the City's workforce and 0.7% of its population. Rohnert Park is home to 4% of Sonoma County's farmworkers [7].

In Sonoma County, the majority of farmworkers (88%) reported that Sonoma County was their permanent residence, and most (71%) farmworkers were living in the US with their families [8]. Farmworker families were estimated to spend between 30% and 54% of their annual income on housing. Two-thirds of Sonoma County farmworkers lived in overcrowded dwellings, and farmworkers who lived with their families were the most likely to live in overcrowded conditions. In 2021, the local newspaper printed a special report about low-wage earners living in Sonoma County, saying, "…many are farmworkers… who live in cramped apartments with too many people, or sheds with only a chemical toilet, or tiny mobile homes with leaking roofs or

[6] USDA Census of Agriculture, 2017
[7] American Community Survey, 2020 5-Year Estimates
[8] Sonoma County DHS, Sonoma County Farmworker Health Survey, 2014

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

### Programs and Resources

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

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

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

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

## Female Headed Households

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

### Existing and Projected Needs

There are 2,155 female headed family households in Rohnert Park. Of these, 52.4 percent own their homes and 47.6 percent rent. There are 777 female headed households with children under 18 years and no spouse, 12 percent of which households have incomes below the poverty level (Table 9). In 2020, the median annual household income for single female headed households with children was $48,352. In comparison, the median annual household income was $73,363 for single male-headed households with children and $110,881 for married couple households with children. There is a need for affordable housing for female-headed households.

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

Table 9 Female-Headed Households
Rohnert Park, 2019

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

Source: US Census Tables B17012 & DP02 2019: ACS 5-Year estimates
*Percentages for subcategories below this figure may not add up to this total due to number rounding

## Programs and Resources

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

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

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

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

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

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

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

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

## Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs and support services to meet, due to both the diversity and the complexity of factors that lead to homelessness. Preliminary 2022 Sonoma County Point-In-Time (PIT) Count data reported 2,893 individuals experiencing homelessness, a 5% increase in the homeless population since 2020. [9] The number of those experiencing homelessness in Rohnert Park increased substantially in 2020, while decreasing in the County (Table 10). [10] As of 2020, most homeless individuals in Rohnert Park were unsheltered.

**Table 10 Persons Experiencing Homelessness by Shelter Status Rohnert Park and Sonoma County, 2018-2020**

| Jurisdiction | Shelter Status | 2018 | 2019 | 2020 |
|---|---|---|---|---|
| **Rohnert Park** | Unsheltered | 127 | 114 | 241 |
| | Sheltered | 11 | 15 | 7 |
| | Total | 138 | 129 | 248 |
| **Sonoma County** | Unsheltered | 1,929 | 1,957 | 1,702 |
| | Sheltered | 1,067 | 994 | 1,033 |
| | Total | 2,996 | 2,951 | 2,745 |

*Source: 2020 Sonoma County Homeless Census Comprehensive Report*

A complete analysis of existing needs, projected needs, and resources is contained within the Disproportionate Housing Needs section of the Assessment of Fair Housing (Section 5).

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

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

[9] The Press Democrat, Sonoma County's homeless population increased 5% during pandemic, May 16 2022
[10] As of the writing of this report, jurisdiction-specific PIT data was not available for 2022

# 3 Housing Resources

## Housing Assistance Programs

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

### Federal Assistance Programs

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

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

Examples of such activities include the following:

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

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

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

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

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

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

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

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

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

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

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

[11] HUD, Housing Choice Vouchers by Tract, 2021

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

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

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

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

### State Assistance Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Local Assistance Programs

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

## Provisions for a Variety of Housing Types

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

### Multi-Family Rental Housing

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

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

## Housing for Agricultural Employees

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

## Emergency Shelters and Low Barrier Navigation Centers

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

The City applies written objective standards as allowed by State law, including maximum number of beds, provision of onsite management, proximity to other shelters, length of stay, lighting, and security, as follows:[13]

- The facilities have adequate private living space, shower and toilet facilities, and secure storage areas for its intended residents.
- The facility shall have at least one room, which has one hundred twenty square feet of floor area. Other habitable rooms shall have an area not less than seventy square feet. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of fifty square feet for each occupant in excess of two. (Source: Uniform Housing Code.) Rooms used for sleeping shall meet requirements of the California Building Code and minimum health and safety requirements.
- The facility has an enclosed yard area, especially if the facility is located on a major thoroughfare.
- There shall be a minimum distance requirement of three hundred feet between such facilities as measured between the closest points on the exterior property lines or area boundaries of the parcels or areas involved.
- Facilities for seven or more persons shall have two off-street parking spaces plus one space for every two employees.

The City's standards facilitate the development of emergency shelters and do not impair shelter operations.

The City also applies standards related to programmatic of emergency shelters, as follows:

a.

[12] Rohnert Park Municipal Code 17.04
[13] Rohnert Park Municipal Code 17.07.020(M)

- If the facility is proposed for a location in an area either zoned or developed as a residential area, all intake and screening shall be conducted off-site.
- The program shall provide accommodations appropriate for a minimum stay of twenty-eight days and a maximum stay of one hundred eighty days per client.
- The program shall identify a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services and employment opportunities.
- The program shall provide specific mechanisms for residents to contact social service and employment programs.
- If a program includes a drug or alcohol abuse counseling component, appropriate state licensing shall be required.
- The program shall include clear arrangements for on-site meal preparation or providing food in accordance with county health department regulations.
- The program shall, where applicable, provide a child care service and ensure that school-aged children are enrolled in school during their stay at the facility.
- The program shall have an identified administrator and liaison personnel.
- Administrators and operators of the program shall demonstrate experience in successfully running social service-related facilities.
- The program shall provide clear and established operational standards and rules (e.g., standards governing expulsions and lights-out).
- The program shall include identified funding mechanisms that are sufficient to ensure compliance with the required siting and programmatic criteria

As some of these standards are discretionary and may constrain development, the City will review and amend these standards under Program HO-2.C.

Low barrier navigation centers are defined in Government Code Section 65660(a) as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." State law now requires that low barrier navigation centers be allowed by-right in areas zoned for multi-family and mixed-use developments. This includes most land near the City's center, along major thoroughfares and arterials, and near amenities.

These zones contain sufficient land to accommodate the City's need for emergency shelter, demonstrated by Table 11, consistent with requirements implemented by AB 139 and Government Code Section 65583(a)(4)(A). The 3.73 acres identified in this table have the capacity to accommodate at least 812 individuals in need of emergency shelter, more than three times the need identified in Section 11.5.2.[14] Additional existing buildings within commercial, mixed-use, and multifamily zones could be redeveloped or reused, if appropriate, for emergency shelters. The need to change the City's Code to comply with state law is addressed through Program HO-2.C.

### Table 11 Sites with Capacity for Emergency Shelters

| APN | Zone | Acres | Use | Suitability |
|---|---|---|---|---|
| 143-391-080 | C-R | 0.61 | Vacant | Zone allows residential (mixed-use, residential care facilities, senior housing)<br>Near residential development, transit, and amenities |

[14] Demonstrated need for 248 people. 3.73 acres x 43,560 sq.ft per acre / 200 sq.ft per person = 812.4 people

| | | | | |
|---|---|---|---|---|
| | | | | Vacant |
| 143-391-078 | C-R | 1.06 | Motel | Zone allows residential (mixed-use, residential care facilities, senior housing)<br>Near transit and amenities<br>Reuse opportunity<br>Improvement to Land Ratio 0.71<br>Year Built 1984 |
| 143-451-057 | C-R | 2.06 | Motel | Zone allows residential (mixed-use, residential care facilities, senior housing)<br>Near transit and amenities<br>Reuse opportunity<br>Improvement to Land Ratio 0.74<br>Year Built 1985 |
| Total | | 3.73 Acres | | |

## Transitional Housing

The Rohnert Park Zoning Code defines transitional housing as "temporary housing provided for a longer term (generally up to twenty-four months) with varying degrees of support services (e.g., life skills training, financial management, job hunting skills, as well as case management and counseling) to enable homeless persons to successfully transition to and maintain permanent housing". [15] Transitional housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

## Supportive Housing

The Rohnert Park Zoning Code defines supportive housing as "a residential use that provides housing with no limit on length of stay to adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act." Supportive housing is linked to on-site or off-site services that assist the tenants with the retention of the housing, improving his or her health status, and maximizing their ability to live and, when possible, to work in the community. [16] Supportive housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

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

## SRO (Single Room Occupancy) Housing

The Rohnert Park Zoning Code defines a single-room occupancy (SRO) living unit facility as "a residential development containing secure rooms, of a smaller size than normally found in multiple dwellings, which are rented to a one- or two-person household" [17]. SRO living units are provided for a weekly or monthly period of time, in exchange for an agreed payment or a fixed amount of money or other compensation. SRO units are permitted in M-U districts and allowed with an administrative permit in R-R, R-E, R-H, and C-R districts.

## Manufactured Housing

The Rohnert Park Zoning Code defines manufactured housing consistent with the definition in California Health and Safety Code Section 18007. Manufactured housing is allowed in all residentially designated areas

[15] Ibid.
[16] Ibid.
[17] Ibid.

where single-family units are permitted subject only to a certificate of zoning compliance, consistent with the requirements of Government Code Section 65852.3.

### Mobile Home Parks

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

### Accessory Dwelling Units (ADUs)

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

### Residential Care Facilities

The Rohnert Park Zoning Code defines a residential care facility (congregate care/assisted living facility) as "a facility providing full-time care, either permanently or temporarily, for those persons unable to live independently, due to age, physical or developmental disability or medical disability" [18]. This includes small facilities providing care for six or fewer children or adults housed in a single-family residential unit and large facilities providing care for seven or more children or adults. Small residential care facilities (RCFs) are permitted in all residential areas and large RCFs are conditionally allowed in all residential areas. Small and large RCFs are conditionally permitted in all commercial areas and allowed under an administrative permit in the DDAZ overlay zone. Under Program HO-2.C, the City will establish clear, objective, and transparent requirements for large RCFs.

### SB 9 Developments

Under State law, a single-family residentially zoned property is allowed one primary dwelling unit, one ADU, and one JADU, for a total of three housing units. Senate Bill (SB) 9 (Atkins), signed into law by Governor Newsom in 2021, now allows property owners within a single-family residential zone to build two 800 square foot units and/or to subdivide a lot into two parcels, for a total of four units. These provisions apply to 9,200 parcels in Rohnert Park. Market conditions would facilitate new development utilizing these allowances in about 400 of these parcels. [19] Under Program HO-1.D(b), the City will develop objective design and development standards that will assist in the implementation of these provisions.

## Conversion Risk of Assisted Housing Developments

At-risk assisted housing developments refer to any existing multi-family, rental housing complexes which receive funding under public programs and are at risk of being converted from low-income housing to market rate housing within ten years of the beginning of the housing element planning period. The conversions can occur due to termination and opting out of programs such as rental subsidies, mortgage repayment, expiration of restricted uses or direct loans. The City of Rohnert Park contains a total of 1,103 deed-restricted affordable units (Table 12). Of these, 88 units are at risk of conversion (Table 13).

Affordability restrictions were lost in December 2022 for an additional 106 units of recently at-risk affordable housing. Through its partnership with the Housing Authority, the City was able to connect 85% of those living in these previously affordable units with housing choice vouchers which ensured that they were not displaced. The 15% who were not connected with vouchers did not income qualify and were deemed very low risk of displacement.

[18] Ibid.
[19] Terner Center, Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?, July 2021

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

## Table 12 Inventory of Affordable Housing Developments

| Project Name | Total Units | Affordable Units | Deed Restricted | | | | Funding Sources | Affordability Start | Expiration Date of Affordability Restrictions | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | ELI | VLI | LI | MI | | | | |
| **Affordable Rentals** | | | | | | | | | | |
| Arbors Apartments | 56 | 56 | 0 | 22 | 34 | 0 | LIHTC, HOME, City Loan | 2005 | 2060 | Non-Profit Burbank Housing (DBA, Arbors Rohnert Park, L.P.) |
| Bell Creek Apartments | 90 | 7 | 0 | 7 | 0 | 0 | N/A | 2022 | 2077 | Private Bella Creek LLC |
| Copeland Creek Apartments | 171 | 170 | 0 | 17 | 153 | 0 | LIHTC, City Loan | 2008 | 2062 | Non-Profit TRG-Copeland Creek, L.P. |
| Edgewood Apartments | 168 | 68 | 0 | 0 | 68 | 0 | LIHTC, Revenue Bonds | 1996 | 2026 | Private Pine Creek Properties |
| Magnolia Townhomes | 20 | 7 | 0 | 0 | 0 | 7 | City Loan | 2004 | 2061 | Private Toor Enterprises |
| Muirfield Apartments | 24 | 24 | 0 | 0 | 10 | 14 | City Loan, HUD | 1998 | 2039 | Non-Profit Muirfield Apartments, Inc. |
| Park Gardens II | 20 | 3 | 0 | 1 | 2 | 0 | N/A | 2008 | 2038 | Private Jeremiah F. O'Sullivan and Sheila M. O'Sullivan |
| Bell Rohnert Park | 232 | 35 | 0 | 0 | 35 | 0 | N/A | 2005 | 2035 | Private Bell Fund VII Redwood Creek, LP |
| Redwoods at University District | 218 | 218 | 0 | 109 | 109 | 0 | LIHTC | 2018 | 2073 | Private Community Resources, Inc. |
| The Gardens (Santa Alicia) | 20 | 20 | 0 | 8 | 12 | 0 | LIHTC, CDBG, City Loan | 1994 | 2023 | Non-Profit Burbank Housing (DBA Santa Alicia Gardens, L.P.) |
| Tower Apartments | 50 | 49 | 0 | 49 | 0 | 0 | LIHTC, City Loan, HCD Loan | 1994 | 2068 | Non-Profit Burbank Housing (DBA Tower 2 Apartments, L.P., and East Cotati Avenue Partners) |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Vida Nueva | 24 | 24 | 0 | 24 | 0 | 0 | LIHTC, City Loan | 2006 | 2062 | Non-Profit Burbank Housing (DBA Vida Nueva Partners, L.P.) |
| Willowglen Apartments | 36 | 36 | 6 | 12 | 17 | 1 | LIHTC | 2020 | 2080 | Non-Profit Burbank Housing (DBA Willow Glen Partners, LP) |
| **Total - Affordable Rentals** | **1129** | **717** | **6** | **249** | **440** | **22** | | | | |
| **Mobile Home Parks** | | | | | | | | | | |
| Las Casitas de Sonoma | 126 | 63 | 0 | 25 | 38 | 0 | City Loan | 2001 | 2051 | Non-Profit Millennium Housing of CA |
| Rancho Feliz | 297 | 178 | 0 | 59 | 119 | 0 | City Loan | 2003 | 2058 | Non-Profit Millennium Housing of CA |
| Valley Village | 285 | 114 | 0 | 57 | 57 | 0 | City Loan | 2005 | 2060 | Non-Profit Caritas Affordable Housing, Inc. |
| Rancho Verde | 170 | Spaces Rent Controlled, Not Deed Restricted Affordable *N/A* | | | | | N/A | N/A | N/A | |
| Rancho Grande | 300 | Spaces Rent Controlled, Not Deed Restricted Affordable *N/A* | | | | | N/A | N/A | N/A | |
| **Total - Mobile Homes*** | **1178** | **355** | **0** | **141** | **214** | **0** | | | | |
| **Affordable Ownership Projects** | | | | | | | | | | |
| Centreville | N/A | 2 | 0 | 0 | 2 | 0 | N/A | 2007 | 2052 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |
| Willowglen (Ownership, Phase I) | N/A | 5 | 0 | 0 | 0 | 5 | N/A | 2019 | 2064 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |
| Willowglen (Ownership, Phase 2) | N/A | 16 | 0 | 0 | 8 | 8 | N/A | 2021 | 2066 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |
| Willowglen (Ownership, Phase 3) | N/A | 8 | 0 | 0 | 6 | 2 | N/A | 2022 | 2067 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Total - Affordable Ownership** | **N/A** | **31** | **0** | **0** | **16** | **15** | | | | |
| **Total - All Categories** | **2307** | **1103** | **6** | **390** | **670** | **37** | | | | |

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

Table 13 At-Risk Affordable Housing Units

| Project Name | Total Units | Affordable Units | Deed Restricted | | | | Funding Sources | Affordability Start | Expiration Date of Affordability Restrictions | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | ELI | VLI | LI | MI | | | | |
| Edgewood Apartments | 168 | 68 | 0 | 0 | 68 | 0 | LIHTC, Revenue Bonds | 1996 | 2026 | Private Pine Creek Properties |
| The Gardens (Santa Alicia) | 20 | 20 | 0 | 8 | 12 | 0 | LIHTC, CDBG, City Loan | 1994 | 2023 | Non-Profit Burbank Housing (DBA Santa Alicia Gardens, L.P.) |
| **Total At-Risk Affordable Rentals** | **188** | **88** | **0** | **8** | **80** | **0** | | | | |

## Assessed Risk of Conversion

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

## Comparison of Replacement and Preservation Costs

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

Table 14 Comparison of Preservation and Replacement Costs

| Fee/Cost Type | Cost per Unit |
|---|---|
| Preservation | |
| Acquisition | $293,486.00 |
| Financing/Other | $44,022.90 |
| **Total Estimated Cost per Unit** | **$337,508.90** |
| Replacement | |
| Land Acquisition | $34,504.75 |
| Construction | $469,333.33 |
| Financing | $75,575.71 |
| **Total Estimated Cost per Unit** | **$579,413.80** |

Property Acquisition Costs based on per unit estimates provided by local nonprofit for a project that does not need rehabilitation; Financing and other costs are assumed to be 15 percent of acquisition and rehabilitation cost; Land Acquisition Cost based on CA CTAC Tax-Exempt Bond Project Staff Report for CA-18-601 in Rohnert Park, 2018; Construction Cost based on estimates by local developers and assumes development at 800 square foot units; Financing and other costs are assumed to be 15 percent of land and construction costs
This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and properly conditions, lease out/turnover rates, among other factors.

### Entities Qualified to Preserve At-Risk Units

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

## Opportunities for Energy Conservation in Residential Development

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

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

# 4 Housing Constraints

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

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

## Nongovernmental Constraints

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

### Vacant Land

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

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

### Land Costs

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

### Construction Costs

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

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

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

## Financing

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

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

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

## Development Trends

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

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

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

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

### Community Opposition

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

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

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

## Potential Governmental Constraints

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

### General Plan and Zoning Code

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

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

## Table 15 Zoning Districts and Descriptions

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

## Development Standards

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

The Rohnert Park Municipal Code sets forth specific development standards which designate the allowable density, lot area, setback requirements, floor area ratio, building height, and open space provisions for various types of development. These are outlined in Table 16, below. Allowed residential uses by zone are outlined in Table 17.

Specific plan areas and other planned development areas contain additional zoning districts with specific development standards, many using form-based codes. Allowable densities within each planned development reflect the specific attributes of the projects that were planned and developed there; additional development opportunities do not exist within planned development areas and zones except in the case of Downtown District Amenity Zone, which uses a form based code which allows development of up to 40 units per acre without the need for concessions.

### Analysis of Residential Development Standards.

Minimum lot sizes in Rohnert Park range from 3,700 to 5,000 square feet, which allow greater single-family densities than most surrounding jurisdictions. The City also provides that parcels within the R-E and R-R zones have large minimum lot sizes of 17,000 and 40,000 square feet, respectively; however, there are currently no parcels within City Limits with those zoning designations. Required lot widths and depths for single-family attached and detached developments are typical for the region and, together with the standard 5' setbacks, provide for adequate air flow and sunlight while allowing for a variety of ownership housing types including small-lot subdivisions. Lot coverage maximums apply to structures only and do not consider parking areas, accessways, landscaping, or other areas. Maximum building heights of 35' in the low and medium density zones allow three stories, and the maximum height of 45' in the high density zone allows for 4 stories by right. These allowances are greater than those of surrounding suburban communities and have helped Rohnert Park meet its housing objectives. Together with the greater heights allowed, the City's maximum FARs and lot coverages for residential zones allow development of projects that can, typically do, exceed the maximum densities.

Development standards for multi-family units include a minimum lot size significantly smaller than HCD's half-acre standard in order to encourage infill development. The 40' to 60' height limits allow for greater densities than are allowed by many surrounding jurisdictions in the north bay. When part of a mixed-use project, these maximum building heights allow for maximum dwelling units on upper stories while maintaining neighborhood scale, and walkability.. The City's higher and denser multi-family and mixed-use areas are adjacent to high-quality transit and commercial areas that provide for daily needs and promote walkability.

Cumulatively, land use controls in Rohnert Park do not constrain the ability for residential development to achieve maximum allowed densities without need for exceptions. In mixed-use zones that do not have a maximum density, land use controls allow developers to achieve over 40 dwelling units per acre without the need for concessions or exceptions. Interested residential developers have not indicated that concessions are necessary for them to achieve maximum densities and have indicated that the City's land use controls are less restrictive than nearby communities.

## Table 16 Development Standards by Zoning District

| Zoning District | Minimum Lot Size (Sq. Ft.) | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) | Maximum Residential Density (Units/Acre) | Maximum Building Height (Feet) | | Minimum Front Yard Setback (Feet) | Minimum Side Yard Setback (Feet) | | Minimum Rear Yard Setback (Feet) | Minimum Open Space Per Unit (Sq. Ft.) | Maximum Floor Area Ratio (FAR) | Maximum Lot Coverage (Percent) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary | Accessory | | Interior | Corner | | | | |
| R-R | 40,000 | 100 | 150 | 1.0 | 35 | 12 | 50 | 10 | 20 | 50 | N.A. | N.A. | 30 |
| R-E | 17,000 | 100 | 150 | 2.0 | 35 | 12 | 25 | 10 | 20 | 25 | N.A. | N.A. | 40 |
| R-L | 5,000 | 50 | 100 | 6.0 | 35 | 12 | 20 | 5 | 10 | 20 | N.A. | 0.4 | 50 |
| R-M | 3,700 | 40 | 80 | 12.0 | 35 | 12 | 20 | 5 | 10 | 20 | 500 | 0.55 | 40 |
| R-H | 10,000 | 60 | 100 | 24.0 | 45 | 12 | 20 | 5 | 10 | 20 | 400 | 1.15 | 40 |
| DTR-H | 10,000 | 60 | 100 | 30.0 | 60 | 15 | 20 | 5 | 10 | 20 | 400 | 1.15 | 40 |
| C-O | 10,000 | 60 | 100 | N.A. | 45 | N.A. | 15 | 10 | 15 | 10 | N.A. | 1.0 | 50 |
| C-N | 10,000 | 50 | 100 | N.A. | 35 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.4 | 60 |
| C-R | 20,000 | 50 | 100 | N.A. | 65 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.4 | 60 |
| I-L | 20,000 | 100 | 100 | N.A. | 45 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.5 | 60 |
| M-U | 10,000 | 60 | 100 | 24 | 45 | 12 | 10 | 10 | 10 | 10 | 200 | 1.5 | 80 |
| DTM-U | 10,000 | 60 | 100 | 0 /35 | 60 | 12 | 10 | 10 | 10 | 10 | 200 | 1.5 | 80 |
| PI | 10,000 | N.A. | N.A. | N.A. | 45 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.5 | 50 |
| OS- | N.A. | N.A. | N.A. | 1.0 | 35 | N.A. | N.A. | 20 | 25 | N.A. | N.A. | N.A. | N.A. |
| OS-EC | N.A. | N.A. | N.A. | N.A. | 35 | N.A. | N.A. | 20 | 25 | N.A. | N.A. | N.A. | N.A. |

Source: City of Rohnert Park Municipal Code 17.06, 2022

## Table 17 Allowed Residential Uses by Zoning District

| Housing Type | R-R | R-E | R-L | R-M | R-H | C-O | C-N | C-R | M-U | DTM-U | OS-ARM |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Accessory Dwelling Unit | Z | Z | Z | Z | Z | | | | | | |
| Affordable Housing density bonus | A | A | A | A | A | | | | | | |
| Family Care Home/ Community Care<br>Small (≤6 persons)<br>Large (≥7 persons) | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>C | | | | | | |
| Farmworker Housing | P | P | | | P | | | | | | P(I), C |
| Homeless Shelter (M)<br>Small (≤6 persons)<br>Large (≥7 persons) | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>P | <br>P<br>P | <br>P<br>P | <br>P<br>P | <br>P<br>- | <br>P<br>- | |
| Live/Work (P) | | | | | | | C | C | P | P | |
| Manufactured Housing (Q) | Z | Z | Z | Z | Z | | | | | | |
| Mobile Home Park or Subdivision | | | | C | C | | | | | | |
| Multi-Family Housing<br>Duplexes/ Single-story<br>Other<br>Residential uses as a part of a mixed-use project when located in the same building as a nonresidential use | <br><br>- | <br><br>- | <br><br>- | <br><br>P<br>- | <br><br>P<br>P | <br><br>C | <br><br>C | <br><br>C | <br><br>P | <br><br>C | |
| Rooming or Boarding House | A | A | | | A | | | - | - | - | |
| Single-room occupancy living unit facility or residential hotel (Z) | - | - | | | | | | A | P | N | |
| Recovery Facility<br>Small (≤6 persons)<br>Large (≥7 persons) | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>C | <br>A<br>C | <br>A | <br>A<br>C | | | |
| Residential Care Facility<br>Congregate Care/Assisted Living<br>Small (≤6 persons)<br>Large (≥7 persons)<br>Convalescent Hospital<br>Senior Housing (Independent Living) | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>C<br>C<br>C<br>C | <br>C<br>C<br>C<br>C | <br>C<br>C<br>C<br>C | <br>A<br><br>A<br>P | <br>N<br><br>N<br>C | |
| Single Family Dwellings | P | P | P | P | C | | | | | | P |

Source: City of Rohnert Park Municipal Code 17.06
P = Permitted.
C = Conditionally-permitted by planning commission.
A = Administrative permit.
Z = Certificate of zoning compliance.
T = Temporary conditional permit.
I = Uses allowed as incidental to a primary use.

## Specific Plans, Area Plans, and Planned Developments

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

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

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

## Subdivision Standards

On-site and off-site improvements are made in compliance with the city's design standards and specifications . As a prerequisite for approval of the parcel map, improvements may be required on parcels outside the subdivision. Some portion of the improvement cost may be reimbursed that is equal to the

difference between the cost to install such improvements to serve the developable lot only and the actual improvement cost in conformance to the provision of the Subdivision Map Act. The City's design and improvements ordinance require improvements on street frontage such as curbs, sidewalks, driveways, street trees, streetlights, landscaping, and lifeline infrastructures or connection to utility lines. During deferred improvement, The City can charge the entire cost and expense to the owner including interest from the date of notice of the cost and expense until paid, and facilitate the construction when improvements are deferred on minor subdivisions. A designated remainder parcel may not be subject to the improvement requirements until the city is ready to issue a permit or other grant of approval for the parcel or an agreement is reached between the subdivider and the city. Prior to development, the owner is required to obtain a certificate of compliance or conditional certificate when the designated remainder is subsequently sold.

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

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

## Parking Requirements

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing land that may otherwise be available for amenities or residential units. The City's Municipal Code establishes residential parking standards, shown in Table 18.

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

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

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

Table 18 Parking Requirements

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

Source: Rohnert Park Municipal Code 17.07.020, 17.16.030, 2022

## Accessory Dwelling Unit Requirements

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

Maximum Square Footage:

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

For an attached ADU or JADU:

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

- The JADU, if applied for, meets all the requirements for JADUs outlined in this section.

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

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

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

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

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

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

## Growth Controls

The City has an established Urban Growth Boundary which was approved by voters in 2000 (Measure N) and was renewed in 2019. The existing UGB expires in 2040. The UGB encompasses all land within the City's Sphere of Influence and prohibits urban development beyond this line. Exceptions can only be made by a majority vote of the City Council to allow open space or ag protection, or the inclusion of up to 10 acres per year of immediately adjacent lands to be developed primarily (51% or more) with affordable housing.

Along with the adoption of the Urban Growth Boundary, Rohnert Park's Measure N required the City Council to adopt a growth management program consistent with these community goals, the UGB, and a 1% annual population growth rate. This administrative Growth Management Program (GMP) was included in the 2000 General Plan and was codified into the zoning ordinance. It does not expire and caps development at an average of 225 units per year. The City has not exceeded a 1% growth rate since the Program was established. At the end of 2022 there were an excess of 2,745 units available. Affordable units, accessory dwelling units, and residential infill units are all exempt from the growth cap.

Prior to the issuance of any building permit, the Growth Management Program (GMP) requires that a sufficient number of units are available, unless the project is exempt. If sufficient units are available, the building permit is issued without delay. If the 225 units per year allotment is unused, the GMP allows the units to be rolled over and accumulated as a Residual Development Cap used in subsequent years. If the 225 unit allotment, plus the entire Residual Development Cap, is exhausted then building permits cannot be issued until the following calendar year, when a new allotment of 225 units is available. There are no additional evaluation criteria or discretionary processes associated with the GMP. As noted above, as of the end of 2022, the City had a Residual Development Cap of over 2,745. Given the current rate of development, this is highly unlikely to be exhausted within the next decade.

The City process screens out any projects exempt from the GMP check, so the building permit issuance will not be impacted. The following projects are exempt from the GMP:

- Low- and very-low income units
- Accessory dwelling units
- Infill projects, including:
    - adaptive reuse of commercial property
    - mixed-use projects
    - Transit Oriented Developments
    - live/work projects
    - residential projects less than 5 acres in size

The City's RHNA is 1580, or 197 units per year. The Growth Management Program does not pose a constraint on the City's ability to address it RHNA or its Quantified Objectives.

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

Under the provisions of Government Code 66330, cities may enforce growth controls if the law imposing the limit was approved by voters prior to January 1, 2005 if the City is located in a predominantly agricultural County. Rohnert Park meets these conditions and its growth controls do not conflict with the Housing Crisis Act as follows:

- Rohnert Park is located within Sonoma County, which meets the definition of a predominantly agricultural County.
    - Sonoma County has 577,735 acres of agricultural land.
    - The total size of Sonoma County is 1,026,085 acres, so the agricultural acreage is 56.3%.[20]
- Rohnert Park's Urban Growth Boundary and Growth Management Program were voter-approved in 2000.

## Density Bonus Law

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

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

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

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

[20] 2014-2016 California Farmland Conversion Report

## Consistency with State Law

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

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

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

## Local Processing and Permit Procedures

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

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

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

For larger projects, such as a multifamily residential development, the assigned planner will guide the applicant through the public review process once staff reviews are complete. A typical multifamily project in an area zoned for multifamily development is a permitted use and only requires site plan and architectural review.

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

- The development's general appearance is compatible with existing development and enhances the surrounding neighborhood
- The development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the facade facing the street; and/or the line and pitch of the roof; and

- The development will be located and oriented in such a manner so as to provide pedestrian, bicycle, and vehicle connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.

Site plan and architectural review processing takes approximately 90 days from application completeness to approval. Most multifamily residential projects do not require a hearing but may require Planning Commission review for compliance with site plan and architectural guidelines. Projects only require a City Council hearing in special cases, such as a Development Agreement, Development Area Plan, or appeal of a Planning Commission decision.

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

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

The Planning Division of the Development Services Department manages the planning permits and entitlements for residential projects. Permitting timelines vary depending on the project's scope of work, and are shown in Table 19.

### Table 19 Timelines for Permit Procedures and Decision-Making Authority

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

Source: City of Rohnert Park Municipal Code, 2022
* Processing time varies based on applicant response. This represents city processing time assuming a complete application.
** Development agreements are process along with other entitlements (e.g. Specific Plan, Planned Developments)

***The City does not have any recent experiences with variances. The City has an adjustment process in certain zoning districts (e.g. SOMO Village Planned Development and Downtown area, which allow some flexibility from development standards, without the need for a variance)

Table 20 Processing Procedure and Timeframe by Project Type

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

Assumed project details:
3,000 sq. ft. Single-family home in RL zone
74 unit in a multifamily development in RH zone
Subdivisions vary greatly depending on project size and details
*Building permit only, does not include entitlement permit processing.

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

## Design Review Procedures

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

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

1. The development's general appearance is compatible with existing development and enhances the surrounding neighborhood;

2. The development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the facade facing the street; and/or the line and pitch of the roof; and

3. The development will be located and oriented in such a manner so as to provide pedestrian, bicycle, and vehicle connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.

While stakeholders did not identify design review requirements as a constraint to development, compatibility is a discretionary factor. Additionally, the use of "factors to consider" instead of objective findings increases the amount of discretion required. These factors could affect approval certainty, and in turn, that could affect timing, feasibility, availability, and cost of housing. In order to mitigate this constraint, the City will implement

Program HO-1.D(b) to replace factors 1, 2, and 3 with objective findings and develop objective design and development standards for multi-family and mixed-use development that would not include any discretionary factors.

## Building Codes and Enforcement

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

The City has adopted the 2022 California Standards Building Code incorporating the National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, the Uniform Residential Code, and the California Fire Code. The City made local amendments to address local climate, geography, soils conditions, topography, and fire risk, which are necessary for the protection of the health, safety, and welfare of its residents and do not constrain development. These amendments are detailed in Table 21. Some amendments will slightly increase construction costs, and some will decrease construction costs. Some of the changes will reduce long-term maintenance costs, potential for housing deterioration, and loss of housing stock.

### Table 21 Local Amendments to the Building Code

| Local Amendment to CBSC | Justification for Local Amendment | Estimate of Impact on Housing Costs |
|---|---|---|
| CBC Section 105.2 – allows 6-foot fences with 2 feet of lattice to be constructed without a building permit | Local topography (development patterns) | Reduces housing costs because permits are not required for these fences |
| CBC Section 107.2.9 – allows Building Official to accept photographic evidence | Local topography (development patterns) | Reduces housing costs because photographic evidence minimizes needs for inspection |
| CBC Section 110.7 – allows Building Official to require exposure of unpermitted concealed construction | Local topography (development patterns) | No impact on housing costs as long as permits are obtained by builders |
| CBC Section 420.17 – requires a concrete landing area at exterior of garage side doors | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC Section 502 – defers to California Fire Code (CFC) for address numbers | See discussion under CFC | See discussion under CFC |
| CBC Section 1503.6 – requires rain gutters, downspouts, leaders and splash blocks | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC 1705.13.10 – requires developer to fund third party seismic inspector | Local geology (seismic risk) | Reduces housing costs because City permit fees do not include the cost of a full-time, on staff seismic inspector |
| CBC 1808.6.2.1 – adds requirements for slab on grade foundations | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC 1907.2 – adds requirements for reinforcing non-structural concrete | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC 15.08.020 – defers to CFC for design of fire protection systems | See discussion under CFC | See discussion under CFC |
| Adopted CBC Appendix I (Patio Covers) and J (Grading) | Local geology (poor soils, seismic risk) | Reduces housing costs by utilizing state standard appendices rather than locally developed criteria for design of patio covers and grading requirements |

| | | |
|---|---|---|
| CRC R313.2.2 – defers to CFC for design of sprinkler systems in additions and alternations | See discussion under CFC | See discussion under CFC |
| CRC R408.1 – requires underfloor venting to be self-sealing or ember intrusion resistant | Local climate (fire risk) | Modest impact on first construction cost – reduces fire risk and loss of housing stock |
| CRC R806.1 – requires self-sealing or ember intrusion resistant roof vents | Local climate (fire risk) | Modest impact on first construction cost – reduces fire risk and loss of housing stock |
| CRC R902.1 – requires fire resistant roof assemblies | Local climate (fire risk) | Modest impact on first construction cost – reduces fire risk and loss of housing stock |
| CEC 230.79 – allows Building Official to require replacement of Federal Pacific or Zinsco panels under certain conditions | Local climate (fire risk) | Increases cost of modifying homes with these panels if physical testing demonstrates that the panel is likely to fail |
| Adopted CEC Annex H | Local climate (fire risk) | Reduces housing costs by utilizing state standard annex rather than locally developed criteria |
| CPC 301.2.6 – requires non-metallic water supply lines | Local geology (poor soil) | No impact on construction cost because plastic pipe is the available standard – reduces long term maintenance cost by minimizing pipe failure |
| CPC 604.1 – requires non-metallic service supply lines | Local geology (poor soil) | No impact on construction cost because plastic pipe is the available standard – reduces long term maintenance cost by minimizing pipe failure |
| Adopted CPC Appendices A, B, D and I | Local geology (poor soil) | Reduces housing costs by utilizing state standards design requirements for water supply, combination waste and vent systems, storm drainage systems and installation standards |
| Adopted CEC Appendix A3 and A4 | Local geology (earthquake risk) | Reduces housing costs by utilizing state standards for seismic design of wood frame residential structures |
| Adopted CalGreen Tier 1 Standards | Local climate (risks of climate change and need to reduce GHG emissions) | Modest increase in construction costs – long term reduction in maintenance cost and GHG emissions associated with housing stock |
| CFC Section 101.6 - clarifies applicability of national fire standards when state codes are not clear | Local climate (fire risk) | Reduces housing costs by providing clarity in code applicability |
| CFC 202 – adds a series of definitions to support false fire alarm calls | Local climate (fire risk) | No impact on construction costs |
| CFC 304.1.2 – clarifies requirements for vegetation clearance to reduce fire risks | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 304.1.2.1 – clarifies responsibility for managing vegetation and fire fuel load | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 304.1.2.2 – clarifies requirements for defensible space around structures | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 308.1.9 – prohibits outdoor fire pits and open flames under certain climatic conditions | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 505.1 – requires illuminated address numbers | Local climate (fire risk) | Minor increase in construction costs |

| | | |
|---|---|---|
| CFC 505.1.2 – requires minimum address number size for one- and two-family dwellings | Local climate (fire risk) | Minor increase in construction costs |
| CFC 505.1.2 – requires minimum address number size for multi-family dwellings | Local climate (fire risk) | Minor increase in construction costs |
| CFC 505.1.3 – requires address directory for multi-building complexes | Local climate (fire risk) | Minor increase in construction costs |
| CFC 507.5.1 – requires fire hydrant within 150 feet of buildings | Local climate (fire risk) | May result in a moderate increase in construction costs for multi-family housing complexes depending on configuration of lot and distance to public hydrants |
| CFC 507.5.1.1 – requires hydrant connection within 50 feet of standpipe system | Local climate (fire risk) | May result in a moderate increase in construction costs for multi-family housing complexes depending on configuration of lot and distance to public hydrants |
| CFC 901.7 – adds requirements to notify building insurer if fire system is out of service | Local climate (fire risk) | No impact on construction costs |
| CFC 902.1 – amended to add definitions supporting false fire alarm calls | Local climate (fire risk) | No impact on construction costs |
| CFC 903.2 – adds exemptions from fire alarm system requirements for small uses including ADUs | Local climate and state law | Reduces construction costs for ADUs |
| CFC 903.2.22 – allows officials to require upgrade to current fire standards when buildings change use | Local climate (fire risk) | May increase construction costs for renovations/conversions of certain types of housing (e.g. apartments to condominiums) |
| CFC 903.2.23 – clarifies that fire sprinklers are generally required when 50% or more of a structure is changed | Local climate (fire risk) | Modest increase to the costs of some housing expansion/remodel projects |
| CFC 903.2.24 – clarifies fire sprinkler design criteria | Local climate (fire risk) | Generally, no impact on construction costs – may reduce design costs by providing clarity |
| CFC 903.3 including various subsections – clarifies fire sprinkler installation requirements | Local climate (fire risk) | Generally, no impact on construction costs – may reduce design costs by providing clarity |
| CFC 903.4 including subsections– requires electronically supervised sprinkler systems under certain conditions | Local climate (fire risk) | Generally, no impact on housing construction costs because housing qualifies for exemptions from this provision |
| CFC 907.2 – requires NFPA 72 compliant fire alarm systems in certain non-residential settings | Local climate (fire risk) | No impact on housing costs because provisions do not apply to residential buildings |
| CFC 907.2.8.1 – requires manual fire alarm notification devices in residential settings | Local climate (fire risk) | Reduces housing costs by allowing for manual notification |
| CFC 907.6.6 – clarifies that requirements for NFPA 72 monitoring systems are not retroactive | Local climate (fire risk) | Reduces housing costs by not requiring retrofits under certain conditions |
| CFC 907.9.1 – requires upgrade of fire alarm systems in the event of multiple false alarms | Local climate (fire risk) | May impact housing costs if system is triggering multiple false alarms |

| | | |
|---|---|---|
| CFC Appendices B, C and D – various technical amendments to conform Fire Code requirements to ISO requirements and engineering standards | Local climate (fire risk) | Generally, reduces housing costs by require offsite infrastructure to comply with reasonable fire flow and access requirements. Reduces need for offsite infrastructure upgrades for many infill development projects |

*Generally, minor increases are $500 or less and modest increases are $5000 or less.*
*CBSC – California Building Standards Code; CPC -California Plumbing Code; CBC – California Building Code; CEBC – California Existing Building Code; CRC – California Residential Code; CalGreen – Green Building Standards Code; CEC – California Electrical Code; CFC – California Fire Code*
*Source: City of Rohnert Park, 2022*

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

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

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

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

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

## Development and Permitting Fees

Various permitting fees for housing development, as shown in Table 22, are charged by the agencies within the City of Rohnert Park to cover the cost of processing, evaluating, and ensuring compliance. Per Government Code Section 66020, the city is legally required to set permit and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees. These fees are established at the time of imposition or project approval. The City's fee schedule notes that some permit application fees are charged on a fixed fee basis, and some charged as a deposit as initial fees are subject to change during the permit process.

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

### Table 22 Permitting Fees

| Item/ Permit Type | Fee* |
|---|---|
| Pre-Application Conference –<br>Single-family dwelling, owner-occupied<br>Concept Plan review | <br>$ 307<br>$ 217<br>$ 1,222 |
| Appeals<br>City Council<br>Planning Commission | <br>$ 348 (residents); $ 1,393 (non-residents)<br>$ 482 (residents); $ 1,922 (non-residents) |
| Home Occupation Permit | $ 104 |
| Environmental Review per CEQA<br>Preliminary CEQA Analysis<br>Notice of Categorical Exemption<br>Initial Study/ Mitigated Negative Declaration<br>Environmental Impact Review<br>Notice of Determination | <br>$ 5,460<br>$ 350<br>$ 16,380<br>As determined by staff<br>$ 508 |
| Entitlements | |
| Development Agreement (including processing and amendments) | As determined by staff |
| Development Area Plan | $ 11,099 |
| Development Plan<br>Preliminary<br>Final | As determined by staff |
| General Plan Amendment | $ 6,147 |
| Site Plan & Architectural Review: Building Remodel<br>Commercial/ Industrial<br><br>Residential (≥2 units) | <br>$ 1,826 (within existing footprint); determined by staff (expanding footprint)<br>$ 1,638 |
| Site Plan & Architectural Review: New Structure<br>Commercial/ Industrial<br>Residential (≥2 units – Change-in-use) | <br>$ 2,731<br>$ 2,731 |
| Specific Plan<br>Preliminary<br>Preparation | As determined by staff |
| Tentative Map<br>Minor (≤ 4 lots)<br>Major (≥ 5 lots) | <br>$ 4,937<br>As determined by staff |
| Variance | $ 3,088 |
| Modifications/ Waivers | |
| Condition Modification/Waiver –<br>Administrative<br>Planning Commission | <br>$ 350<br>$ 1,237 |
| Subdivision –<br>Revision to Approved Minor<br>Extension to Approved Minor | <br>$ 1,479<br>$ 857 |

| | |
|---|---|
| Revision to Approved – Major | As determined by staff |
| Extension to Approved – Major | As determined by staff |
| Time Extension to Approved | |
| Minor | $ 217 |
| Major | $ 857 |
| **Other** | |
| Annexation | As determined by staff |
| Assignment – | |
| Address | $ 108 (one address)<br>$ 162 (2-5 addresses)<br>$ 269 (6-20 addresses)<br>$ 429 (21+ addresses) |
| Temporary power pole address | $ 81 |
| Certificate of Zoning Compliance | $ 642 |
| Letter of Public Necessity/Convenience | $ 538 |
| Planning review of building permits | As determined at building permit issuance |
| Tree Permits – | |
| Clearance/ Exemption | $ 248 |
| Approval for tree removal | $ 632 |
| Violation Correction | $ 642 |
| Zoning | |
| Rezoning | $ 7,951 |
| Zoning Confirmation Letter | $ 104 |
| Zoning Ordinance Text Change | $ 6,174 |
| **Use Permits** | |
| Administrative Permit | $ 803 |
| Conditional Use Permit – Residential (≥ 2 units) and Commercial/ Industrial/ Mixed Use) | $ 2,731 |
| Temporary Use Permit | |
| Minor | $ 162 |
| Major | $ 1,237 |

Source: City of Rohnert Park Development Services, 2021

*Fees represent an initial amount and do not include actual cost of publishing, noticing, and other costs of time and materials. A "Reimbursement Obligation" form is executed in conjunction with any of the above-mentioned fees in order to recover any outstanding costs (i.e. Fire Department, Public Works, consultant costs, legal costs, and other public agency fees).

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

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

Table 23 Development Impact Fees

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

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

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

## Housing for People with Disabilities

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new multi-family developments to be fully accessible to the physically disabled. Enforcement of ADA requirements is not at the discretion of the City but is mandated under federal law. The provisions of the ADA applicable to residential uses would apply only to multi-family developments and any residential components of a live-work project in a Commercial Zone.

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

Under the ADA, cities must reasonably modify policies when necessary to avoid discrimination because of disability, unless they can show that the modifications "would fundamentally alter the nature of the service, program or activity." [21] In general, the law states that local agencies retain their ability to regulate land uses and to apply neutral, non-discriminatory regulations, but are required to make accommodations to allow persons with disabilities an equal opportunity to use and enjoy housing in the community.

The City of Rohnert Park addresses people with disabilities in its reasonable accommodation ordinance [22]. This law provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. Any person with a disability, their representative developer, or provider of housing for people with disabilities can make a request. A reasonable accommodation request may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. The development service director or director's designee will review the request and make a written determination within 45 days and either grant, grant with modifications or deny a request for reasonable accommodation. The reviewing authority may impose any

[21] Code of Federal Regulations 35.130(b)(7)
[22] Rohnert Park Municipal Code 17.10.080

conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the City's requirement for approval.

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

There is no fee to apply for a reasonable accommodation.

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

Residential care facilities for 6 or fewer people are permitted by-right in the R-R, R-E, R-L, R-M, and R-H districts. Residential care facilities for 7 or more people are permitted in the same zones, subject to a conditional use permit. Residential care facilities are allowed in the C-O, C-N, and C-R districts, subject to a conditional use permit. Under Program HO-2.C, the City will establish clear, objective, and transparent requirements for large RCFs.

Rohnert Park's Zoning Code and its implementation will be addressed through Program HO-2.C to mitigate constraints to the provision of housing for residents with disabilities.

## Locally-Adopted Ordinances

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

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

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

### Summary of Programs to Mitigate Governmental Constraints

The following regulations and processes have been identified as potential governmental constraints to the provision, maintenance, and improvement of housing, including for housing for disabilities in Rohnert Park. Programs have been identified to remove or mitigate these constraints.

- Flexible parking standards are not specified in Zoning Code – Program HO-2.C(b)
- There is no existing procedure for SB 35 streamlined review – Program HO-1.D(a)
- The City is not fully compliant with publication and transparency requirements for development standards and fees – Program HO-2.A(a)
- Site Plan and Architectural Review relies on discretionary factors – Program HO-1.D(d)
- The Zoning Code's definition of 'family' could pose constraints to fair housing – Program HO-2.C(a)
- The permitting level for large residential care facilities could pose constraints to housing for people with disabilities – Program HO-2.C

## Environmental Constraints

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

### Seismic and Geologic Hazards

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

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

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

- Landslides: The shaking of an earthquake causes loose material to slide down a slope.
- Subsidence: The ground surface drops rapidly due to an earthquake.

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

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

### Flooding

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

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

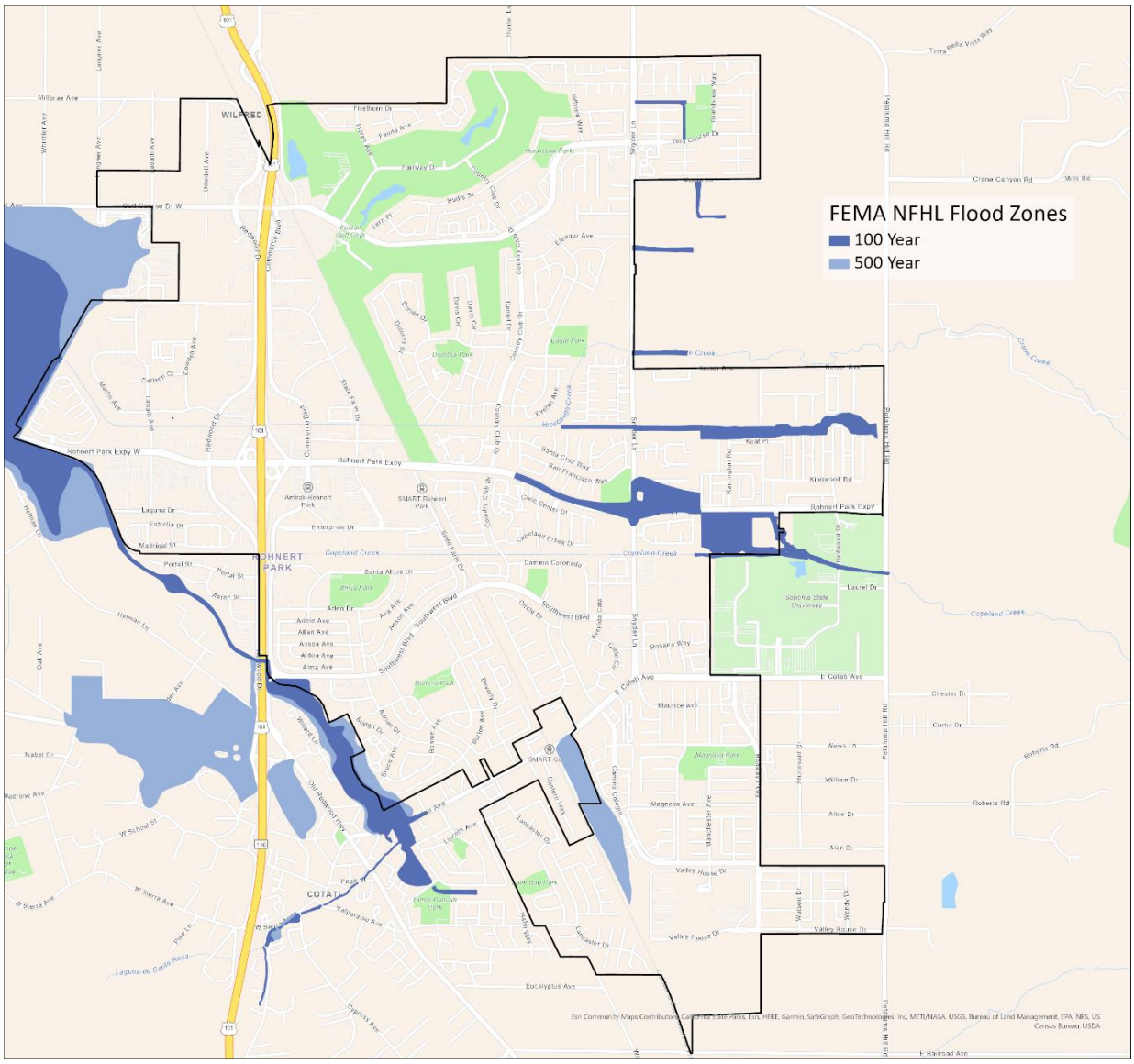
The Sonoma County Water Agency (Sonoma Water) manages most of the flood control channels in Rohnert Park, while the City's Public Works Department is responsible for City-owned portions of the stormwater system such as gutters, inlets, catch basins, and pipes.

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

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

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

Figure 2 Flood Hazard Zones




Source: FEMA National Flood Hazard Layer, 2021

## Fire Hazard

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

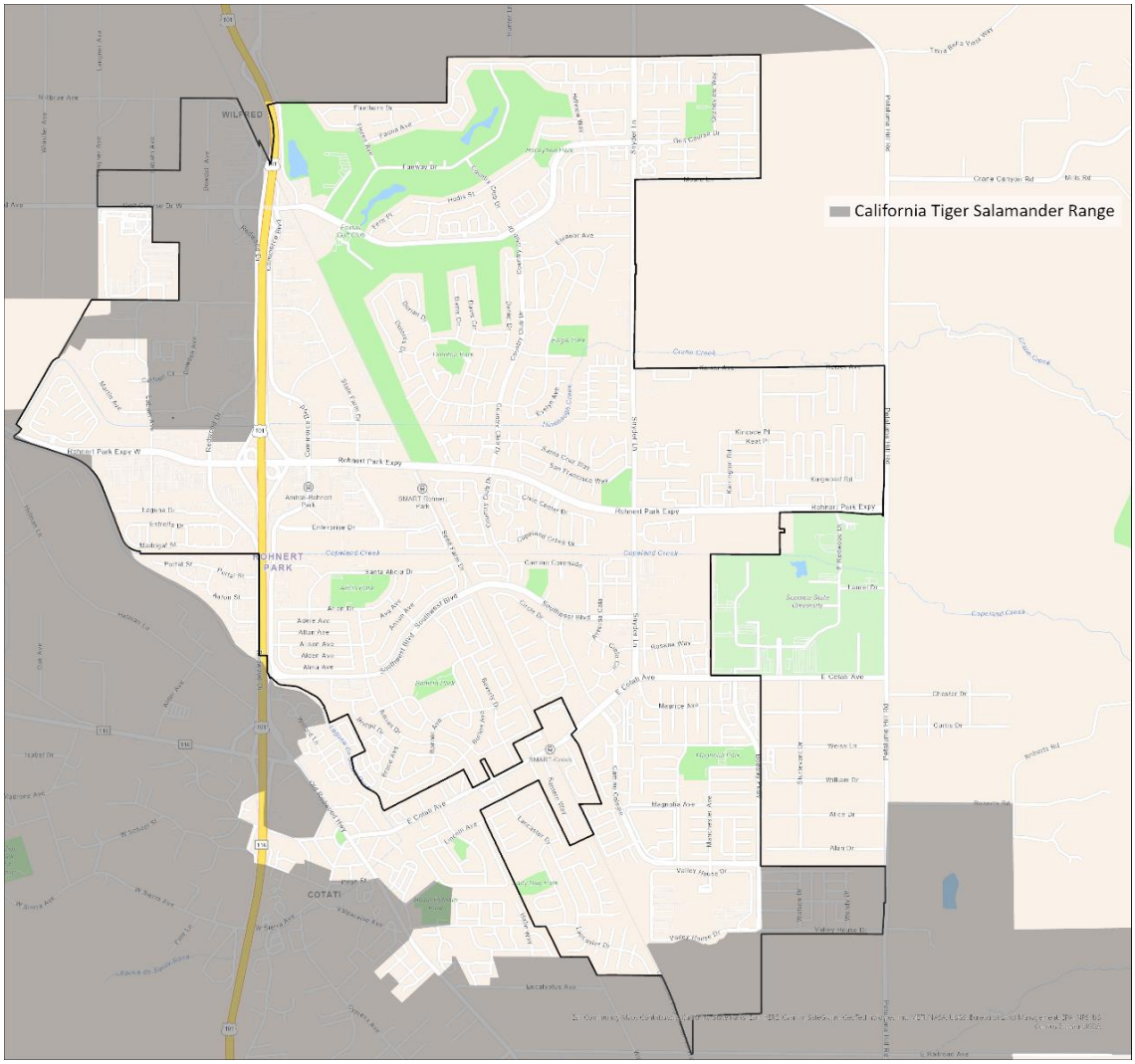
Hot, dry summers increase the risk of fires starting and spreading quickly, and this risk will increase as the climate changes in future decades. Winter rains can accelerate growth of brushland and grassland that quickly dry out during the summer, creating fuel for fires. Rohnert Park's LHMP includes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

and precipitation .Current mitigation activities include abatement of grassland areas adjacent to and within the City Limits. Fire hazards do not pose a constraint to development.

## Sensitive Habitats:

Some areas within the City of Rohnert Park are identified as potential habitat for the California Tiger Salamander (CTS). The Santa Rosa Plain Conservation Strategy (SRPCS) was published in 2005 and provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. In 2011, the designation of critical habitat was revised. Areas that were removed in the revision include the urbanized centers of Santa Rosa, Bennett Valley, Rohnert Park, and Cotati, which are mostly developed and do not contain the characteristics needed to support CTS conservation. Figure 3 shows the potential habitat areas for the CTS in Rohnert Park.

Figure 3 California Tiger Salamander Range




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

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

# Infrastructure Constraints

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

## Water

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

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

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

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

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

## Energy

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

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

## 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. The City's sewer system is regulated under the State Water Resources Control Board (SWRCB) General Waste Discharge Requirements (GWDR). Since 2004, the City has been investing in upgrades to its trunk sewer system, its terminal pump station, and its outfall sewer to the Subregional Water Reclamation Plant. The City's contract with Santa Rosa provides it with enough treatment and disposal capacity to also meet the buildout demands of draft General Plan 2040. Because the City has adequate sewer capacity for the 20 year buildout of its General Plan, it has the capacity to meet its RHNA for the next eight years.

# 5 Assessment of Fair Housing

## Background

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

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

### Housing Element Requirements

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

- Meaningful Engagement: Meaningful engagement and outreach efforts were conducted throughout the Housing Element process. These efforts and the incorporation of feedback received is detailed in Appendix A.
- Assessment of Fair Housing: This section contains the assessment including the analysis and comparison of local data and regional data, trends, and patterns. This data is supplemented by local knowledge wherever available. The AFH identifies fair housing issues and contributing factors based on the analysis in the five different subsections:
    4. Enforcement and Outreach Capacity
    5. Segregation and Integration Patterns and Trends
    6. Disparities in Access to Opportunity
    7. Disproportionate Housing Needs, including Displacement
    8. Areas of Concentrated Poverty and Affluence Across Racial and Ethnic Groups
- Identification of Contributing Factors: Factors that contribute to fair housing issues have been identified for each area of the AFH and prioritizes these factors within Table 46.
- Summary of Fair Housing Issues: Fair housing issues are summarized in the AFH, along with the description of goals and actions in Table 46.

- Sites Inventory: Housing sites identified to meet regional housing needs have been evaluated relative to the components of the AFH. Section 11-3 contains the housing sites information, maps, and the sites analysis. The AFH contains additional analysis of the housing sites relative to the fair housing topics.

# Fair Housing Enforcement and Outreach Capacity

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

## Compliance with Existing Fair Housing Laws and Regulations

Federal and State laws prohibit intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people make it illegal to discriminate based on a person's protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, the Fair Employment and Housing Act (FEHA) [23] and the Unruh Civil Rights Act also make it illegal to discriminate based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, predatory mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression.

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

Additional State protections include the following:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.
- California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.
- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13)[1] prohibits tenants from being evicted without "just cause," which means that multifamily tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% plus inflation up to a 10% maximum cap.

[23] Government Code Section 12955 et seq

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

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

- Inclusionary Housing Ordinance: In 2019, the City passed Ordinance 936, amending its inclusionary zoning code. Under this law, a developer must ensure 15 percent of its housing units are affordable when constructing for-sale development projects of over 50 units. All affordable for-sale units must be deed restricted for a period of 99 years and affordable rental units for a period of 55 years. [24]
- Affordable Housing Fees: The City requires payment of in-lieu fees from developers constructing for-sale developments of 50 or fewer units and multi-family developments of all sizes. [25] Additionally, the City collects affordable housing linkage fees for all nonresident developments [26]. The fees are used in support of activities to implement the City's adopted Housing Element, primarily for the construction and preservation of affordable housing.
- Density Bonus: Developers will receive a density bonus for the construction of housing projects that include a certain percentage of affordable development. [27]
- Cap Exemptions: The City's growth management plan imposes a yearly residential development cap but exempts housing designed for vulnerable populations including affordable housing, congregate care, second dwelling units, infill projects, and mobile homes from its cap. [28]
- Residential Mobile Home Protections: The City has enacted several protections for mobile home residents including a mobile home zoning overlay district [29] to allow for easier permitting of this housing type, a rent stabilization law to preserve affordability [30], and administrative procedures to limit mobile home conversions [31].

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

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

- Legal Aid of Sonoma County
- Fair Housing Advocates of Northern California
- HUD (Department of Housing and Urban Development) San Francisco Regional Office
- DFEH (California Department of Fair Employment and Housing)
- Burbank Housing
- 2-1-1 Sonoma County (local resource hotline)
- CA Rural Legal Assistance
- Sonoma County Housing Authority

[24] Rohnert Park Municipal Code 17.07.020(N)
[25] Ibid.
[26] Rohnert Park Municipal Code 3.36
[27] Rohnert Park Municipal Code 17.07.020(H)
[28] Rohnert Park Municipal Code 17.19
[29] Rohnert Park Municipal Code 17.06 Article IX
[30] Rohnert Park Municipal Code 9.70
[31] Rohnert Park Municipal Code 17.23

- North Bay Organizing Project Tenant Hotline

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

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

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

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

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

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

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

Federally, Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between January 1, 2013, and March 19, 2021, there were 14 FHEO Inquiries in the City of Rohnert Park which is fewer than 0.5 per inquiries per one thousand people. Of these inquiries, two were on the count of Disability, one on the count of Family Status, one on the count of Sex, and ten were on an undefined count. Six of these inquiries resulted in counts of "Failure to Respond," one in "No Valid Basis," five in "No Valid Issue," and two in "Other Disposition;" there are no outstanding cases. [32]

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

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

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

## Patterns of Integration and Segregation

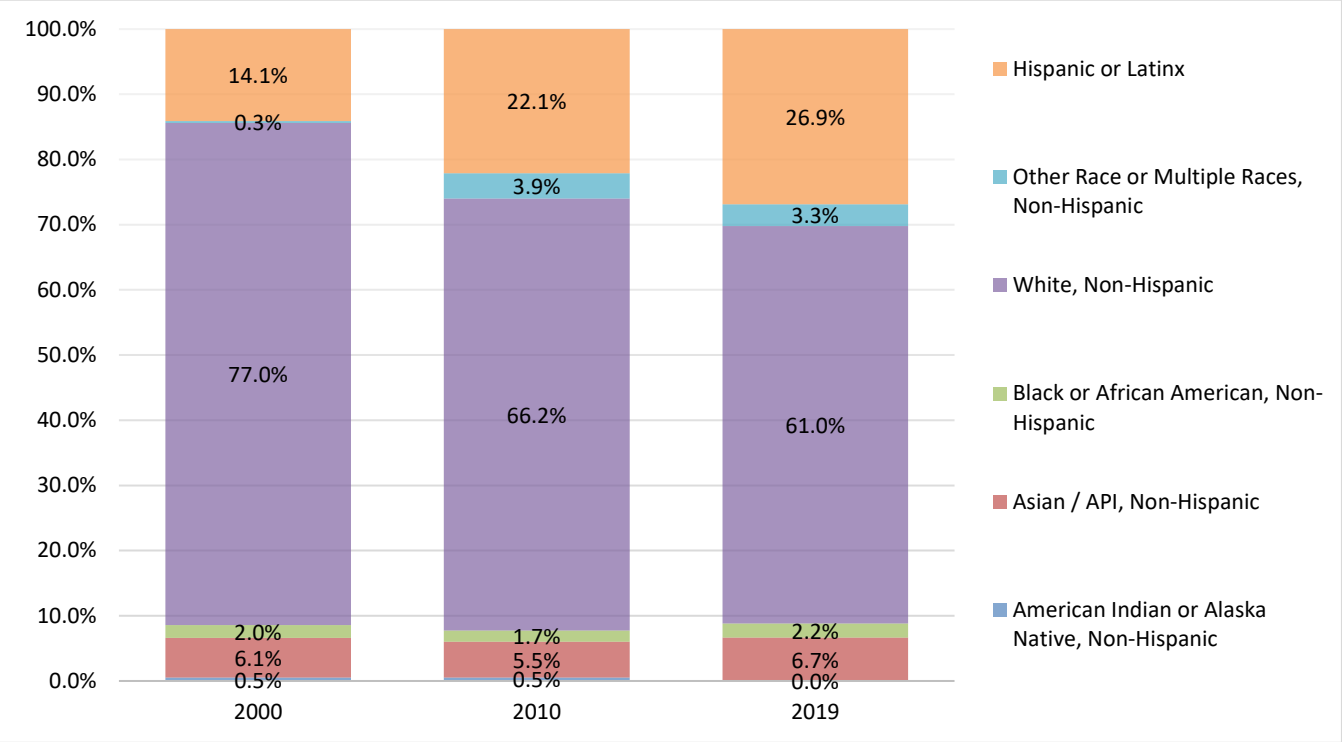
Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration in the equal distribution of demographic groups within a geographic location or community. This section of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

### Race and Ethnicity

While the City of Rohnert Park's population is over 50 percent white, the percentage of white residents in Rohnert Park has decreased since 2000 and the percentage of residents of all other races and ethnicities has increased (see Figure 4 below). In absolute terms, the Hispanic or Latinx population has increased the most while the white population decreased the most.

[32] Original data received from Sharon Chan at HUD Region 9, 2021. Inquires span from 01/01/2013 - 03/19/2021

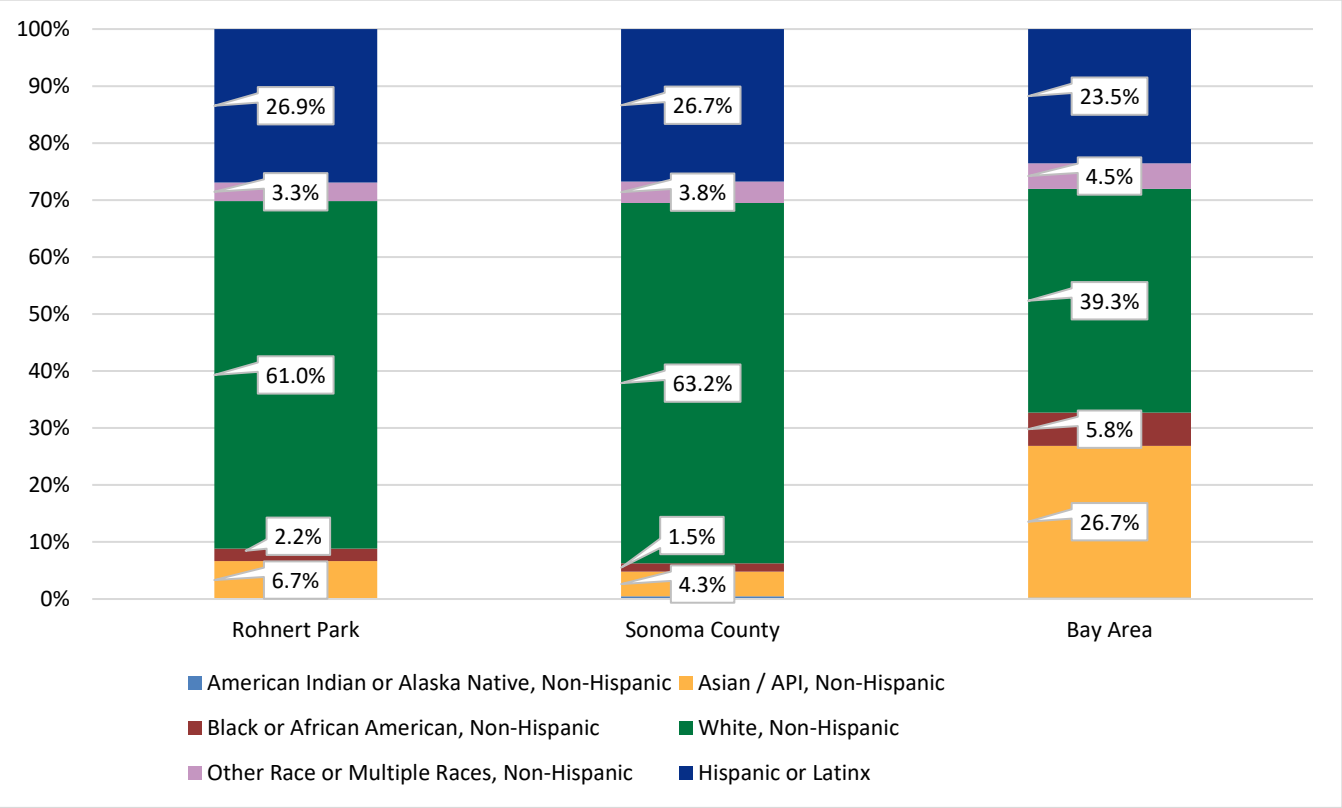
Figure 4 Population by Race, Rohnert Park, 2000-2019




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

Compared to the greater San Francisco Bay Area, there is a higher percentage of white residents in Rohnert Park; however, when compared to the rest of Sonoma County, there is a lower percentage of white residents. There is a significantly lower percentage of Asian/API residents in Rohnert Park when compared to the greater Bay Area, however, Rohnert Park has a higher percentage of Asian/API residents when compared to Sonoma County as a whole. Additionally, while Black or African American residents make up six percent of the Bay Area population, they make up a little over two percent of Rohnert Park's population, which is slightly higher than the Sonoma County average (Figure 5).

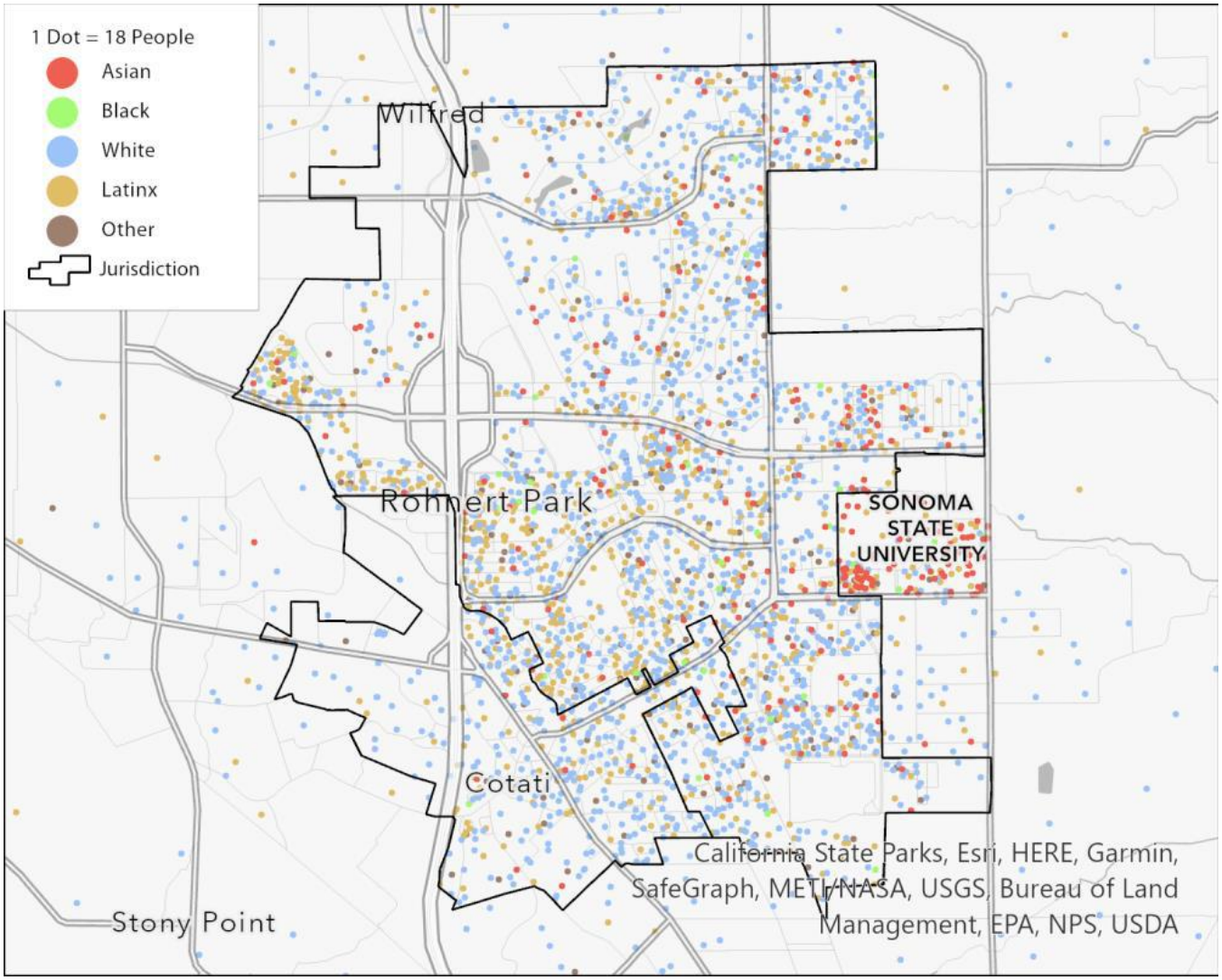
Figure 5 Population by Race
Rohnert Park and the Region




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

Racial dot maps are useful for examining neighborhood racial segregation within a jurisdiction. Generally, when the distribution of dots does not suggest patterns of clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. The racial dot map of Rohnert Park (Figure 6) offers a visual representation of the spatial distribution of racial groups within the jurisdiction. While the City is does not have any areas of significant segregation, there appears to be a higher concentration of Latinx residents in the central and Western portions of the City.

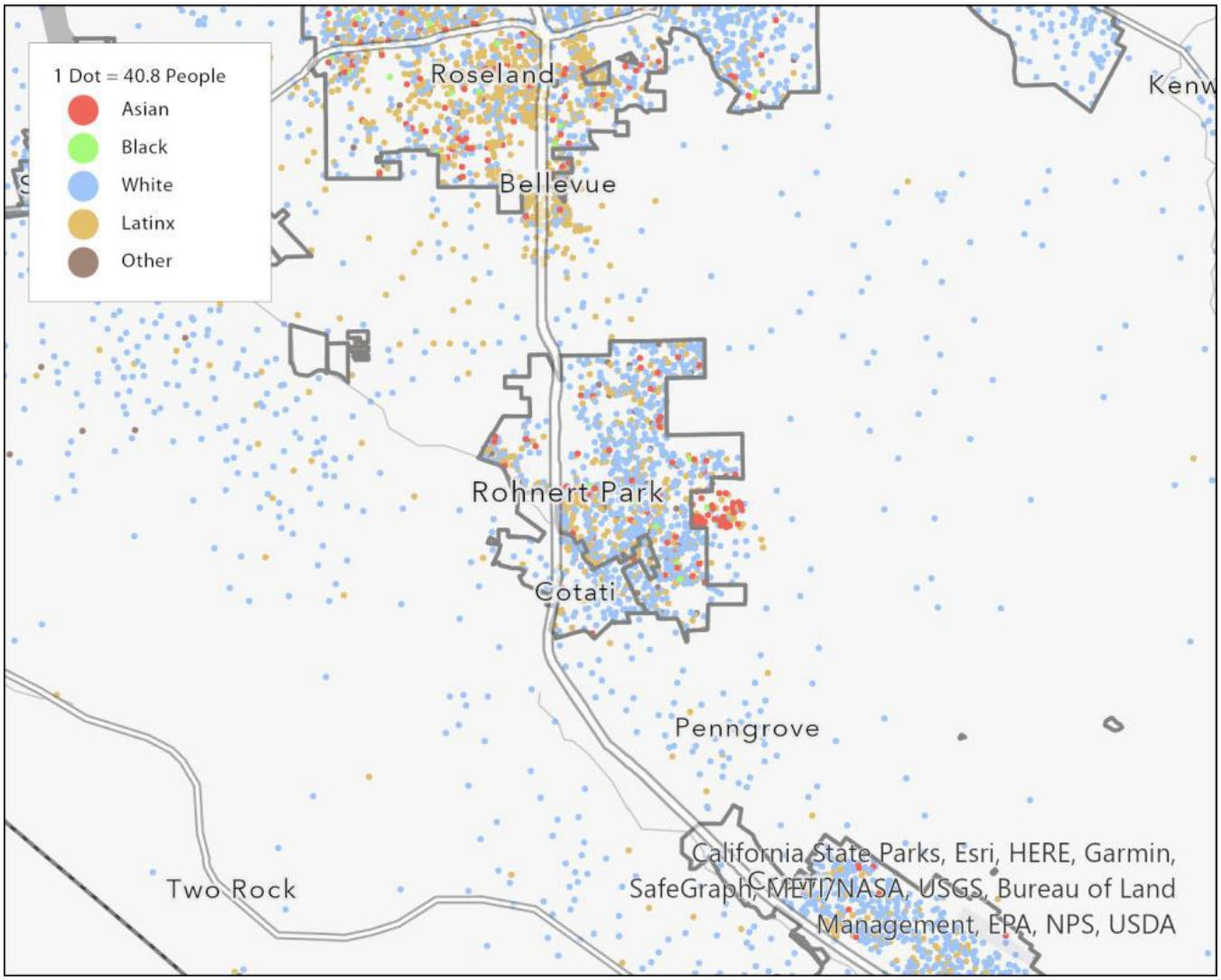
Figure 6 Racial Dot Map
Rohnert Park, 2020




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

At the regional level, segregation is measured between cities instead of between neighborhoods. Racial dot maps can also be useful for examining racial segregation between different jurisdictions in the region. Figure 7 below presents a racial dot map showing the spatial distribution of racial groups in Rohnert Park and nearby jurisdictions. Based on this visual, it appears that Rohnert Park is more racially integrated than neighboring areas. This map also shows a concentration of Asian individuals right outside of the City's boundaries, on the campus of Sonoma State University.

Figure 7 Racial Dot Map
Rohnert Park and Surrounding Areas, 2020




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

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

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

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

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

Table 24 Racial Isolation Index Values for Segregation
Rohnert Park and the Region

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

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

While the racial isolation index measures the segregation of a single group, the dissimilarity index measures segregation between two different groups. Table 25 provides the dissimilarity index values indicating the level of segregation in Rohnert Park between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. It also provides the dissimilarity index between white residents and all residents of color in the jurisdiction across three time periods. In Rohnert Park, the highest segregation is between Latinx and white residents. Rohnert Park's Latinx/white dissimilarity index of 0.211 means that 21.1% of Latinx (or white) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

Table 25 Racial Dissimilarity Index Values for Segregation
Rohnert Park and the Region

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

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

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

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

Table 26 Theil's H Index Values for Racial Segregation
Rohnert Park and the Region

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

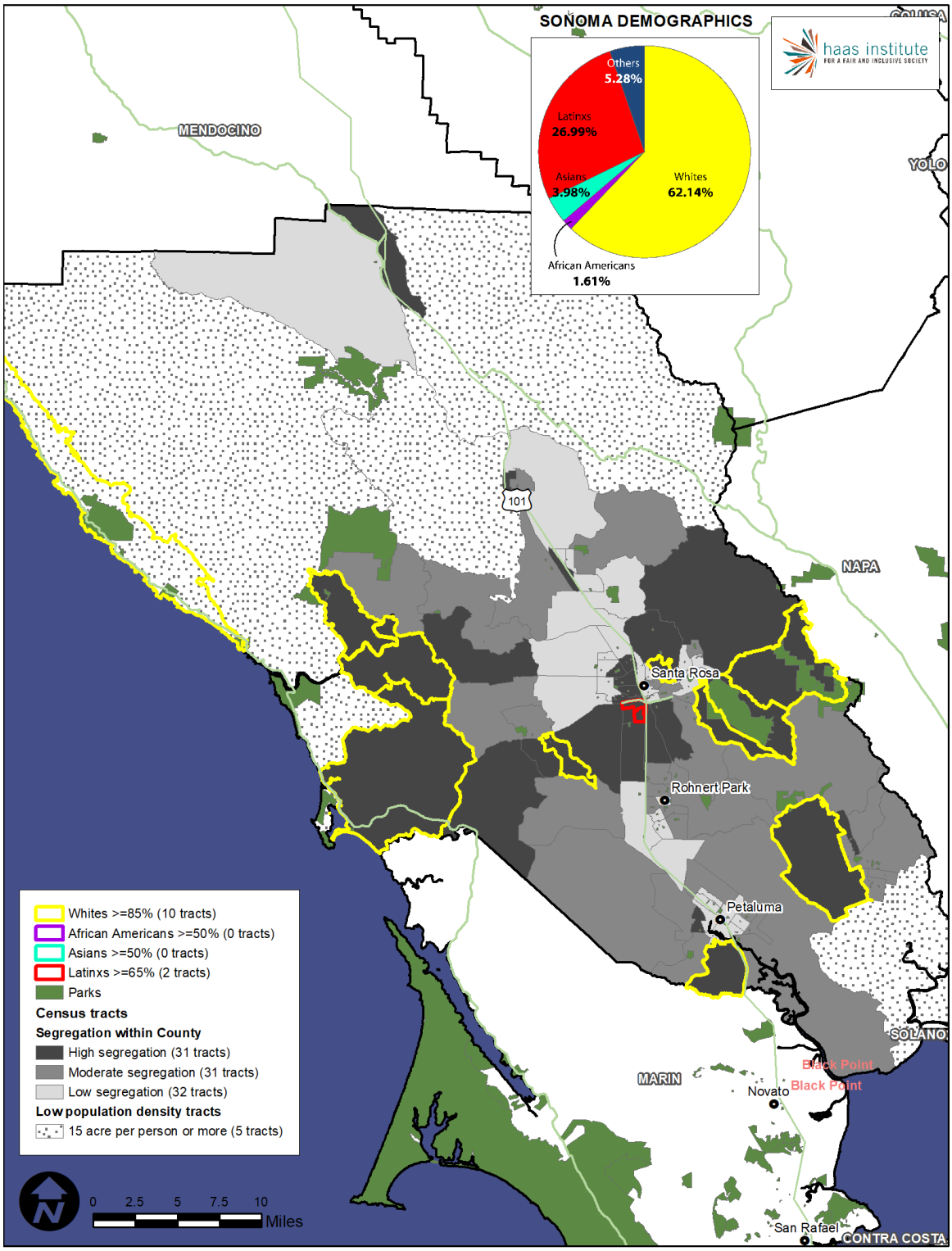
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized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

The Bay Area is a racially diverse region of over seven million people and more than 100 incorporated municipalities, including the City of Rohnert Park. Racial segregation occurs in every county and metropolitan statistical area [33]. This includes the City of Rohnert Park and the County of Sonoma, which has the highest percentage of white residents of any county in the Bay Area.

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

[33] Othering & Belonging Institute, Racial Segregation in the San Francisco Bay Area, 2018

Figure 8 Levels of Segregation
Sonoma County, 2018




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

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

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

## Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." People with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. According to 2019 American Community Survey data, 11.9 percent of Rohnert Park residents have a disability of some kind. The most prevalent disability in Rohnert Park is ambulatory difficulty, which affects 5.5 percent of the population (Table 27).

### Table 27 Population by Type of Disability
### Rohnert Park, 2019

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

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

Within this population, there are significant differences in disability status by race and ethnicity. Black individuals are far more likely to have disabilities than are Hispanic/Latinx individuals, with the incidence of disabilities among the populations of White and Asian residents in between. It is possible that the small number of Black residents explains some of the disparity (Table 28). The share of the population with a disability in Rohnert Park (11.9%) is similar to that of Sonoma County (12%) and slightly higher than that of the Bay Area (10%). There is no significant concentration of residents with a disability within the City (Figure 9).

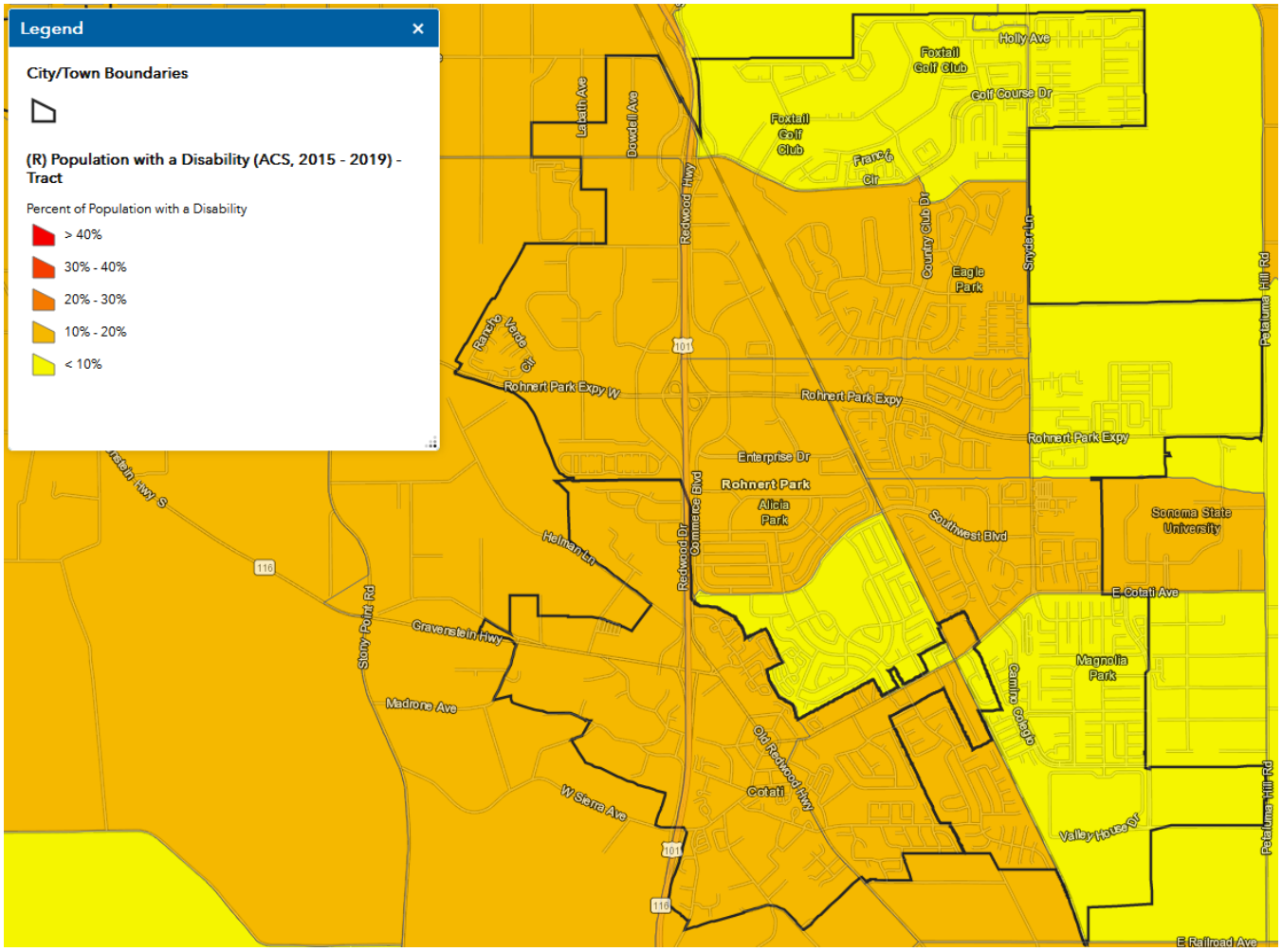
### Table 28 Disability Status by Race and Ethnicity
### Rohnert Park, 2019

| Race or Ethnicity | Total Population | # with a Disability | % with a Disability |
|---|---|---|---|
| Total Non-Institutionalized Population | 42,853 | 5,080 | 11.9% |
| White Alone, Not Hispanic or Latinx | 26,142 | 3,762 | 14.4% |
| Black or African American Alone* | 1,089 | 271 | 24.9% |
| Asian Alone* | 2,893 | 319 | 11.0% |

| | | | |
|---|---|---|---|
| Hispanic or Latinx (of any race) | 11,540 | 698 | 6.0% |

Source: 2015-2019 American Community Survey 5-Year Estimates
Note: As a result of how ACS Table S1810 disaggregates race and ethnicity data for persons with disabilities, Black and Asian population estimates are reflective of all persons who identify as Black or Asian alone, including those who also identify as Hispanic or Latinx.

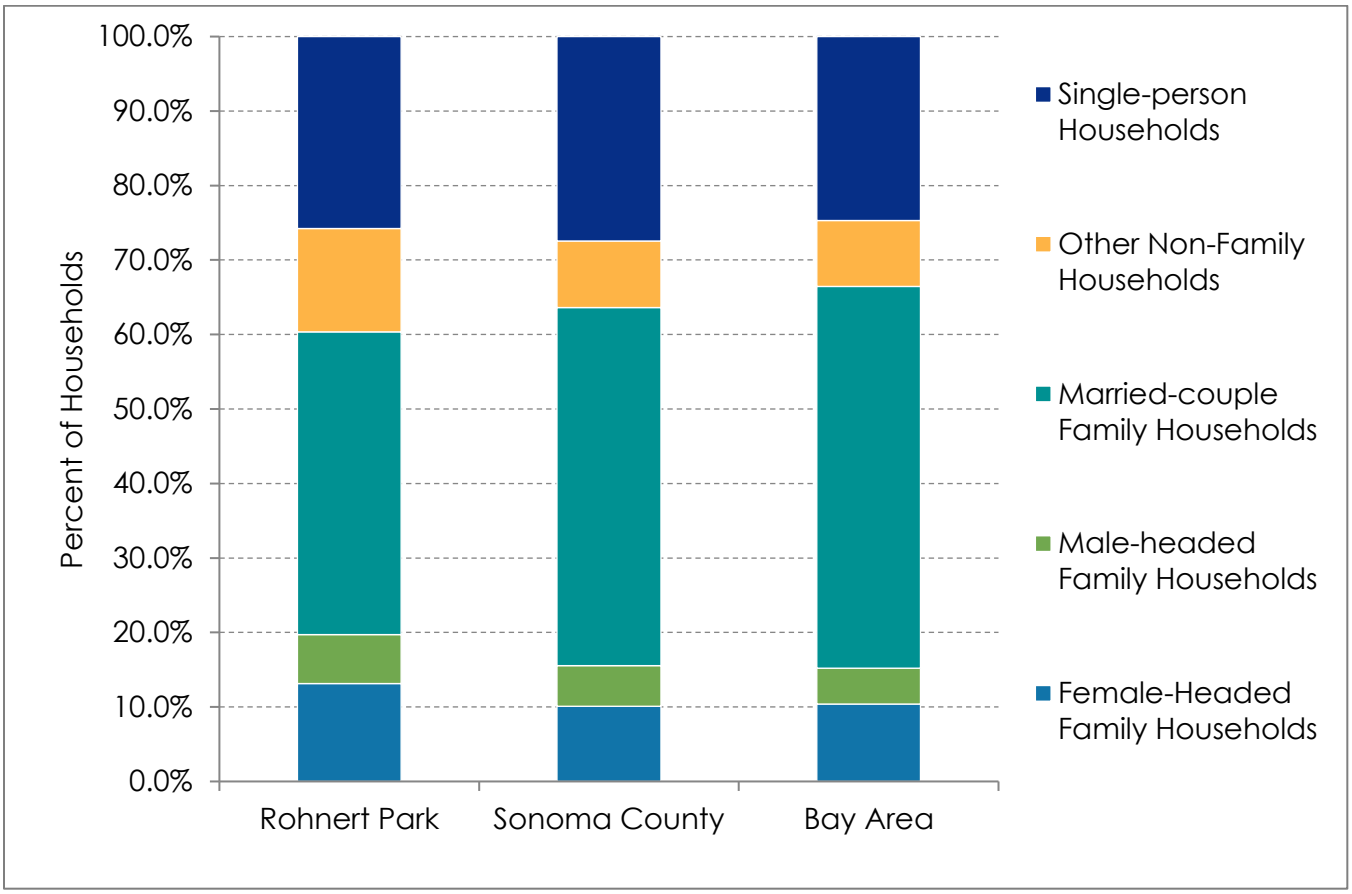
Figure 9 Population with a Disability
Rohnert Park, 2019




## Familial Status

American Community Survey data indicates that Rohnert Park has a comparable share of single-person households, a slightly lower share of total family households, and a slightly higher share of single-parent family households compared to both Sonoma County and the Bay Area (Figure 10).

Figure 10 Household Type
Rohnert Park and the Region, 2017




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

There is no concentration of children in female-headed households within Rohnert Park (Figure 11), but the north and west sides of the City have higher proportions of children within married-couple households (Figure 12).

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

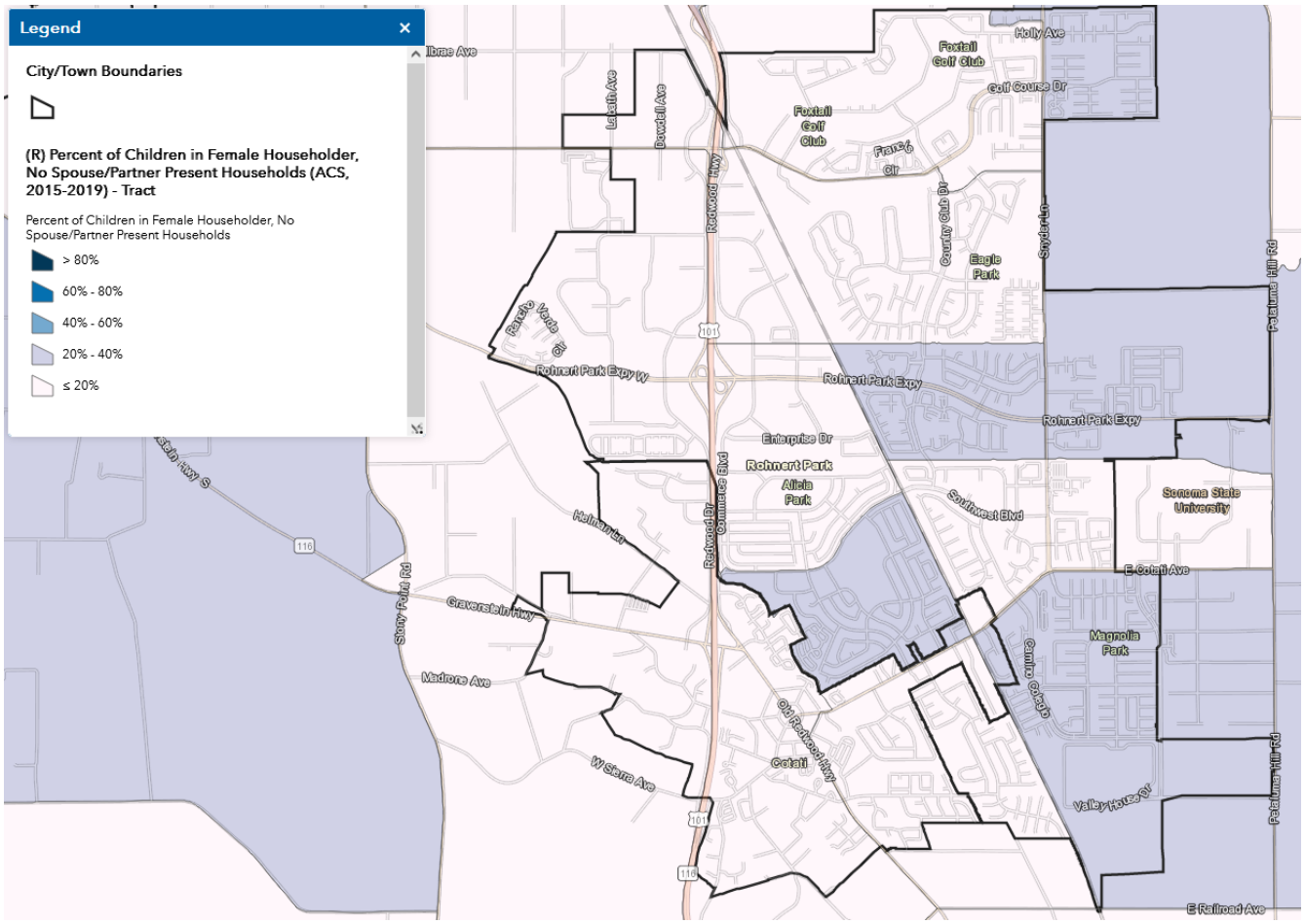
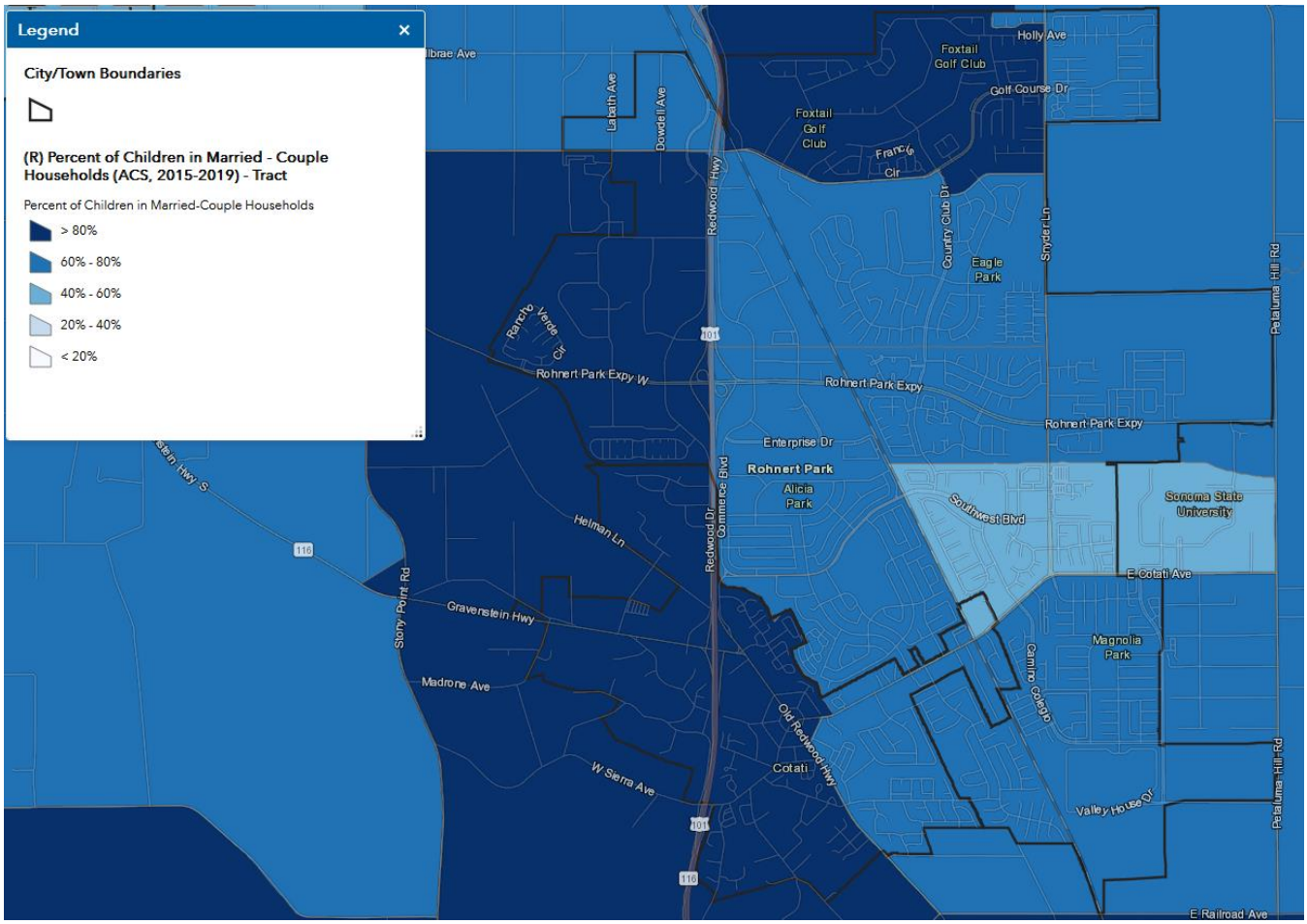


Figure 12 Percent of Children in Married-Couple Households
Rohnert Park, 2019




## Income

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

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

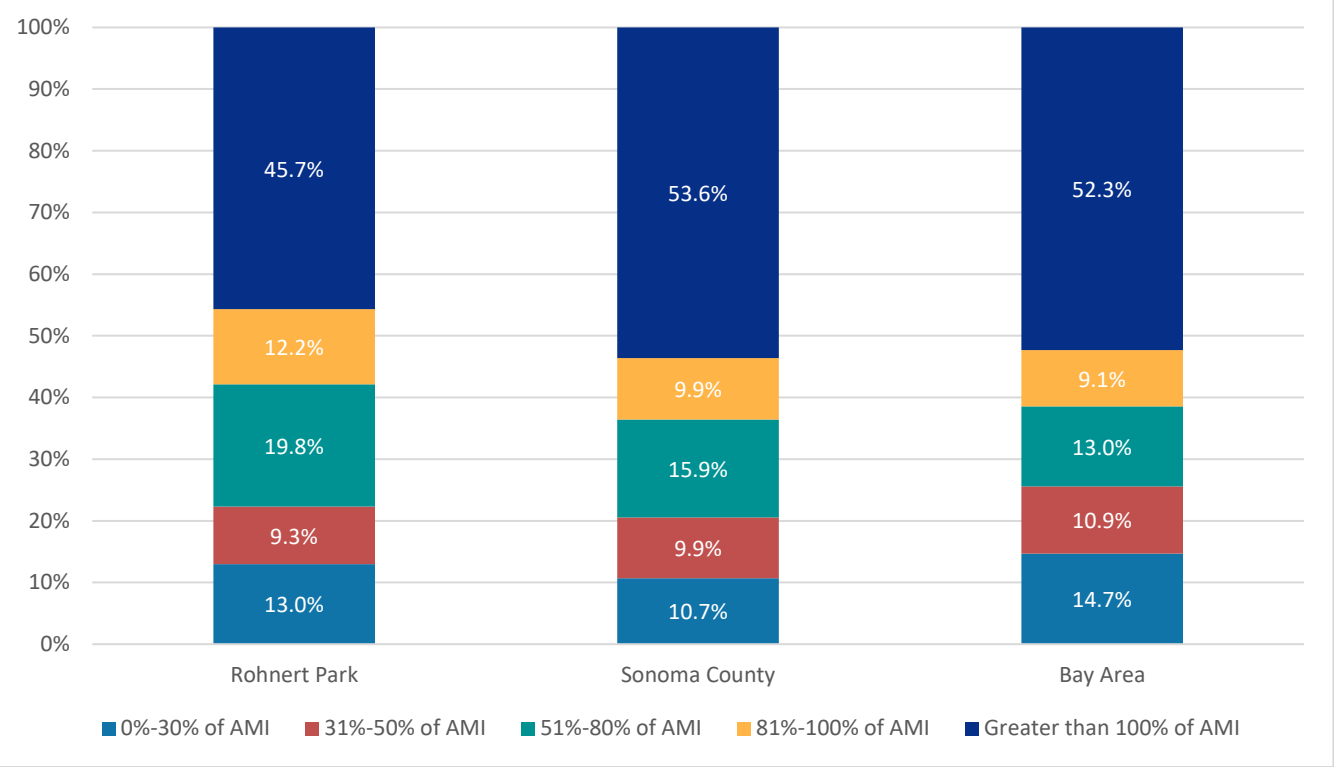
Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the largest income gap between the highest-and lowest-income households in the state.

In Rohnert Park, 45.7 percent of households earn more than the Area Median Income (AMI). This income group is smaller in Rohnert Park than in Sonoma County as a whole and the greater Bay Area. Rohnert Park's share of low-income and median-income households is above the rest of Sonoma County, however its share

of very-low income (31-50% AMI) households is comparable. Rohnert Park households in the extremely low-income category (0-30% AMI) is 2.7 percent higher than Sonoma County and 1.6 percent less than the Bay Area average. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into these lower AMI categories due to relatively stagnant wages in many industries.[34]

The AMI in Rohnert Park in 2019 was $71,585. This means that a very low-income family of four should pay no more than $1,073.77 (30% of income) in monthly rent for it to be considered affordable by federal standards.

Figure 13 Households by Household Income Level
Rohnert Park and the Region, 2017




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

The income demographics in Rohnert Park for the years 2010 and 2015 can be found in Table 29 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Rohnert Park had a lower share of very low-income residents than the Bay Area, a higher share of low-income and moderate-income residents, and lower share of above moderate-income residents.

[34] Based on local knowledge, many of Rohnert Park's lower-income population are full-time students or are employed at the local casino.

Table 29 Households by Income Group
Rohnert Park and the Region, 2015

| | Rohnert Park | | Bay Area |
|---|---|---|---|
| **Income Group** | **2010** | **2015** | **2015** |
| Very Low-Income (<50% AMI) | 25.26% | 27.38% | 28.7% |
| Low-Income (50%-80% AMI) | 19.2% | 19.29% | 14.3% |
| Moderate-Income (80%-120% AMI) | 21.14% | 19.94% | 17.6% |
| Above Moderate-Income (>120% AMI) | 34.4% | 33.39% | 39.4% |

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data

The income dot map of Rohnert Park in Figure 14 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower; conversely, when clusters are apparent, the segregation measures may be higher as well. This map shows a slight concentration of very low- and low-income households in the central Rohnert Park area where there are more apartments and homes tend to be older. Figure 15 shows the median household income by block group, which shows similar patterns through the City, with a lower median income in Central Rohnert Park and other areas with . multifamily housing, older homes, deed restricted housing (see Figure 16), and mobile home parks (Figure 17.) Additionally, students attending Sonoma State University often have lower incomes and many live in these areas. While there have been slight fluctuations in the distribution of lower-income households over time based on new housing development, the identified areas with higher concentrations of lower-income households represent an ongoing trend. These areas are well served by transit and amenities and like all of Rohnert Park, are largely well served by greenways and parks.

Compared to other jurisdictions in Sonoma County, Rohnert Park has a high percentage of multi-family units. These units tend to be clustered in Central Rohnert Park, close to SSU, and/or proximate to parks and transportation amenities including linear pedestrian / bicycle trail along the City's many creeks. In recent years, the City has completed the following to enhance the quality of life in the City's lower income neighborhoods:

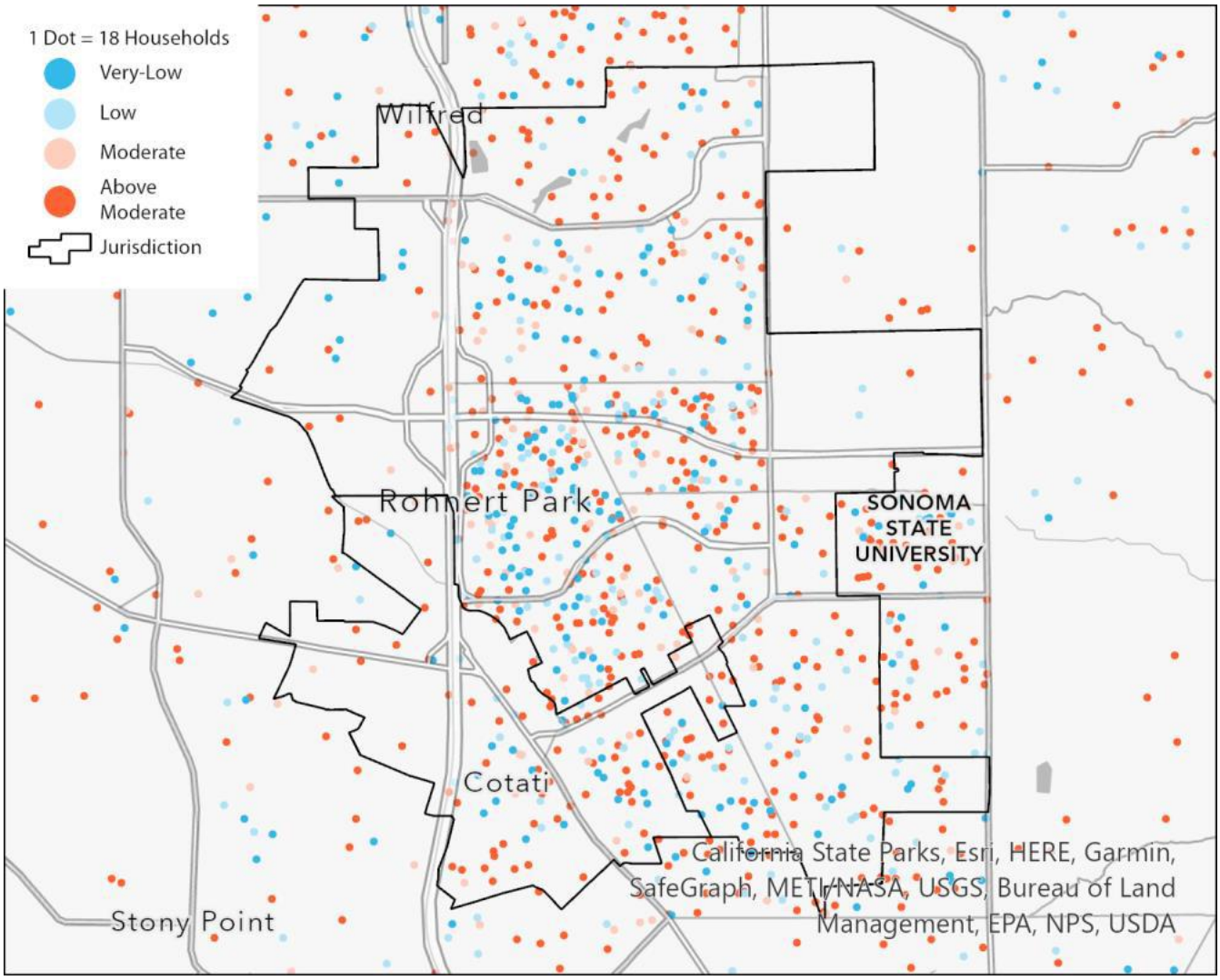
- Park improvements in Alicia ("A") Park, Benecia ("B") Park and Sunrise Park,
- A new park (Five Creek) on the City's west side's Five Creek area.
- A new fire station on the City's west side in the Five Creek area.
- Roadway improvement, including pedestrian and bicycle amenities in Central Rohnert Park, A Section and B Section.

- Improvements to Copeland and Hinebaugh creek paths in Central Rohnert Park, including design approvals of a pedestrian / bicycle overcrossing of Highway 101 to connect Central Rohnert Park with the west side of the City.
- The City worked with SMART to complete the multi-use path that parallels the SMART track the entire length of the City to create a complete north-south off-road, bicycle and pedestrian trail.

The City intends to complete the following improvements prior to 2030, that will benefit the community's lower income areas:

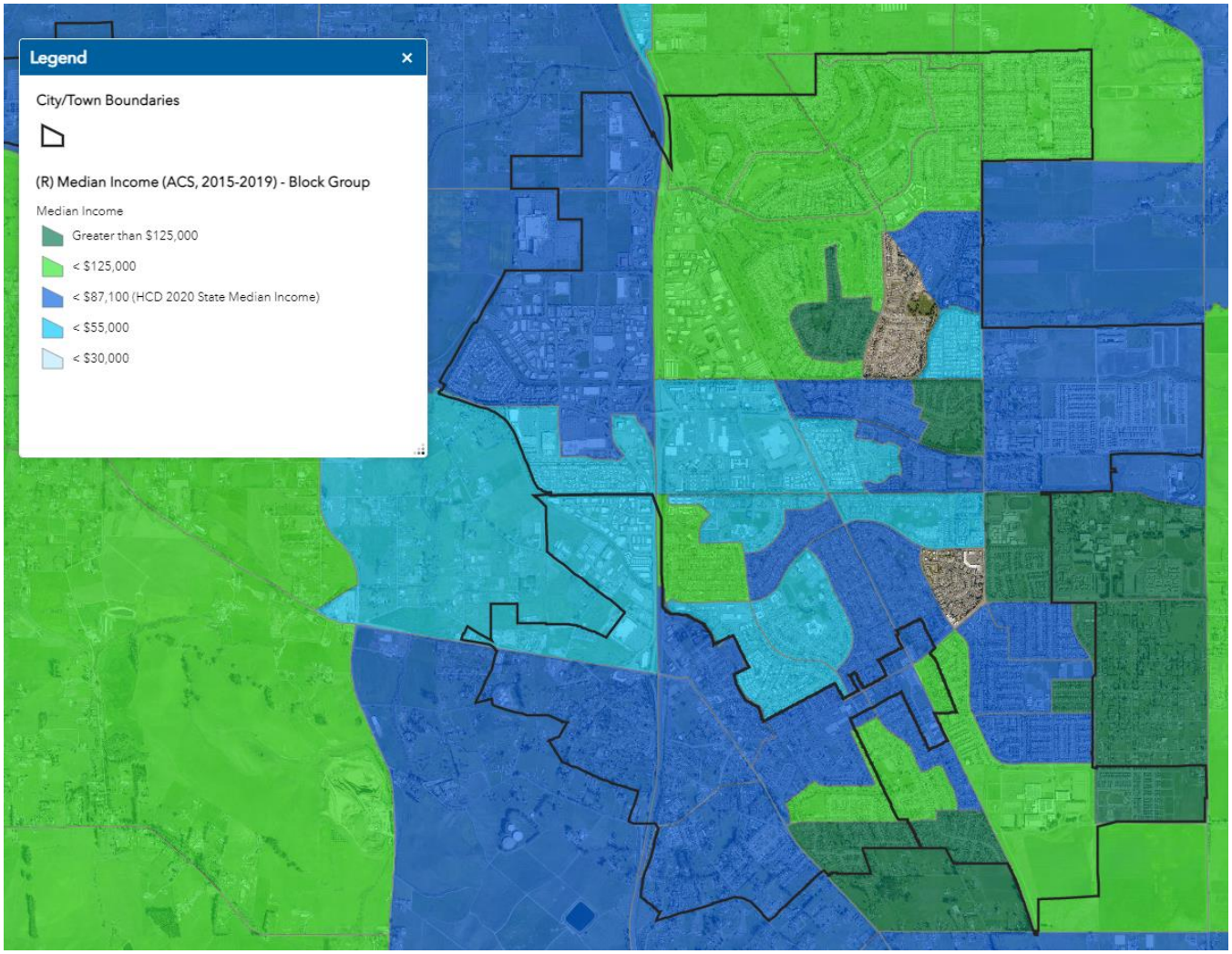
- Copeland Creek detention basin to reduce downstream flooding risk (benefits all neighborhood adjacent to Copeland Creek)
- Creek path and sidewalk replacements, including improvements along Copeland Creek.
- Magnolia Pool repairs
- Civic Center playground replacement
- Railroad adjacent safety improvements
- Highway 101 Bicycle / Pedestrian improvements

Figure 14 Income Dot Map
Rohnert Park, 2015




Source: 2011-2015 American Community Survey (ACS)
Note: Additional information and analysis of income, including median household incomes, is found in "Fair Housing and Housing Sites" in Table 48

Figure 15 Median Income by Block Group
Rohnert Park, 2019




Source: 2015-2019 American Community Survey

The isolation index values for all income groups in Rohnert Park for the years 2010 and 2015 can be found in Table 30 below. Above moderate-income residents are the most isolated income group in Rohnert Park. Rohnert Park's isolation index of 0.387 for these residents means that the average above moderate-income resident in Rohnert Park lives in a neighborhood that is 38.7% above moderate-income. Among all income groups, the above moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Like the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 30 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 30 Income Group Isolation Index Values for Segregation
Rohnert Park and the Region, 2015

| | Rohnert Park | | Bay Area Average |
|---|---|---|---|
| Income Group | 2010 | 2015 | 2015 |
| Very Low-Income (<50% AMI) | 0.234 | 0.275 | 0.269 |
| Low-Income (50%-80% AMI) | 0.189 | 0.148 | 0.145 |
| Moderate-Income (80%-120% AMI) | 0.215 | 0.171 | 0.183 |
| Above Moderate-Income (>120% AMI) | 0.382 | 0.430 | 0.507 |

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 31 below provides the dissimilarity index values indicating the level of segregation in Rohnert Park between lower-income households (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). Segregation in Rohnert Park between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 31 shows dissimilarity index values for the level of segregation in Rohnert Park between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Like other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

In 2015, the income segregation in Rohnert Park between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions. This means that the lower-income residents are less segregated from other residents within Rohnert Park compared to other Jurisdictions in the region.

Table 31 Income Group Dissimilarity Index Values for Segregation
Rohnert Park and the Region, 2015

| | Rohnert Park | | Bay Area Average |
|---|---|---|---|
| Income Group | 2010 | 2015 | 2015 |
| Below 80% AMI vs. Above 80% AMI | 0.176 | 0.134 | 0.198 |
| Below 50% AMI vs. Above 120% AMI | 0.257 | 0.210 | 0.253 |

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

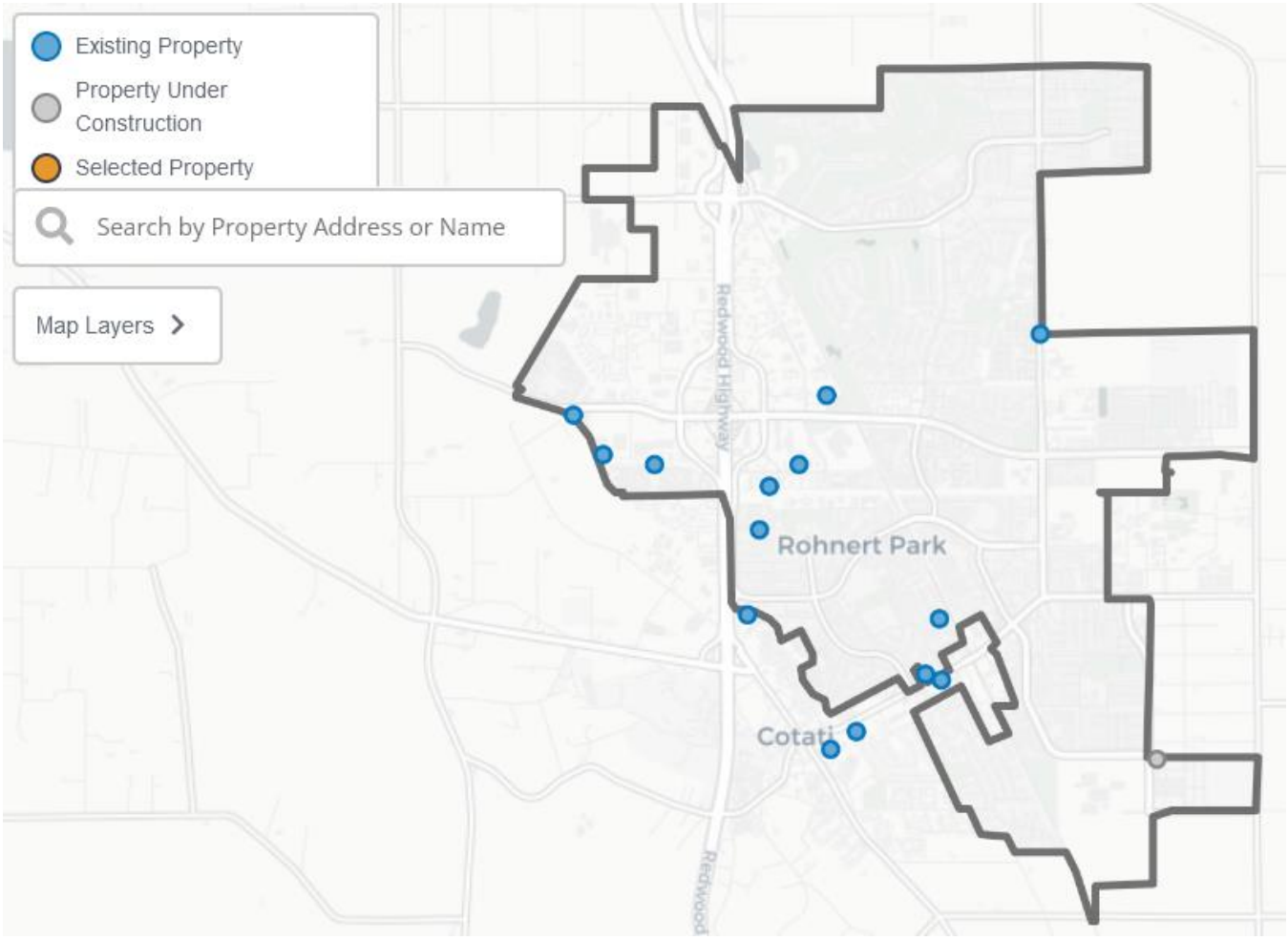
Deed-restricted affordable housing helps to meet the needs of lower-income households but can serve to further contribute to segregation by income group. There are multiple rental housing projects in the City that include deed-restricted affordable units. These include:

- Copeland Creek Apartments, 170 affordable homes, Seniors, 2007
- Edgewood Apartments, 68 affordable homes, Family, 1996
- Magnolia Townhomes, 7 affordable homes, Family, 2004
- Muirfield Apartments, 24 affordable homes, People with Disabilities, 1998

- Park Gardens II, 3 affordable homes, Family, 2008
- Bell Rohnert Park, 35 affordable homes, Family, 2005
- Redwoods at University District, 218 affordable homes, Family, 2020
- The Gardens (Santa Alicia), 20 affordable homes, Family, 1996
- Tower Apartments, 49 affordable homes, Family, 1994
- Vida Nueva, 24 affordable homes, Family, 2006
- Willowglen Apartments, 36 affordable homes, Family, 2020

As shown in Figure 16, there is a slight concentration of these housing developments in proximity to jobs, transit, and other resources. The affordable homes captured in this figure is from the California Housing Partnership's Preservation Database, an inventory of federal- and state-subsidized affordable rental properties and may not include all locally created affordable housing properties.

Figure 16 Map of Existing Affordable Housing Projects Rohnert Park and Surrounding Area




Source: Rohnert Park (city): Benefits of Affordable Rental Housing, California Housing Partnership

Figure 17 Location of Mobile Home Parks

Rohnert Park, 2022




| # | Project Name | Total Spaces |
|---|---|---|
| MOBILE HOME PARKS | | |
| 1 | Las Casitas de Sonoma | 126 |
| 2 | Rancho Feliz | 297 |
| 3 | Valley Village | 285 |
| 4 | Rancho Verde | 300 |
| 5 | Rancho Grande | 309 |
| | Total | 1,317 |

Source: City of Rohnert Park, 2022

Key findings on income in Rohnert Park from the "AFFH Segregation Report: Rohnert Park" conducted by the UC Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

- Above moderate-income residents are the most segregated compared to other income groups in Rohnert Park. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the low-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.
- Segregation between lower-income residents and residents who are not lower income has decreased between 2010 and 2015. In 2015, the income segregation in Rohnert Park between lower-income residents and other residents was lower than the average Bay Area jurisdiction.
- When compared to other jurisdictions in the Bay Area, Rohnert Park has a similar share of very low-income residents, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

## Poverty

Poverty thresholds, as defined by the Census Bureau, vary by household type but remain constant throughout the country and do not correspond to Area Median Income. Approximately 12.2% of Rohnert Park residents were determined to be living below the poverty level. [35]

Across the region, state, and country, people of color are more likely to experience poverty and financial instability due to the lasting impacts of historical housing and social policies that have excluded them from opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Rohnert Park, Black or African American residents experience the highest rates of poverty, followed by Other or Multiple Races (Table 32).

### Table 32 Poverty Status by Race
### Rohnert Park, 2019

| Racial / Ethnic Group | value |
|---|---|
| Black or African American (Hispanic and Non-Hispanic) | 24.1% |
| Other Race or Multiple Races (Hispanic and Non-Hispanic) | 15.5% |
| Asian / API (Hispanic and Non-Hispanic) | 14.8% |
| Hispanic or Latinx | 12.5% |
| White, Non-Hispanic | 11.4% |
| White (Hispanic and Non-Hispanic) | 10.8% |
| American Indian or Alaska Native (Hispanic and Non-Hispanic) | 0.0% |

Source: American Community Survey, 2019 5-Year Estimates

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI ("extremely low income"). In Sonoma County, 30 percent AMI is equivalent to the annual income of $35,650 [36] for a family of four. There is no concentration of poverty within the City (Table 32), and segregation by poverty has decreased since 2014 (Figure 19).

[35] American Community Survey 2019 5-Year Estimates
[36] HCD, State Income Limits for 2022

Figure 18 Population by Poverty Status
Rohnert Park 2019

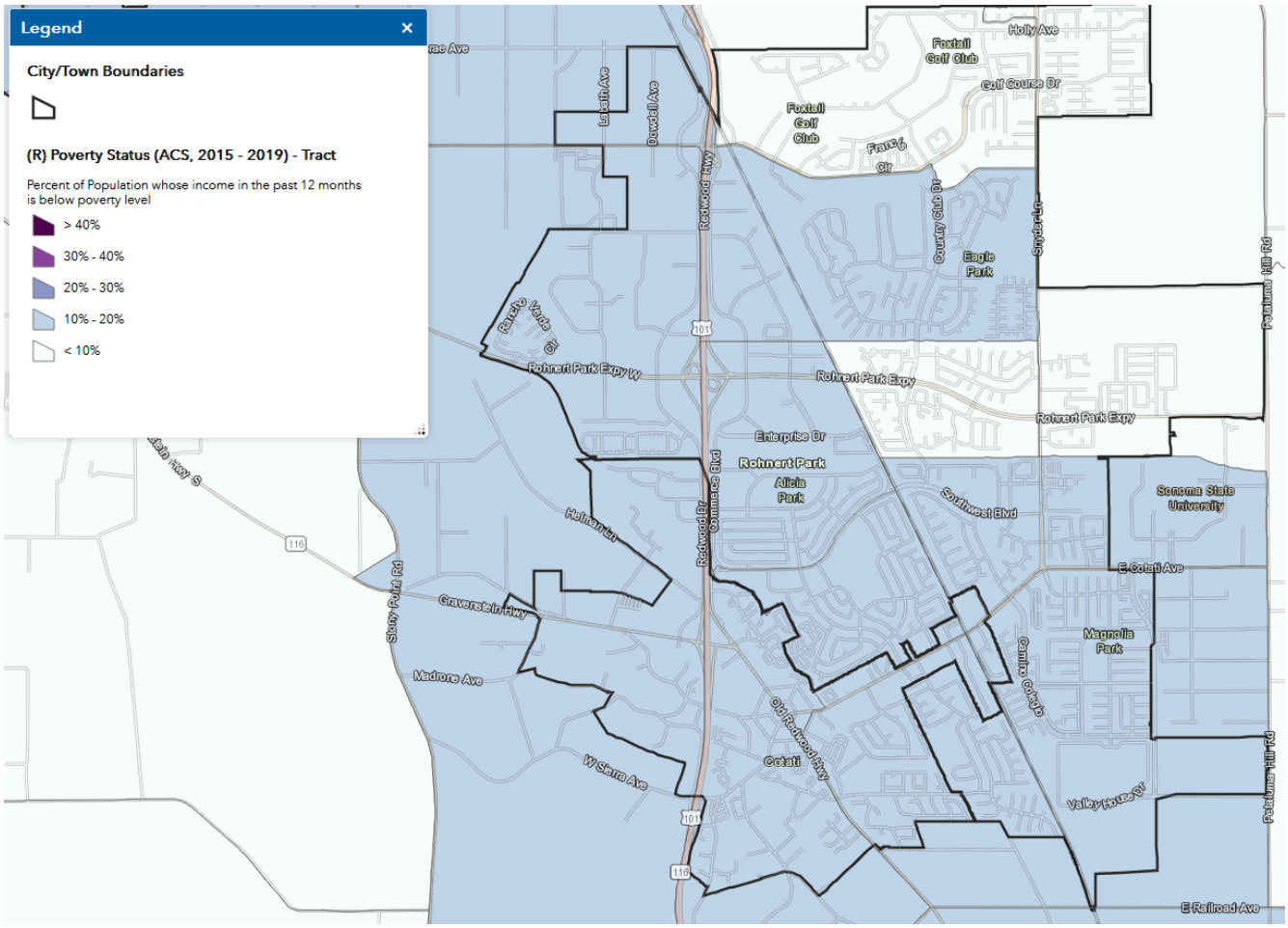
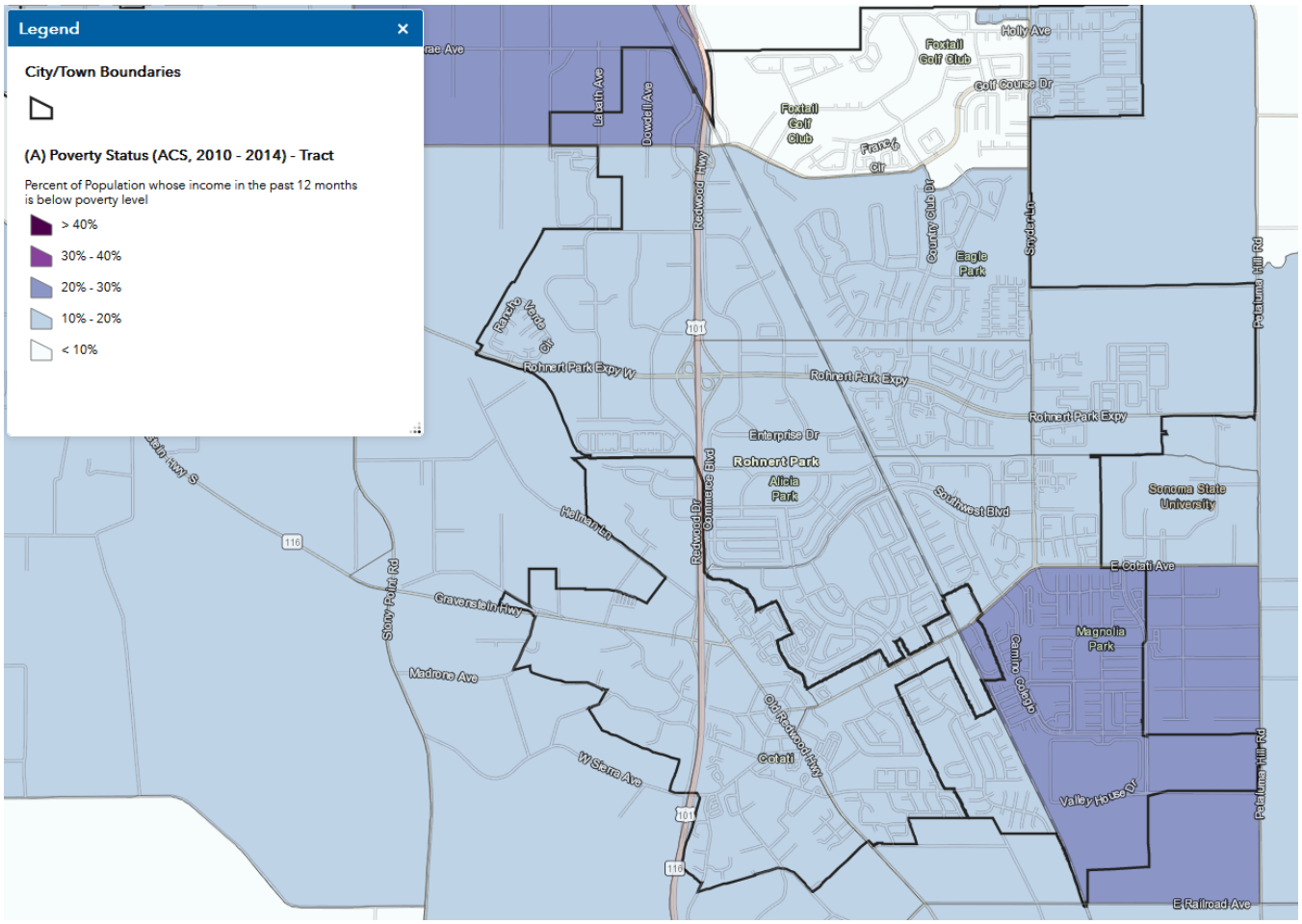


Figure 19 Population by Poverty Status
Rohnert Park, 2014

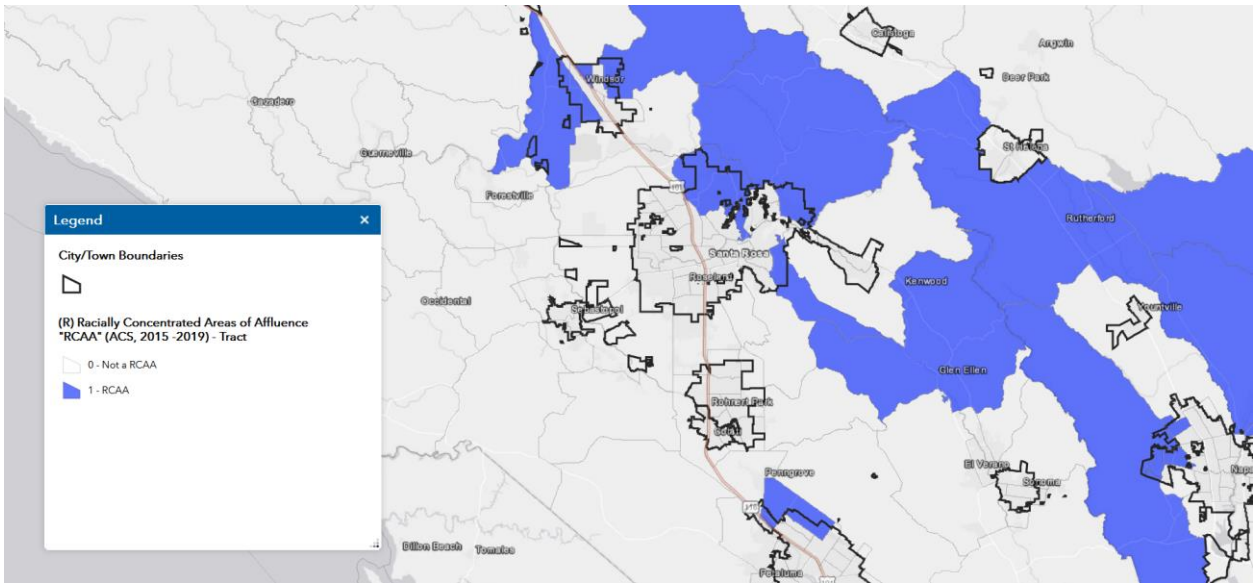



## Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)

The U.S. Department of Housing and Urban Development (HUD) has determined that whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, white communities." HUD defines census tracts with a majority non-White population (greater than 50 percent) that have either a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower, as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). There are no R/ECAPS in the City of Rohnert Park.

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence should also be analyzed to ensure housing is integrated, a key to fair housing choice. Scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States. Based on their research, RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater. There are no RECAAs in Rohnert Park. There are several RCAAs in Sonoma County and the surrounding region, mainly in eastern Sonoma County and western Napa County (Figure 20), mainly in rural areas with lower density housing.

Figure 20 Regionally Concentrated Areas of Affluence Sonoma County Region




*Source: HCD AFFH Data Viewer, ACS 2015 - 2019, HCD, PlaceWorks 2021*

In February 2017, the California Fair Housing Task Force (Task Force) was tasked with creating a map that more effectively reflects that level of racial and ethnic diversity in many parts of California. The map that filters areas that are both non-whites racially segregated and high poverty. Census tracts and rural block groups that have both a poverty rate of over 30 percent and that are designated as being racially segregated are categorized by this statewide standard as "High Segregation and Poverty." There are no Block Groups of High Segregation and Poverty in Rohnert Park.

### Integration and Segregation: Fair Housing Issues and Contributing Factors

Rohnert Park has no significant fair housing issues related to segregation and integration and is more integrated than most areas nearby and in the region. There is a slight concentration of lower-income households in central Rohnert Park. The following factor contributes to this issue:

- Location of existing affordable housing

## Disparities in Access to Opportunity

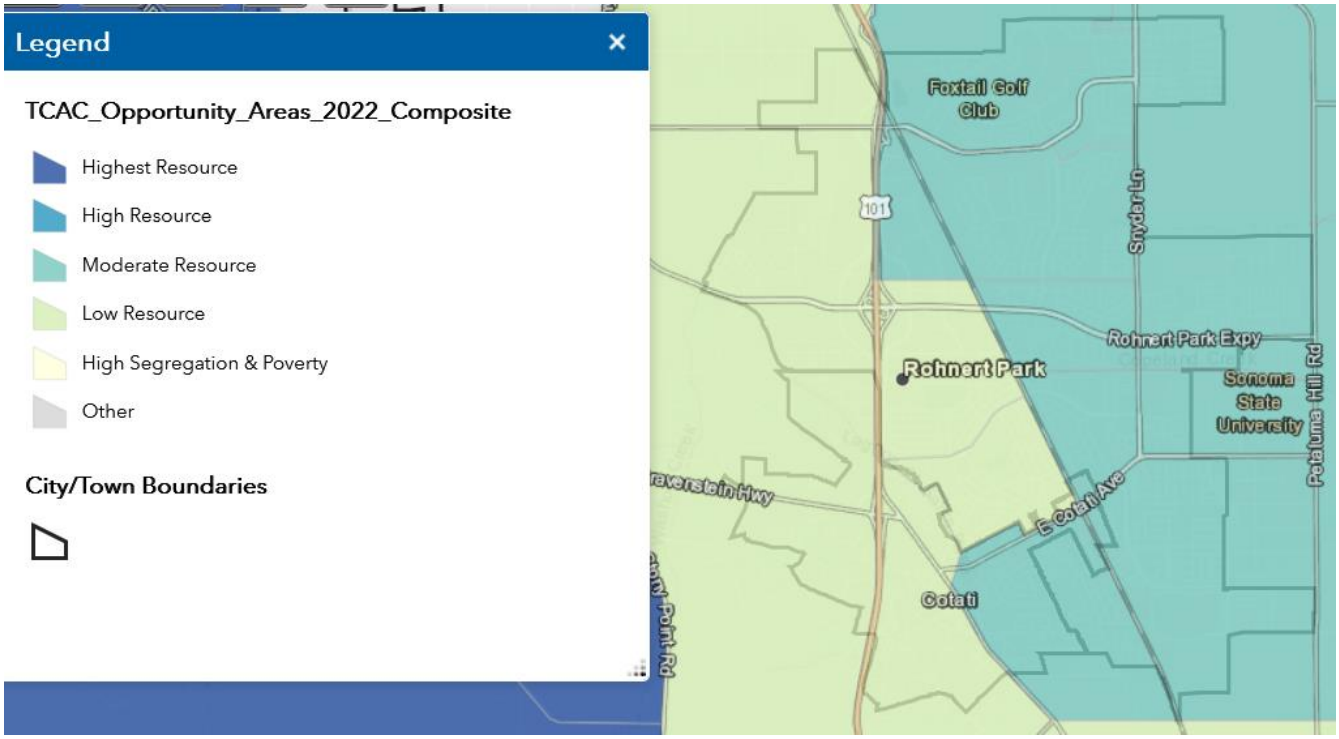
Racial and economic segregation can lead to unequal access to opportunities within community such as access to high performing schools, good paying jobs, public transportation, parks and playgrounds, clean air and water, public safety, and other resources. This generational lack of access for many communities, particularly people of color and lower income residents, can result in poor life outcomes including lower educational attainment, higher morbidity rates, and higher mortality rates.

This section of the Assessment of Fair Housing will identify socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact certain communities in Rohnert Park.

## Resource Areas

The TCAC Opportunity Areas 2022 Composite Score assess the level of resources related to education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors in neighborhoods across the City. The Composite Score, an index that weighs all these factors, indicates that every neighborhood in Rohnert Park falls into a census tract that is categorized as Low or Moderate Resource. Because census tract boundaries do not align neatly with city limit lines, these composite scores are influenced by activity happening in areas of the census tracts that fall outside of Rohnert Park city limits.

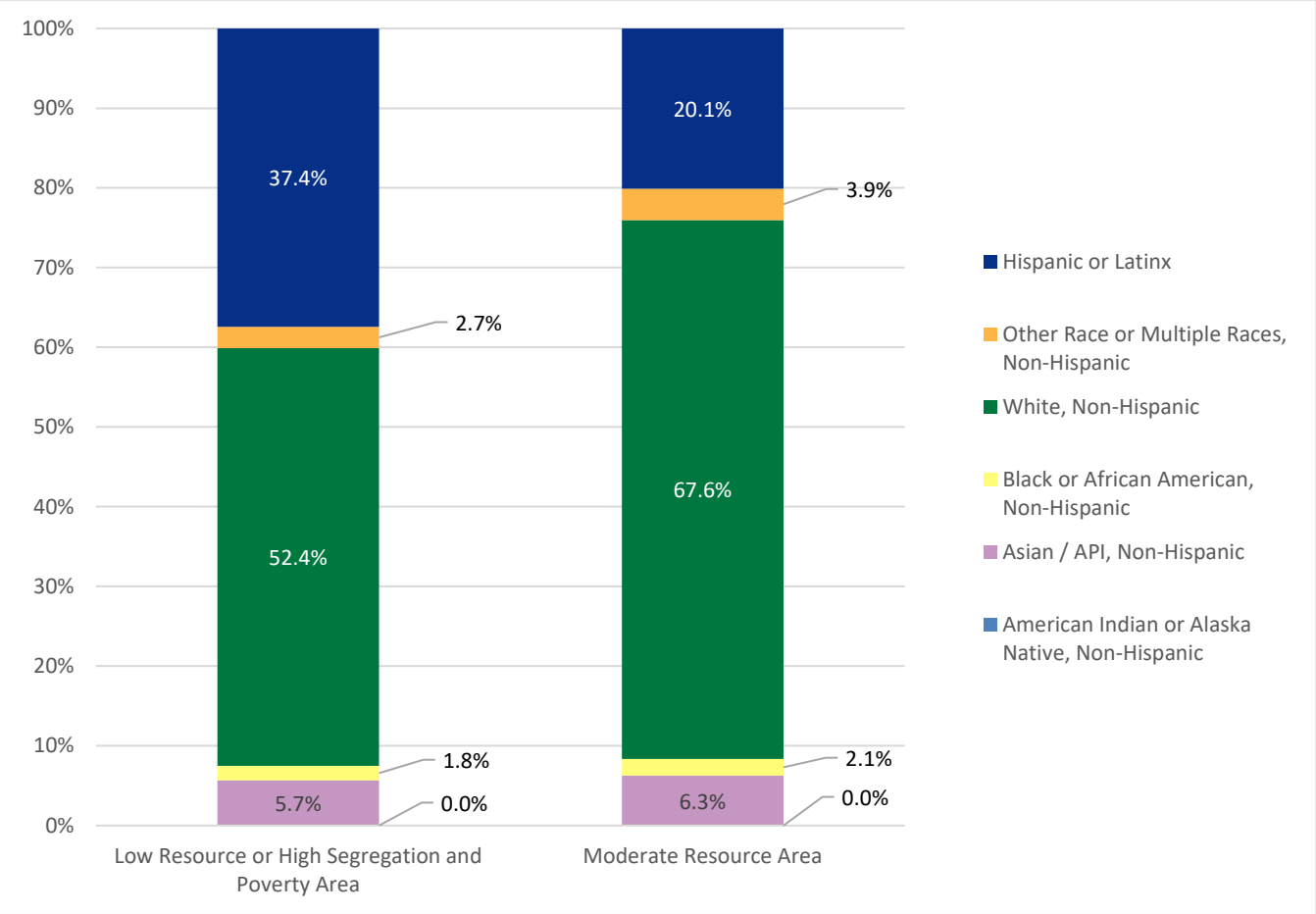
Figure 21 TCAC Opportunity Maps Composite Score Rohnert Park 2022




Source: TCAC/HCD Opportunity Area Maps, 2022

Over two-thirds of those living in Moderate Resource Areas are white, while only half of those living in Low Resource areas are white. There are roughly 17% more Hispanic or Latinx residents living in Low Resource Areas than in Moderate Resource Areas (Figure 22).

Figure 22 Population Living in Resource Areas by Race
Rohnert Park 2019

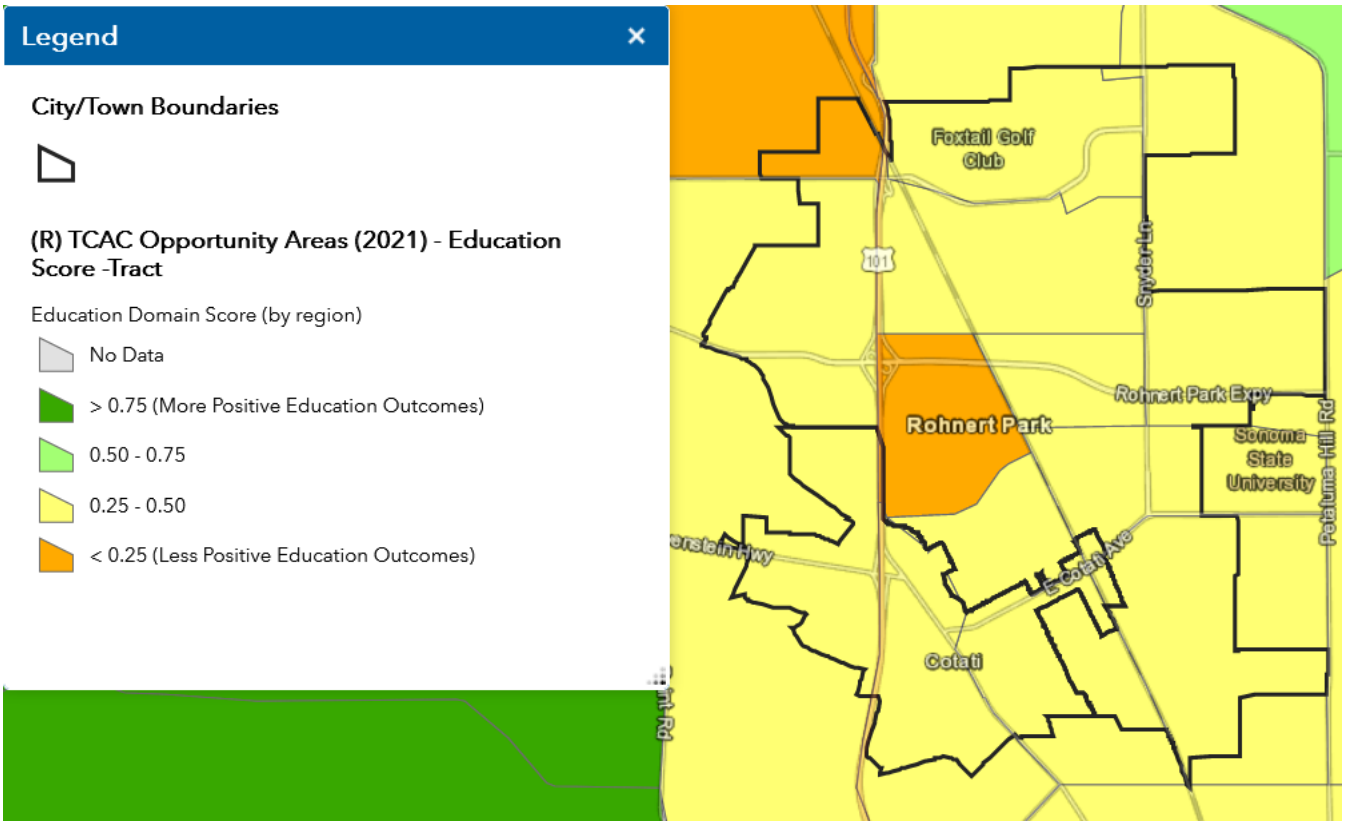



Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

## Education

2021 TCAC Opportunity Areas Education Scores shown in Figure 23 provide an index for measuring the level of educational outcomes within a census tract. The higher the score, the more positive the outcomes. Most census tracts that intersect through Rohnert Park score between 0.25 – 0.50 (light yellow) and two tracts ranks less than 0.25 (orange) indicating slightly less positive education outcomes across the City.

Figure 23 TCAC Opportunity Areas Education Score by Tract, 2021




Source: HCD AFFH Data Viewer

Kindergarten through high school (12th grade) education within the City of Rohnert Park is provided by the Cotati-Rohnert Park Unified School District which serves 5,766 students from Transitional Kindergarten to Grade 12 in its eleven schools. [37] The City is also close to two higher education institutions, Sonoma State University and Santa Rosa Junior College which offer various certificate and degree programs.

The California School Dashboard calculates the number of Socioeconomically Disadvantaged students in a district based on the number of students who are eligible for free or reduced priced meals or have parents/guardians who did not receive a high school diploma. In the Cotati-Rohnert Park Unified School District, 46.2 percent of students fall into this category (Table 33). The District has an enrollment of 5,766 students, 46 percent being socioeconomically disadvantaged and 17 percent being English learners. The largest racial/ethnic group is Hispanic with 43.5 percent.

Table 33 Student Demographics
Cotati-Rohnert Park Unified School District, 2019

| Student Group | Total | Percentage |
|---|---|---|
| English Learners | 986 | 17.20% |
| Foster Youth | 29 | 0.50% |
| Homeless | 22 | 0.40% |
| Socioeconomically Disadvantaged | 2,641 | 46.20% |
| Students with Disabilities | 730 | 12.80% |

[37] California School Dashboard, Cotati-Rohnert Park Unified, 2019

| Race/Ethnicity | Total | Percentage |
|---|---|---|
| African American | 108 | 1.90% |
| American Indian | 38 | 0.70% |
| Asian | 171 | 3.00% |
| Filipino | 63 | 1.10% |
| Hispanic | 2,489 | 43.50% |
| Pacific Islander | 27 | 0.50% |
| Two or More Races | 366 | 6.40% |
| White | 2,206 | 38.60% |
| **Total Enrollment** | **5,468** | |

Source: California School Dashboard, Cotati-Rohnert Park Unified, 2019

The California Assessment of Student Performance and Progress from 2018-2019 for all grades shows that the school district scores for Level 4 (Exceeds) is higher than for the County and State for English Language. The Math scores are lower than both the County and State.

### Table 34 English Language Arts/Literacy Distribution
### Cotati-Rohnert Park Unified School District, 2018-2019

| Achievement Level | State of California | Sonoma | Cotati-Rohnert Park Unified |
|---|---|---|---|
| Mean Scale Score | N/A | N/A | N/A |
| Standard Exceeded: Level 4 | 22.48 % | 20.03 % | 16.02 % |
| Standard Met: Level 3 | 28.62 % | 30.37 % | 30.04 % |
| Standard Nearly Met: Level 2 | 22.28 % | 23.77 % | 24.96 % |
| Standard Not Met: Level 1 | 26.63 % | 25.84 % | 28.98 % |

Source: California Assessment of Student Performance and Progress

### Table 35 Mathematics Achievement Distribution
### Cotati-Rohnert Park Unified School District, 2018-2019

| Achievement Level | Cotati-Rohnert Park Unified | Sonoma | State of California |
|---|---|---|---|
| Mean Scale Score | N/A | N/A | N/A |
| Standard Exceeded: Level 4 | 10.23 % | 16.35 % | 19.69 % |
| Standard Met: Level 3 | 19.99 % | 21.59 % | 20.04 % |
| Standard Nearly Met: Level 2 | 29.32 % | 27.52 % | 25.41 % |
| Standard Not Met: Level 1 | 40.45 % | 34.54 % | 34.86 % |

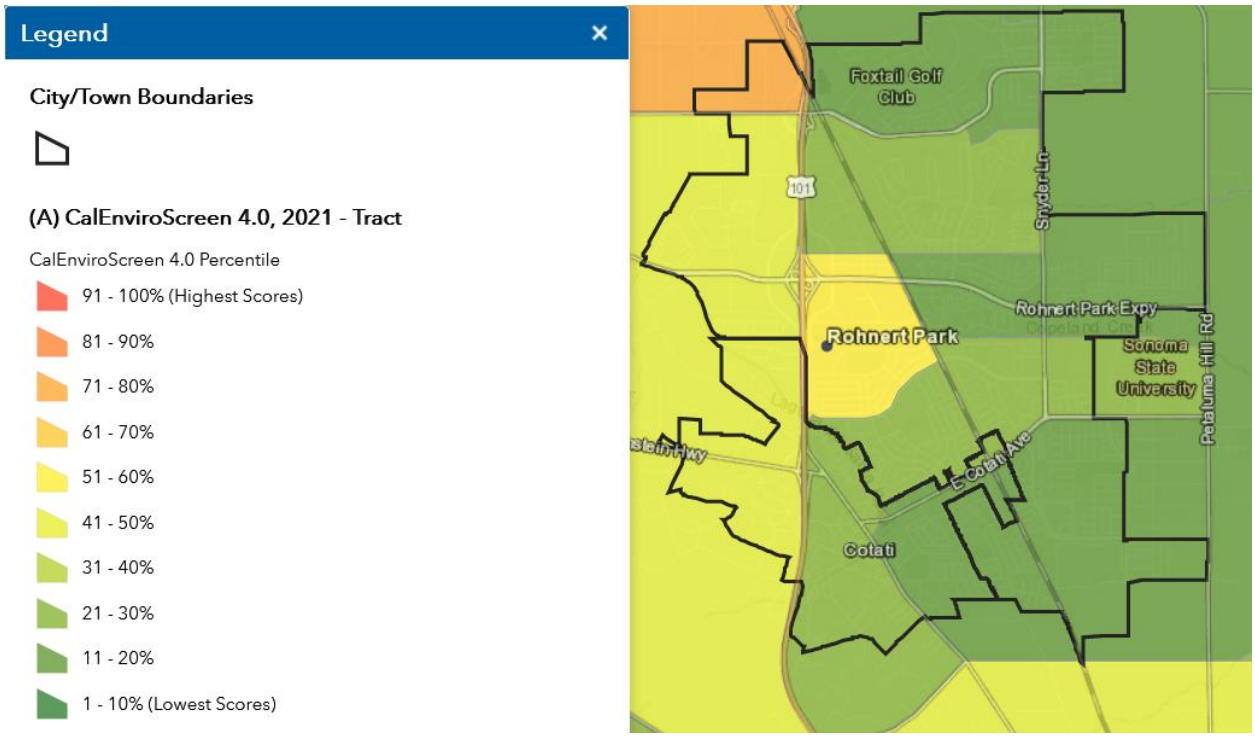
Source: California Assessment of Student Performance and Progress

## Access to Healthy Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the latest version of CalEnviroScreen, a tool that uses environmental, health, and socio-economic indicators to map and compare community environmental scores. A community within the 75$^{th}$ percentile or above is one with higher levels of pollution and/or has other negative environmental traits and is considered a "disadvantaged community." In previous years, one census tract in Rohnert Park has been designated as a

disadvantaged community (the orange track shown in Figure 24). As of October 2021, Rohnert Park contains no census tracts within the 75th percentile and therefore does not contain any disadvantaged communities by COEHHA metrics.

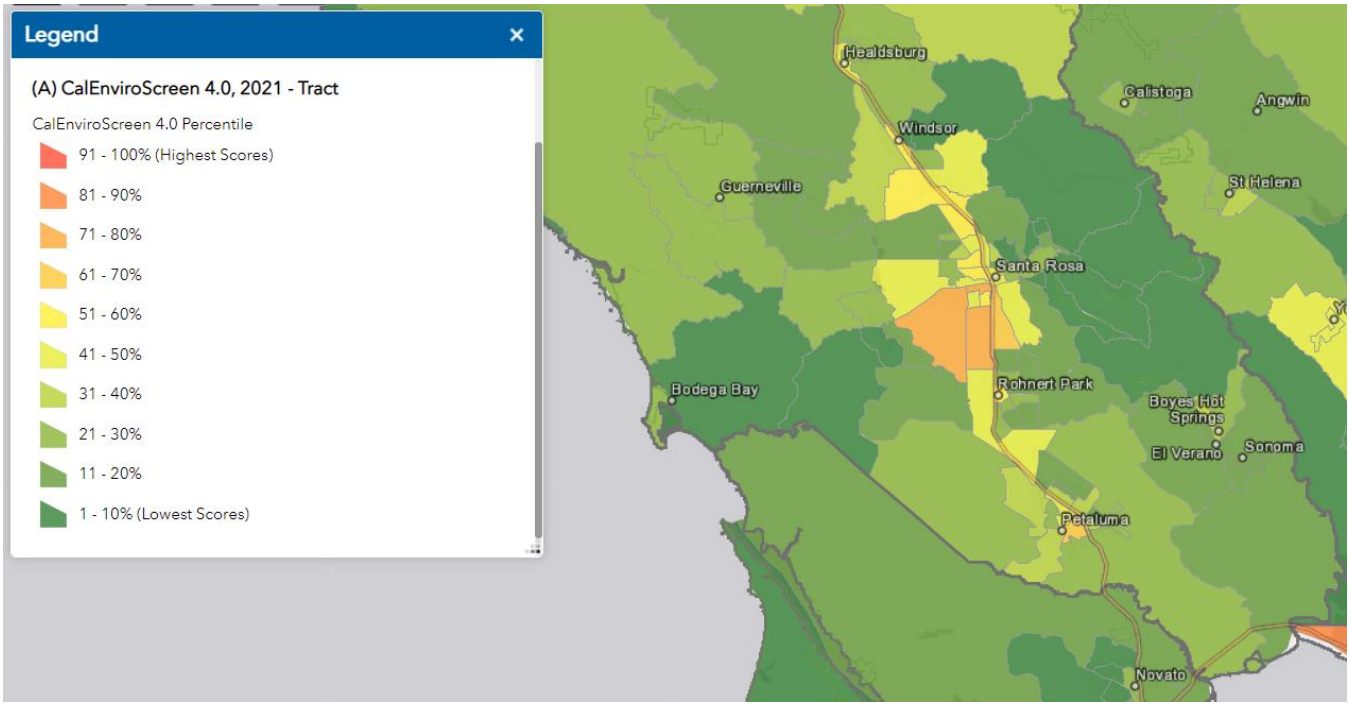
Figure 24 CalEnviroScreen 4.0 Percentiles Census Tract, 2021




Source: CalEnviroScreen 4.0, 2021 - Tract

As shown in Figure 25, Rohnert Park has similar environmental conditions to most similarly sized jurisdictions in the region.

Figure 25 CalEnviroScreen 4.0 Percentiles by Census Tracts Sonoma County Region




*Source: CalEnviroScreen 4.0, 2021 - Tract*

The California Healthy Places Index (HPI) combines 25 community characteristics, like access to healthcare, housing, education, and more, into a single indexed HPI score. The healthier a community, the higher the HPI score. The HPI applies a positive frame focusing on assets a community has have they can build on, rather than what is lacking. According to this index, Rohnert Park has healthier clean environmental conditions than 81.2% of other California Cities/Towns. Rohnert Park's Ozone quality scores particularly highly on this index in the 96.2 percentile.

**Table 36 Clean Environment Conditions Rohnert Park and California**

## Clean Environment

*This City / Town has healthier clean environment conditions than **81.2%** of other California Cities / Towns.*

| Indicator | Value | Percentile Ranking |
|---|---|---|
| Diesel PM | 0.136 kg/day | 29.5 |
| Drinking Water Contaminants | 402 | 61.9 |
| Ozone | 0.032 ppm | 96.2 |
| PM 2.5 | 7.64 µg/m³ | 66.7 |

Source: The California Healthy Places Index (HPI)

## Transportation

Public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are more likely to be public transit-dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit must provide a link between job opportunities, public services, and affordable housing to help ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

Sonoma-Marin Area Rail Transit (SMART) is the San Francisco Bay Area's newest transportation option for travel, offering passenger rail service in Sonoma and Marin counties. SMART's rail corridor includes 11 stations, from the Sonoma County Airport to Larkspur. The Rohnert Park Station is located at 900 Enterprise Drive, which is the intersection of Seed Farm Drive and Enterprise Drive. In the future, SMART service will be extended to Windsor, Healdsburg, and Cloverdale, and provide 70 miles of passenger rail service, connecting SMART passengers with jobs, education centers, retail hubs and housing along the Sonoma-Marin corridor, and a bicycle-pedestrian pathway.

Bus service in Rohnert Park is provided by Sonoma County Transit (SCT), Golden Gate Transit (GGT), and Paratransit. Sonoma County Transit is the primary transit provider for all Sonoma County jurisdictions; it provides regularly scheduled fixed-route service to major activity centers and transit hubs within the City limits. Four Sonoma County Transit routes serve the City of Rohnert Park. Route 48/48X travels daily between Santa Rosa and Petaluma and serves Rohnert Park and Cotati (on Old Redwood Highway). Route 48X is an express route deviation of Route 48 that bypasses the Rohnert Park and Cotati neighborhoods along Adrian Drive. On weekdays, local Route 26 travels between Sebastopol and Sonoma State University, serving the Cotati Park & Ride lot on the west side of US 101 along the way. Route 10 offers local service between Old Redwood Highway in Cotati and Rohnert Park's shopping areas, Sonoma State University and, on school days, to Rohnert Park primary and secondary schools. Route 44 provides daily service between Petaluma, Cotati, Rohnert Park, and Santa Rosa. All routes operate on approximately 45- to 90-minute headways. Sonoma County Transit staff indicated that all service routes in Rohnert Park operate well within maximum capacity levels.[38]

[38] Based on local knowledge, Rohnert Park has similar access to transit as other Sonoma County jurisdictions

Figure 26 Sonoma County Transit System Map




Source: Sonoma County Transit, 2022
Note: Routes shown are along the 101 Corridor and along major thoroughfares in Rohnert Park. Housing near these areas has higher access to transportation opportunities.

Golden Gate Transit Routes 72, 80, and 101 serve Rohnert Park with stops located at either the nearby Cotati Hub or the St. Joseph's Park and Ride. Commute service to and from San Francisco is provided weekdays in the morning and evening hours at approximately one-hour intervals between 4:00 and 9:00 AM and 6:00 and 10:00 PM, with stops in various communities along the US 101 corridor including Santa Rosa to the north and various cities in Marin County to the south. Weekend service is provided hourly between approximately 4:00 AM and 10:00 PM. No capacity issues have been identified on existing service routes.

Paratransit, also known as dial-a-ride or door-to-door service, is available for those that are unable to independently use the transit system due to a physical or mental disability. Individuals must be registered and certified as ADA eligible before using the service. Paratransit operators are required by the ADA to service areas within three-quarters of a mile of their respective, public fixed-route service. Volunteer Wheels serves as the ADA paratransit operator for Sonoma County Transit and the City of Rohnert Park. Service hours are Monday through Friday from 5:00 AM to 11:00 PM and Sunday and Sunday from 7:00 AM to 9:00 PM. Ride reservations can be scheduled daily. The cost for a ride depends on fare zones. For riders traveling only within a single fare zone, a ticket costs $3.00. Additional "zone" tickets are required for each additional fare zone travelled, costing $1.20 to $1.80 per additional zone.

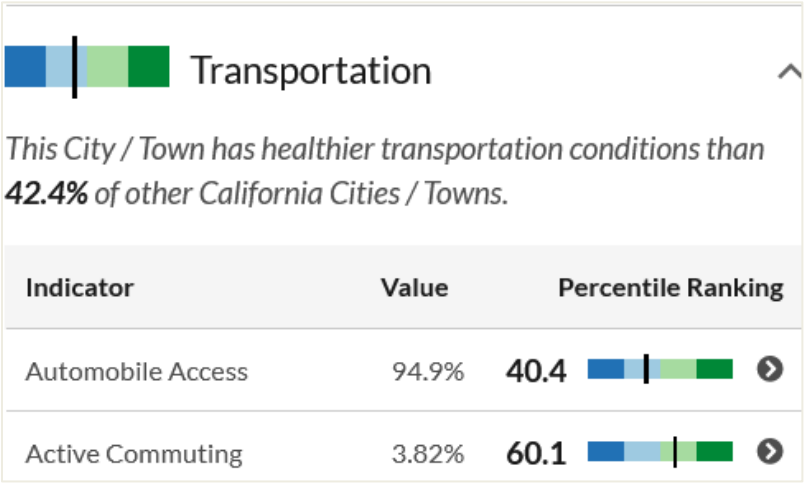
SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and can transport two wheelchair passengers at a time on each bus. In addition, the agency offers half-priced fares to youth between the ages of five and 18, senior passengers 65 years and over, Medicare card holders, children under the age of five, U.S. veterans, college students, and disabled passengers with identification.

The County of Sonoma partners with several public and nonprofit agencies to provide senior transportation support. This includes the Medical Transportation Management (MTM), Non-Emergent Medical Transportation (NEMT), Sonoma County Area Agenda on Aging, Center for Volunteer and Nonprofit Leadership, and others.[39] There are also volunteer driver programs currently supported by the Area Agency on Aging.

In June 2018, Sonoma County Transit began its first "Fare-Free." This program has resulted in a significant increase in ridership on the "Fare-Free" routes, with some riders citing the ease of boarding without needing to plan for paying for a ride or purchasing a pass as an attraction.

The California Health Places Index (HPI) uses Active Commuting and Automobile access as indicators of healthy transportation conditions in a jurisdiction. Rohnert Park has healthier transportation conditions than 42.4% of other California cities according to this index (Table 37). The rate of Active Commuting in the City is low but still within the 60.1 percentile.

Table 37 Transportation Conditions
Rohnert Park and California

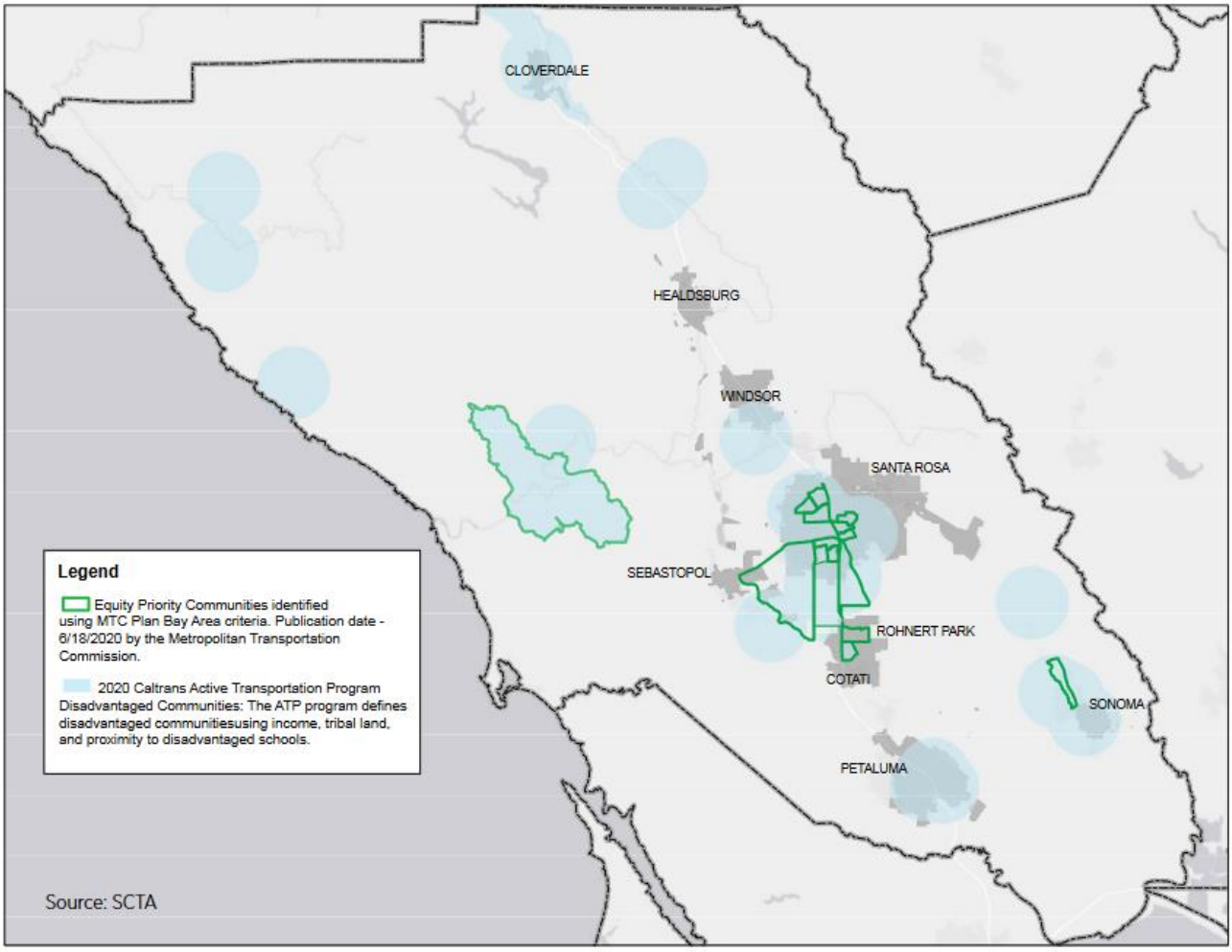



Source: California Healthy Places Index

Sonoma County Transportation Authority (SCTA) outlines current and future options for public transit in their Comprehensive Transportation Plan, Moving Forward 2050. This public document is updated every five years to ensure the plan is relevant and meets community needs. In the most recent update, released in September 2021, SCTA outlines "Equity Priority Communities" and "2020 Caltrans Active Transportation Program Disadvantaged Communities." There is one small section of northern Rohnert Park that falls within an Equity Priority Community area as identified using MTC Plan Bay Area criteria; however, there are no identified 2020 Caltrans Active Transportation Program Disadvantaged Communities (Figure 27).

[39] PartnershipHP.Org

Figure 27 Equity Priority Communities Sonoma County




The Plan suggests that rising transportation costs impact household incomes and affordability throughout Sonoma County. The Center for Neighborhood Technology (CNT) estimates that transportation and housing costs together accounted for over 50 percent of household incomes in our county. Reducing household transportation costs will increase countywide affordability and improve quality of life in Sonoma County.

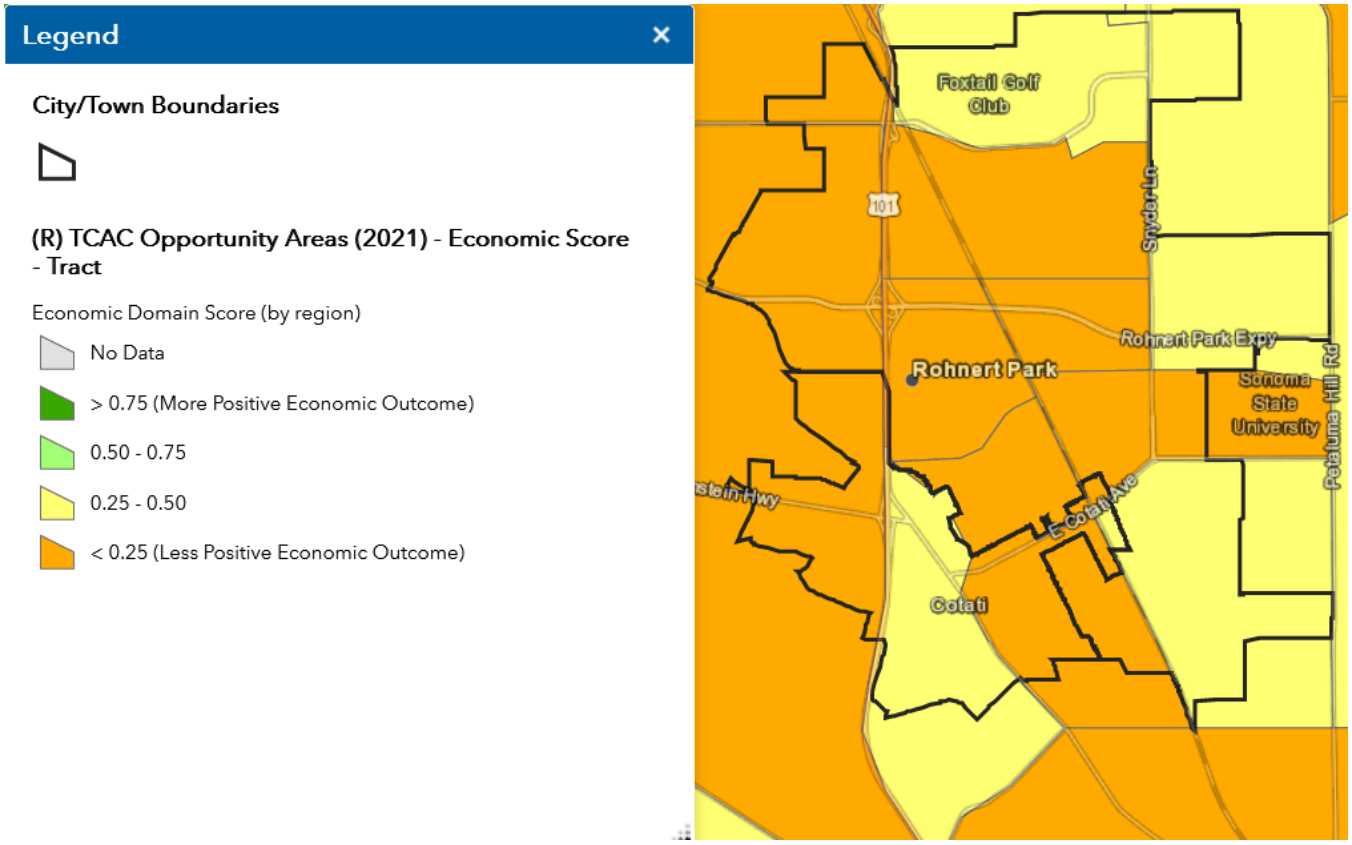
## Economic Development and Job Access

The TCAC Opportunity Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

- Poverty: Percent of population with income level above 200% of federal poverty line
- Adult Education: Percent of adults with a bachelor's degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Job Proximity: Number of jobs filled by workers with less than a BA that are all within a given radius of each census tract
- Median Home Value: Value of owner-occupied units

A score of less than 0.25 (orange) is considered a less positive economic outcome, while scoring greater than 0.75 (dark green) indicates greater access to economic opportunities. Most of Rohnert Park scores in the lowest quartile by these metrics.

Figure 28 TCAC Opportunity Areas Economic Scores Census Tract, 2021




Source: TCAC Opportunity Areas, 2021

Good access to FDIC-regulated banks reduces the likelihood of discrimination in lending and credit services as well as predatory lending practices that further racial and socio-economic inequities. Rohnert Park has the third largest population of all jurisdictions in Sonoma County as well as one of the largest proportions of minority populations. The City has eight FDIC-regulated full-service brick and mortar bank branches, providing good access to banks (Table 38). In addition to these institutions, the City is serviced by the Rohnert Park branch of Redwood Credit Union, a local member-owned credit union established in 1950.

Table 38 FDIC-Regulated Bank Branches Sonoma County Municipalities, 2022

| Municipality | Population[5] | % Minority Population | FDIC-Regulated Full-Service Brick and Mortar Branches | FDIC-Regulated Non-Brick and Mortar Branches |
|---|---|---|---|---|
| Santa Rosa, CA | 178,127 | 48.8% | 38 | 11 |
| Petaluma, CA | 59,776 | 33.4% | 10 | 1 |
| Rohnert Park, CA | 44,390 | 41% | 8 | 0 |

| | | | | |
|---|---|---|---|---|
| Windsor, CA | 26,344 | 46.7% | 4 | 2 |
| Healdsburg, CA | 11,340 | 36.8% | 11 | 0 |
| Sonoma, CA | 10,739 | 27.9% | 11 | 0 |
| Cloverdale, CA | 8,996 | 42.2% | 2 | 0 |
| Cotati, CA | 7,584 | 25.9% | 1 | 0 |
| Sebastopol, CA | 7,521 | 21.7% | 6 | 0 |
| County Total | 488,863 | 40.6% | 99 | 13 |

Source: All FDIC-related data derived from: Download Data, Federal Deposit Insurance Corporation, https://www7.fdic.gov/idasp/advSearch_warp_download_all.asp?intTab=1 (last visited Feb. 2, 2022).

Future housing needs depend in part on the trajectory of the local workforce. Changes in the types and pay levels of jobs available in Rohnert Park and the surrounding region will impact the type and cost of housing that current and future residents can afford. Employment trends indicate a need for a range of housing types that support Rohnert Park residents who are employed in various industries. There is a particular need for more moderate- and lower-income housing units to support workers in the retail, manufacturing, and other lower-wage industries.

Projections 2040 is the most recent in the Association of Bay Area Governments' (ABAG) series of data on demographic, economic, and land use changes in coming decades, the current version covering the period between 2010 and 2040. The projections in Table 39 below illustrates how Rohnert Park will grow economically both in terms of the number of jobs and employed residents. Both the number of jobs and the number of employed residents are expected to grow by less than three percent in each five-year period.

### Table 39 Projected Change in Jobs and Employed Residents Rohnert Park between 2010 and 2040

| Year | Jobs | % Change | Employed Residents | % Change |
|---|---|---|---|---|
| 2010 | 12135 | | 24010 | |
| 2015 | 13155 | 8.4% | 29375 | 22.3% |
| 2020 | 13040 | -0.9% | 29175 | -0.7% |
| 2025 | 13355 | 2.4% | 29905 | 2.5% |
| 2030 | 13535 | 1.3% | 30485 | 1.9% |
| 2035 | 13705 | 1.3% | 30365 | -0.4% |
| 2040 | 13900 | 1.4% | 30680 | 1.0% |

Source: ABAG/MTC, Plan Bay Area 2040 Projections, 2017

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Rohnert Park and are useful in understanding the ratio between residents who are employed within the City and those who are employed outside of the City as well as how much workers are commuting from outside of the City for employment opportunities.

As shown in Figure 29, Rohnert Park is a net exporter of workers, which means most employed residents commute outside of the City for work. Of the 24,645 workers who live and/or work in Rohnert Park, 1,464 (5.9%) are employed and live in Rohnert Park, 15,141 (61.4%) live in but are employed outside of Rohnert Park, and 8,040 (32.6%) live outside, but are employed in Rohnert Park.

Figure 29 Inflow and Outflow of Workers in Rohnert Park

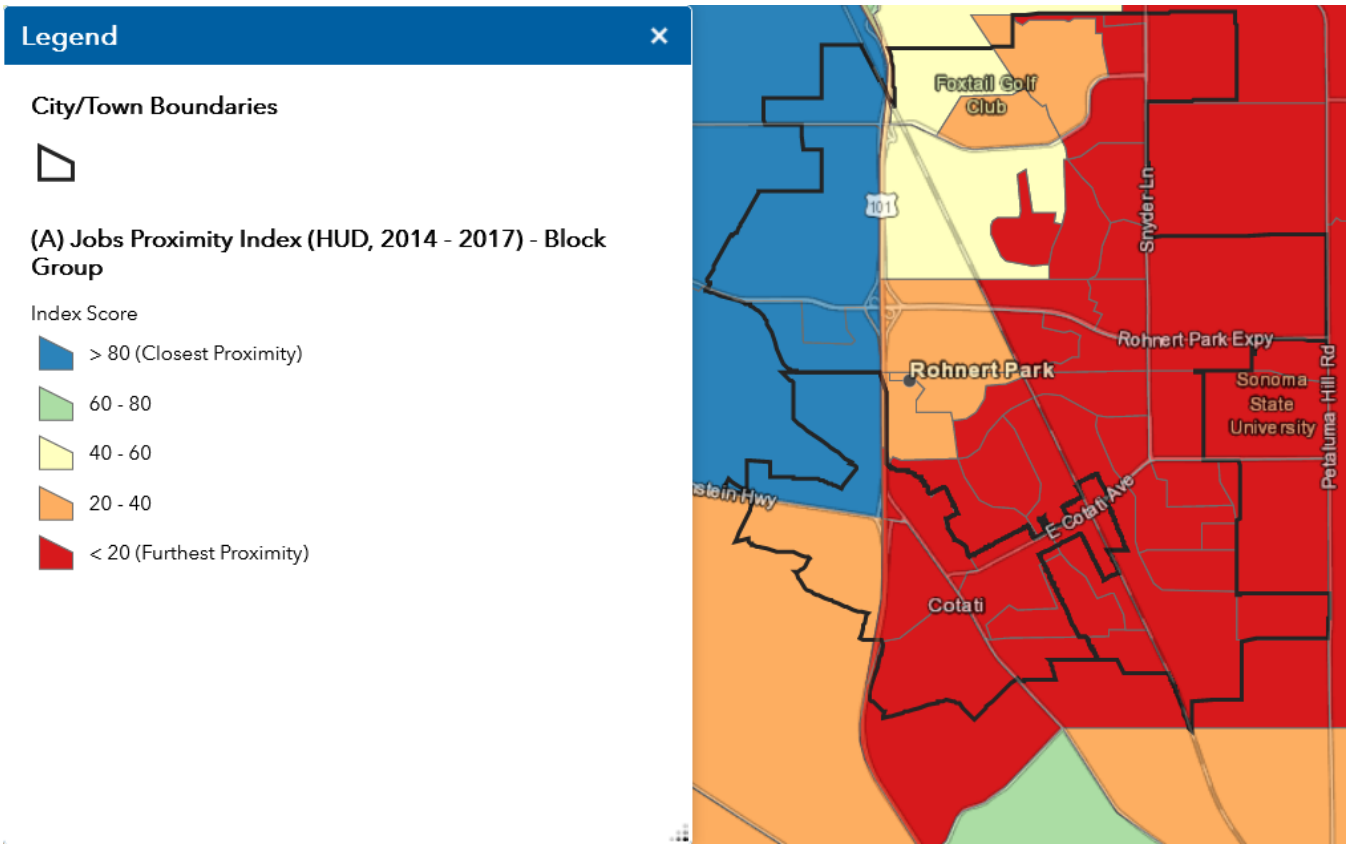



*Note: Arrows do not indicate directionality of worker flow
Source: U.S Census Bureau, OntheMap, 2019

The HUD Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. In Rohnert Park, census tracts covering the entire eastern side of the City rank at the bottom of the index meaning the residents in these tracts are in furthest proximity to jobs. Residents in the remaining census tract that intersects Rohnert Park are in closer proximity to jobs, however, only a small section in the northwestern part of the City falls into a census tract where residents are in closest proximity to jobs. Again, these rankings are influenced by job accessibility in all parts of the census tract, including those outside of City limits.

Local knowledge indicates that this index may not be the best metric to identify jobs proximity in the City of Rohnert Park, as Sonoma State University (labeled in Figure 30) is one of the top employers in Sonoma County.

Figure 30 Job Proximity Index Map
Rohnert Park, 2017

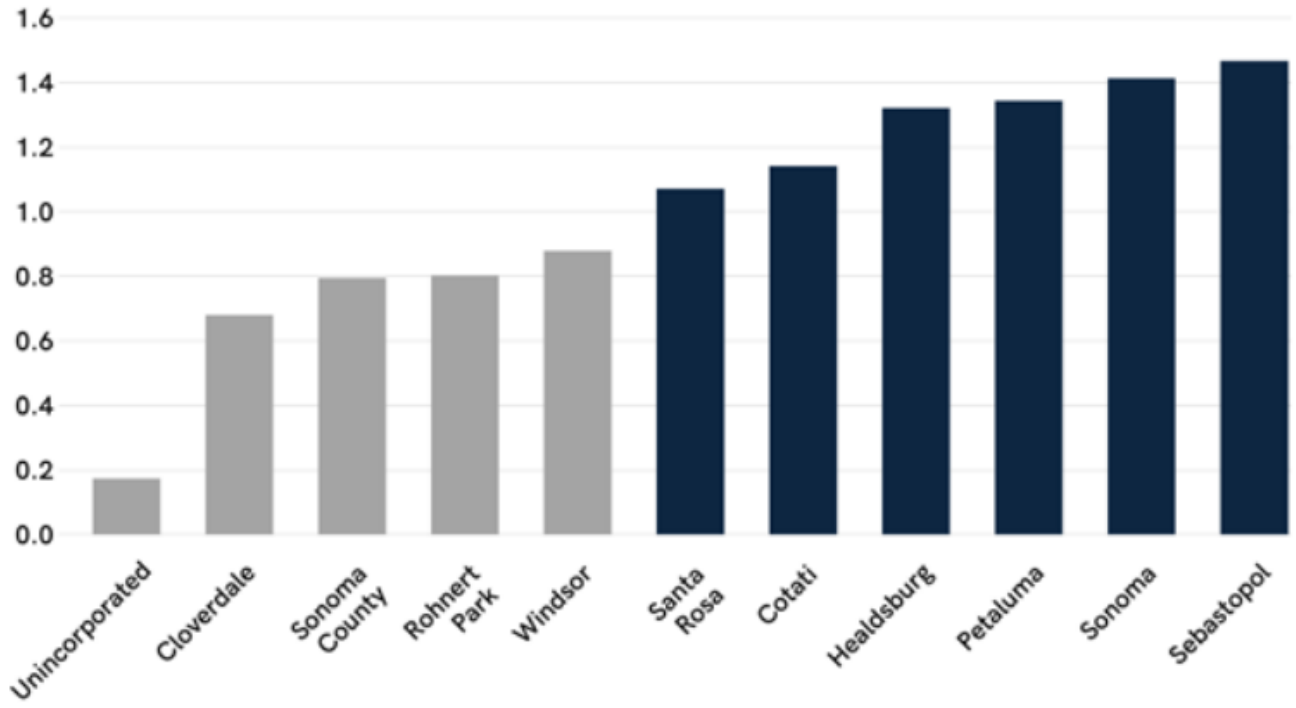



Source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014.

Figure 31 ranks jurisdictions in Sonoma County in order of jobs-to-housing ratios. The higher the ranking, the more jobs there are in comparison to housing units. Sonoma and Sebastopol have the highest ratios, with jobs-to-housing ratios above 1.4 (i.e., 1.4 jobs produced for every home built). Rohnert Park ranks in the bottom five of job producing jurisdictions, with 0.8 jobs for every home built. This may indicate a lack of access to quality jobs for all residents, however, it may also indicate that Rohnert Park is more successfully meeting its housing needs. All Sonoma County jurisdictions rank well below the average for the greater Bay Area; cities like San Francisco and San Jose produce more than three jobs for every permitted home [40].

[40] State of Housing in Sonoma County, 2022

Figure 31 Ratio of All Jobs to Homes
Sonoma County Jurisdictions, 2022




Source: California Department of Housing and Community Development, Annual Progress Reports, Generation Housing, 2022

### Disparities in Access to Opportunity: Fair Housing Issues and Contributing Factors

Rohnert Park residents have access to a high-quality healthy environment, and there are no notable disparities in access to transportation, jobs, or education by protected class. The highest disparity to access in Rohnert Park is access to housing. There are numerous factors that contribute to this, the greatest being high housing costs.

- Lack of access to opportunity due to high housing costs

## Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs refers to conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, and substandard housing conditions, and displacement. This section analyzes these four housing needs categories as they apply to the City of Rohnert Park.

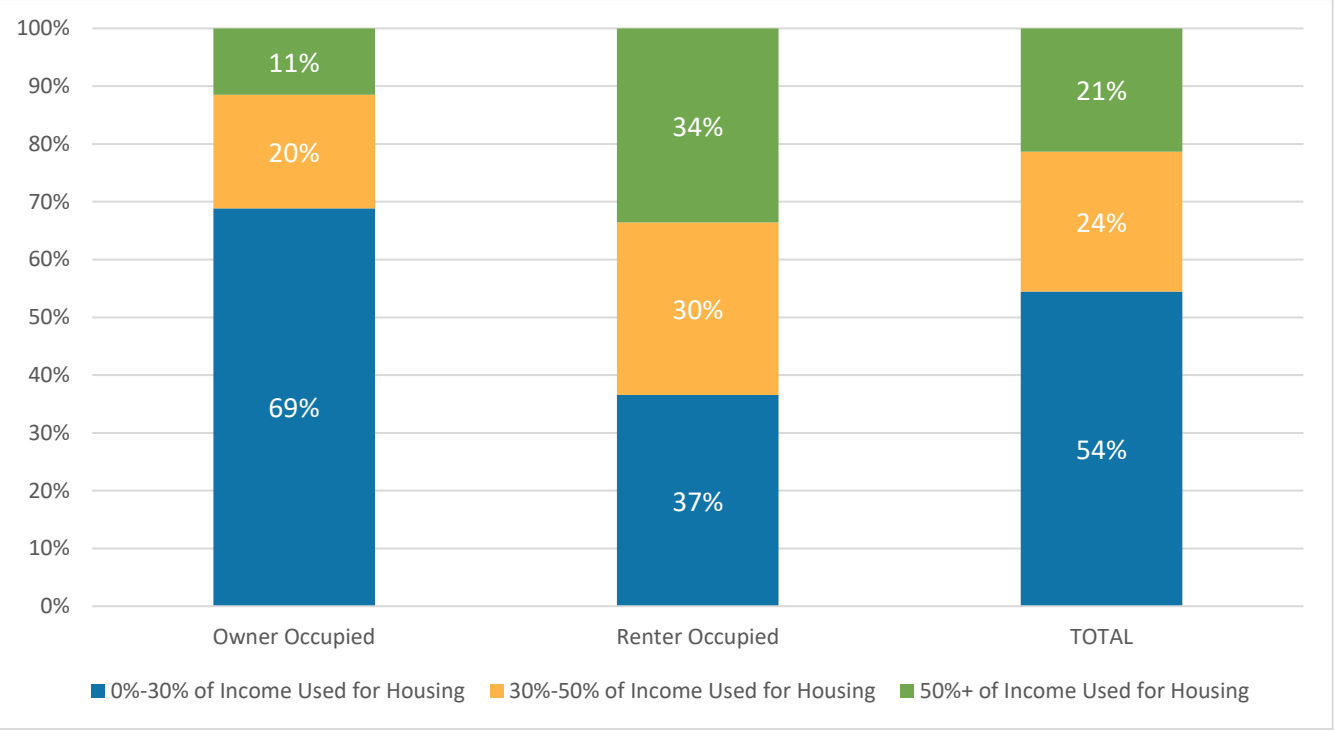
### Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with a 30 percent threshold for 'cost burden' and 50 percent threshold for 'severe cost burden.' A lower-income household spending the same percent of income on housing as a higher-income household is therefore more likely experience a 'cost burden.' Some of the implications of high-cost burden can include housing-

induced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation. The typical contract rent for an apartment in Rohnert Park was $1,470 in 2019. Rental prices increased by 41.3 percent from 2009 to 2019. To rent a [41]typical apartment without cost burden, a household would need to make $59,120 per year.

Home prices have skyrocketed in the last decade; however, most homeowners have mortgages with fixed rates or own outright and are therefore less likely to be impacted by market increases. Renters are subject to rent increases based on market rates and tend to experience more cost-burden. This is the case in Rohnert Park where nearly two-thirds of renters are either cost-burdened or severely cost-burdened, while only 27 percent of homeowners are cost burdened or severely cost-burdened (Figure 32).

Figure 32 Cost Burden by Tenure
Rohnert Park, 2019

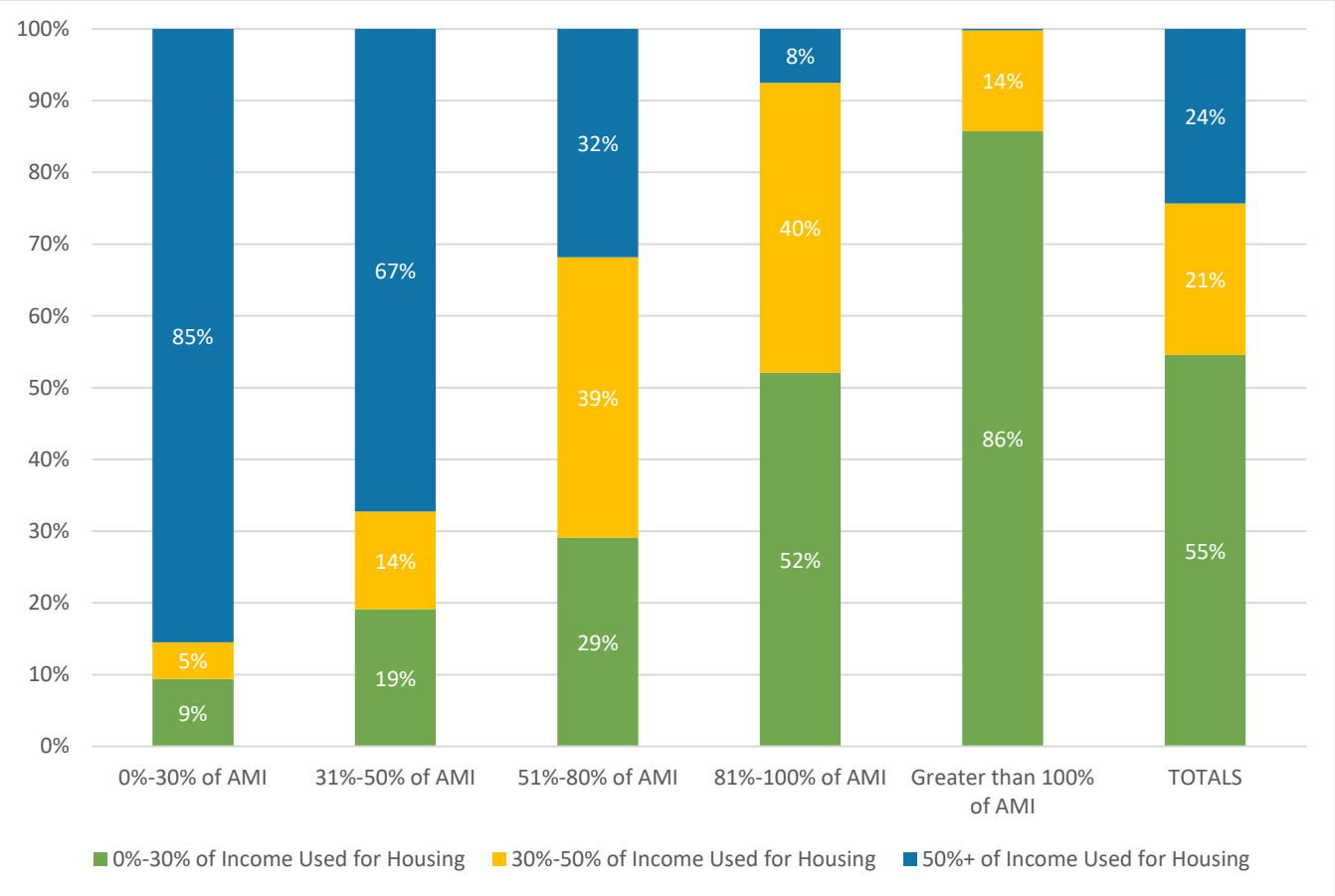



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Rates of cost burden also vary greatly across income categories. For example, 85% of Rohnert Park households earning less than 30% of AMI spend most of their income on housing. For Rohnert Park residents making more than 100% of AMI, just 0.19% are severely cost-burdened, and 85% of those making more than 100% of AMI spend less than 30% of their income on housing.

[41] Housing Needs Data Report: Rohnert Park, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021-04-02

Figure 33 Cost Burden by Income Level
Rohnert Park, 2017




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

Compared to Sonoma County and the State, Rohnert Park has higher rates of housing cost burden. In the State, 36.1% households experience cost burden, in Rohnert Park that number rises to 44.7% (Table 40).

Table 40 Cost Burden Severity
Rohnert Park and the Region, 2019

| Geography | 0%-30% of Income Used for Housing | 30%-50% of Income Used for Housing | 50%+ of Income Used for Housing |
|---|---|---|---|
| Rohnert Park | 53.5% | 23.8% | 20.9% |
| Sonoma County | 58.7% | 21.5% | 17.4% |
| Bay Area | 61.7% | 19.7% | 16.4% |

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

## Overcrowding

Households having more than 1.01 to 1.5 persons per room are considered overcrowded and those having more than 1.51 persons per room are considered severely overcrowded. The person per room analysis excludes bathrooms, porches foyers, halls, and half-rooms. Residential overcrowding reflects demographic

and socioeconomic conditions as it has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless.

Older-adult immigrant and recent immigrant communities, families with low incomes and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" is co-residing with family members or friends for economic reasons. Doubling up is the most reported living situation for families and individuals before the onset of homelessness. [42]

In Rohnert Park, rates of overcrowding are highest for Hispanic households followed by Asian households. Black households experience the lowest rates of overcrowding, followed by White households. This is likely explained by the overall low number of Black households in Rohnert Park. Hispanic and Asian households both experience higher rates of overcrowding than the city average. As with the data discussed for disability status above, age may play some role in explaining racial and ethnic disparities in overcrowding. Relatively younger adults are more likely to have minor children in their households, which, in turn, increases the likelihood of overcrowding. Conversely, older adults are more likely to reside in one- or two-person households. Based on local knowledge and observations of high numbers of vehicles associated with residents in mobile home parks on the western side of the City, and areas around Sonoma State University, these areas likely have the highest rates of overcrowding.

### Table 41 Occupants Per Room for Households by Race and Ethnicity
### Rohnert Park, 2019

| Race or Ethnicity | Total Households | % in Units with 1.00 or Fewer Occupants Per Room | % in Units with 1.01 or More Occupants Per Room |
|---|---|---|---|
| Total Non-Institutionalized Population | 16,377 | 94.25% | 5.75% |
| White Alone, Not Hispanic or Latino | 11,877 | 97.54% | 2.46% |
| Black or African American Alone | 293 | 100.00% | 0.00% |
| Asian Alone | 882 | 86.62% | 13.38% |
| Hispanic or Latino (of any race) | 2,908 | 82.05% | 17.95% |

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

Data concerning severe overcrowding by race and ethnicity is not available, but there is data on severe overcrowding by housing tenure, a factor that is often correlated with race and ethnicity. In Rohnert Park and the region, White and Asian households are relatively more likely to be homeowners while Black and Hispanic households are relatively more likely to be renters. As the data above shows, Renter-Occupied households are much more likely to be subjected to severe overcrowding than are Owner-Occupied households (Table 42).

### Table 42 Severe Overcrowding for Households by Tenure
### Rohnert Park, 2019

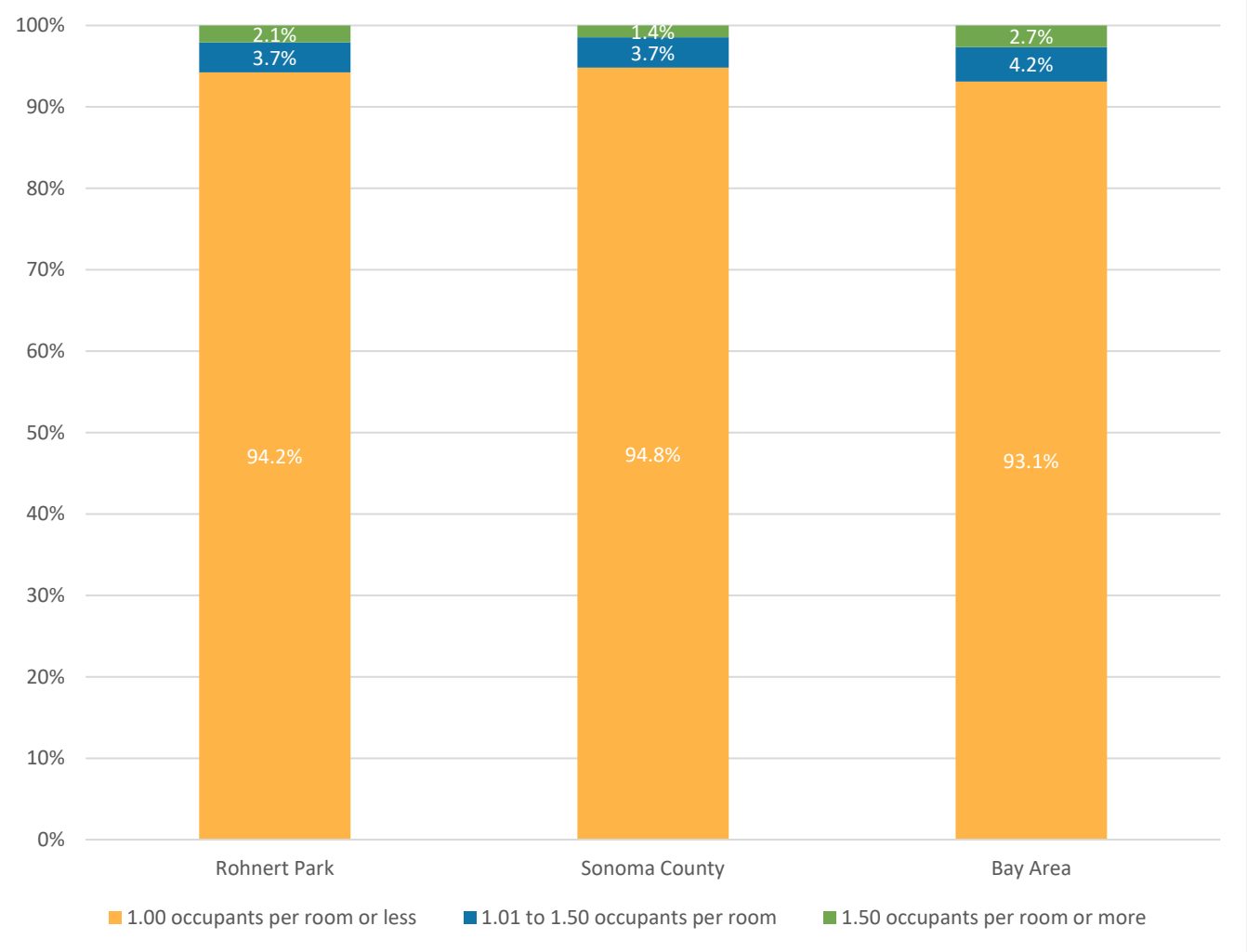
| Tenure | Total Households | % in Units with 1.50 or Fewer Occupants Per Room | % in Units 1.51 or More Occupants Per Room |
|---|---|---|---|
| Owner-Occupied | 8,971 | 99.75% | 0.25% |
| Renter-Occupied | 7,046 | 95.72% | 4.28% |

2015-2019 American Community Survey 5-Year Estimates

[42] California Department of Health and Human Services

Comparatively, the rate overcrowded households in Rohnert Park is the same as in Sonoma County (3.7%) which is less than that of the Bay Area (4.2%). The rate of extremely overcrowded households in Rohnert Park (2.1%) is higher than Sonoma County (1.4%) but less than in California (2.7%).

Figure 34 Overcrowding Severity
Rohnert Park and the Region, 2017




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

## Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. Rohnert Park has a relatively new housing stock and experiences low rates of substandard housing issues. In Rohnert Park, less than 1% of owner households lack a kitchen amenity and no households experience both substandard housing issues. Rates of substandard housing are higher for the region but have decreased from 2010 to 2019 (Table 44). There are no properties in need of replacement and approximately 200 properties may be in need of rehabilitation. [43] Local

[43] 3% of homes built before 1980, based on Code Enforcement knowledge

officials indicate that properties in need of rehabilitation are generally located in A and B sections, and in central Rohnert Park due to the age of the homes in those areas, and in mobile home parks on the City's west side.

Table 43 Substandard Housing Issues
Rohnert Park, 2019

| Building Amenity | Owner | Renter |
|---|---|---|
| Lacking Complete Kitchen | 0.4% | 0.0% |
| Lacking Plumbing | 0.0% | 0.0% |

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

Table 44 Substandard Housing Issues
Sonoma County, 2010-2019

| Year | 2010 | | 2019 | |
|---|---|---|---|---|
| Tenure | Owner | Renter | Owner | Renter |
| Lacking Complete Kitchen | 0.5% | 1.9% | 0.4% | 1.7% |
| Lacking Plumbing | 0.5% | 1.2% | 0.4% | 0.6% |

*Source: U.S. Census Bureau, American Community Survey 5 Year Estimates: 2010, 2019, Table B25053, Table B25049*

## Displacement

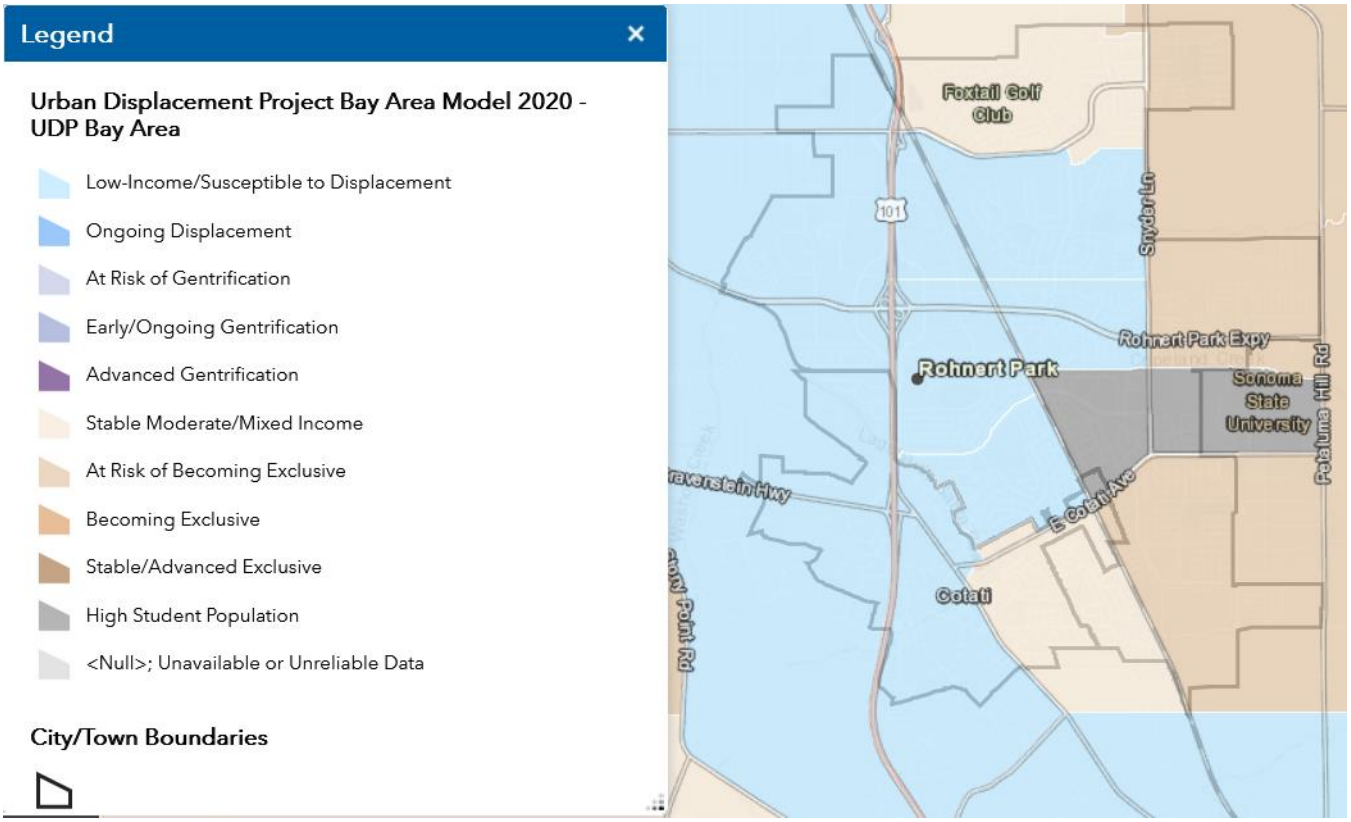
Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital. [44] These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. They can also cause displacement and even homelessness.

For the purposes of this assessment, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, income inequality, stagnant wages, and insufficient market-rate housing production. [45] Decades of disinvestment in low-income communities can result in rent gaps, or disparities between current rental income and potentially achievable rental income if the property is converted to its most profitable use. Because of this, market forces and investor speculation can play a part in displacement.

The University of California, Berkeley (UCB) Urban Displacement Project Bay Area Model 2020 identifies most census tracts in Rohnert as Low-Income/Susceptible to Displacement, the same designation as most other census tracts along the 101 corridor from Santa Rosa to Petaluma, indicating a regional issue (Figure 35 and Figure 36). This is most likely due to increasing housing costs.

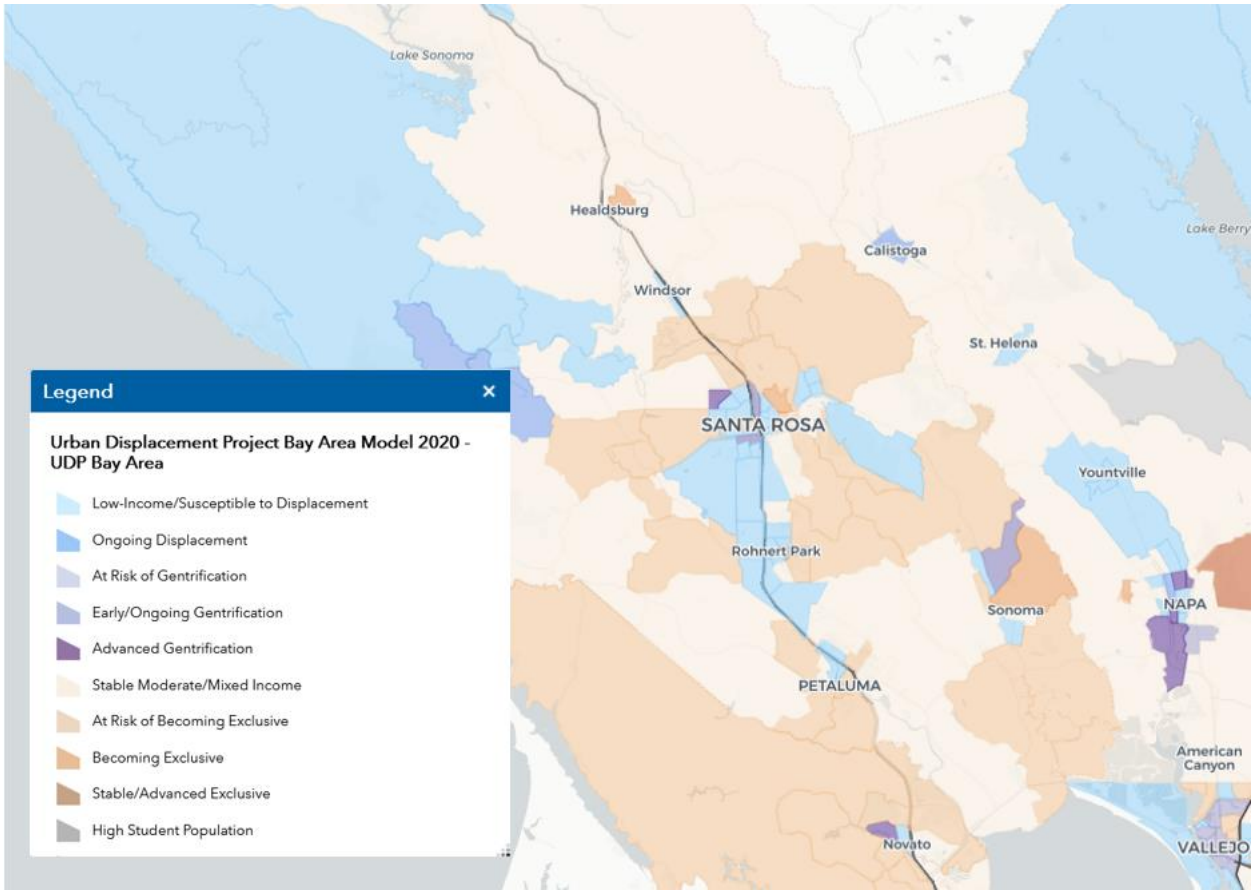
[44] Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.
[45] Been, V., Ingrid, E., & O'Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

Figure 35 Urban Displacement Project Bay Area Model
Rohnert Park, 2020




Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

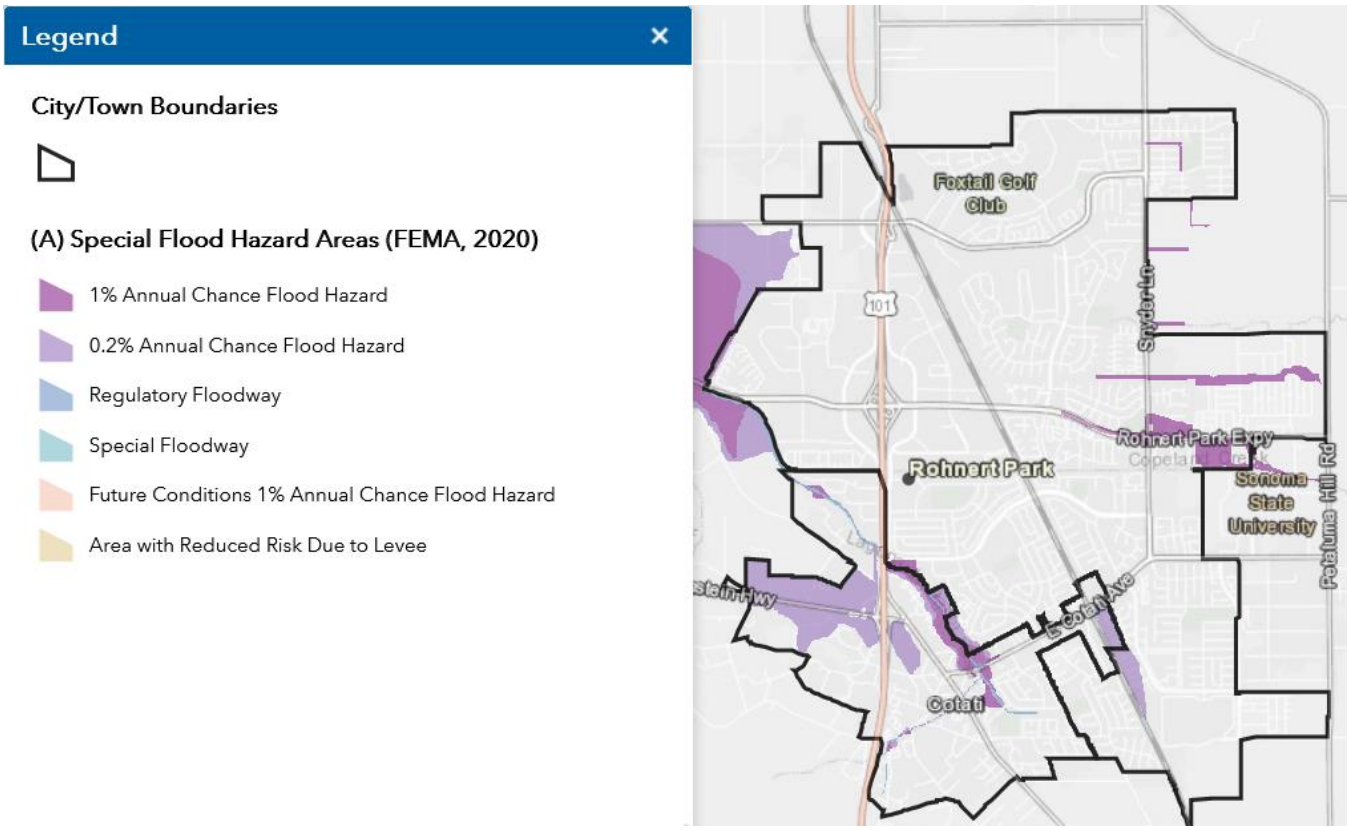
Figure 36 Urban Displacement Project Bay Area Model Sonoma County, 2020




Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Displacement can also occur as a result of natural disasters. Figure 37 identifies areas that are at risk of flooding and disaster-driven displacement. The Special Flood Hazard Areas in Rohnert Park are concentrated along the most eastern part of the City where there are 1% (dark purple) Annual Chance Flood Hazard zones and a Regulatory Floodway. In Rohnert Park, these areas do not coincide with those that are susceptible to displacement or have high concentrations of protected classes or low-income residents.

Figure 37 FEMA Special Flood Hazard Areas
Rohnert Park, 2020




Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

## Homelessness

The Department of Housing and Urban Development (HUD) defines homelessness as any, "individual or family who lacks a fixed, regular, and adequate nighttime residence" or an individual whose, "primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation… including a car, park, abandoned building, bus or train station, airport, or camping ground." This also includes those at risk of being homeless, those fleeing domestic violence, those who have no other residence, and those who lack the resources to obtain permanent housing. HUD defines a "chronically homeless" individual as "a homeless individual with a disability [who has been homeless]… continuously for at least twelve (12) months or on at least four (4) separate occasions in the last three (3) years, where the combined occasions total a length of time of at least twelve (12) months."

Homelessness is a long-standing, complex and challenging issue for Rohnert Park and many other cities in California. Rohnert Park City Council has identified homelessness as a top priority, and the City is working closely with community organizations, government agencies and experts in the homeless services field to address homelessness in the City. For the City of Rohnert Park, one particularly challenging area is the northern portion of the City where unsheltered persons have moved freely between Santa Rosa, the unincorporated county and Rohnert Park. Over the past 5 years, a number of encampments have formed in this area - including 4 larger encampments made up of 30 or more campsites. In recent years, the City also has observed increased unsheltered homelessness in the central Rohnert Park area, in particular on or near the two creeks that run west to east in the center portion of the City.

Rohnert Park has historically had a higher proportion of people living in vehicles compared to the rest of the County. People living in vehicles camp throughout the City, including in neighborhoods and in private parking lots at retail properties. Within the past few years, the City has received increased reports of people living in vehicles in the A and B sections of the City and in the area west of Hwy 101. From January 2021 to June 2022, 61 Rohnert Park residents experiencing homelessness have been placed in permanent housing and 58 have moved into interim housing or shelter. Additional quantification and analysis of populations experiencing homelessness in Rohnert Park and the region are included within the Special Needs Housing Analysis.

For the fiscal year starting July 1, 2022, to June 30, 2023, the City of Rohnert Park dedicated nearly $3 million to fund homeless services in Rohnert Park. Every month, the City convenes the Homelessness Roundtable to engage community members and service providers in discussions about the homelessness crisis and possible solutions.

Permanent housing programs for homeless residents include the Catholic Charities Rapid Re-housing and Master Lease Permanent Supportive Housing program and SHARE Sonoma County Community Homes. Catholic Charities Homeless Outreach Services Team (HOST) and Unsheltered Friends Outreach (UFO) are funded to meet concrete needs of unsheltered individuals in Rohnert Park and connect them with interim and permanent housing programs. Labath Landing, a HCD Homekey-funded interim housing project which will be operated by HomeFirst, is currently under development now and will provide 60 units of noncongregate shelter for people experiencing homelessness.

The City financially supports these programs and others to ensure their success in meeting local needs. Additional supportive housing projects are anticipated to be available for occupancy within the planning period, including the Providence Supportive Housing project. These projects will vastly improve the City's ability to house unsheltered and homeless residents and meet local needs.

The City has developed a By-Name List program to track, identify and meet the needs of each individual experiencing homelessness in Rohnert Park. Through this program, service providers, City staff and law enforcement meet to discuss and prioritize those with higher needs for supportive services and permanent housing opportunities. This system connects with regional efforts to better track the needs of homeless individuals in Sonoma County across systems of care and to develop permanent housing solutions tailored to the needs of each individual.

- The City's website provides a list of housing resources available for individuals experiencing homelessness, including the following:
- 2-1-1, a local hotline providing information about a variety of services in Sonoma County, including housing, shelter, and food.
- Rohnert Park Homeless Outreach Services Team (HOST), operated by Catholic Charities, providing services to individuals experiencing homelessness in Rohnert Park. Services include referral to housing and shelter programs, medical services, and mental health and substance use services.
- Unsheltered Friends Outreach, (UFO) provides meals, clothing, toiletries, and other basic survival needs to individuals experiencing homelessness in Rohnert Park.
- Coordinated Entry Sonoma County maintains a central waiting list for local shelter and housing programs.
- SHARE Sonoma County is a local service provider matching home-seekers who are either homeless or at-risk of homelessness with home-providers that have an extra room in their house.

### Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

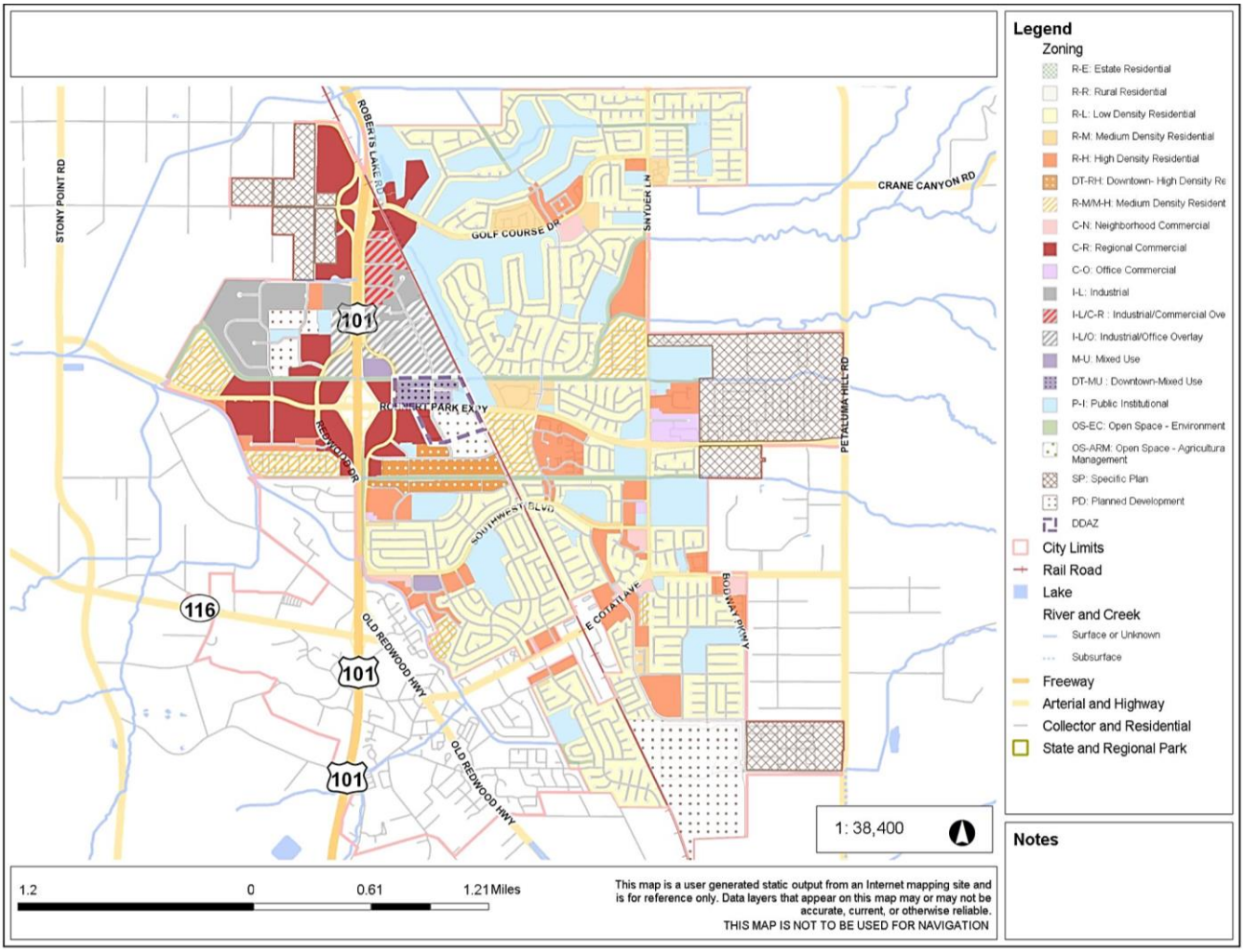
Though it is an understudied phenomenon, displacement related to new development must be taken seriously. The rising cost of housing in Rohnert Park, Sonoma County, and across the Bay Area region is driving displacement of the most vulnerable populations. This process is disruptive and, in some cases, traumatic for displaced families. It also drives segregation at the regional scale. The following have been identified as factors that contribute to disproportionate housing needs in the City of Rohnert Park:

- Displacement of residents due to economic factors
- Lack of affordable community-based supportive services

## Other Relevant Factors

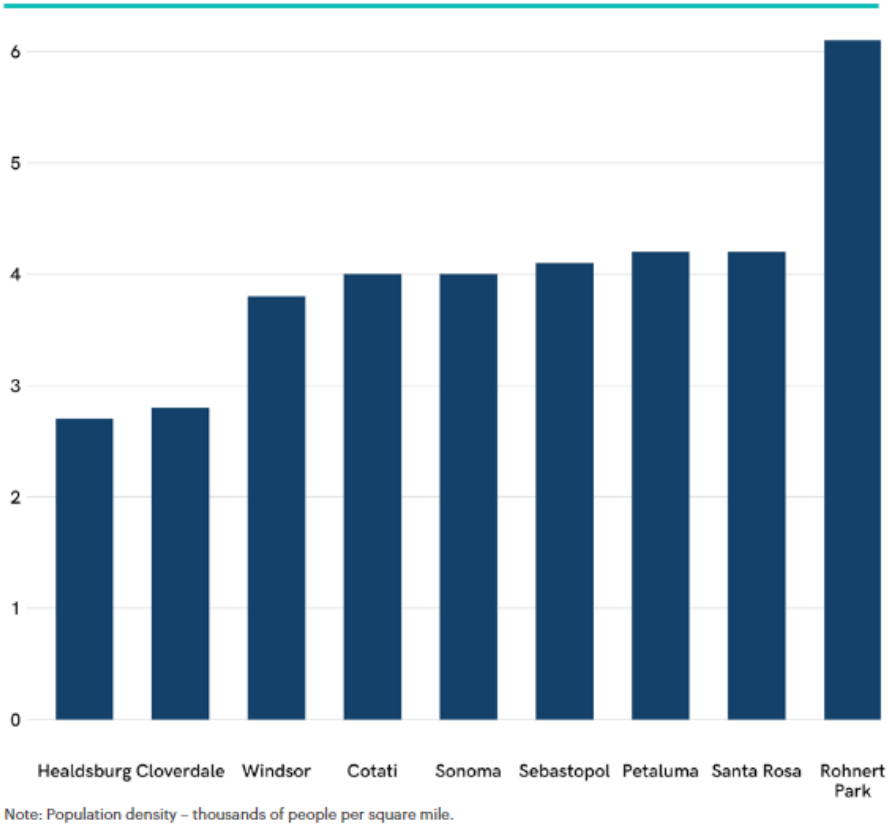
Fair housing issues can result from historical exclusionary zoning practices, which is a practice that either intentionally or unintentionally excludes certain types of land uses and/or races and ethnicities from a given community. Exclusionary zoning was introduced in the early 1900s, often to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. Zoning codes that discriminate on the basis of race and ethnicity are now illegal, however, nearly all communities in the United States have land use patterns that reflect past practices. This can limit the supply of available housing units. In many cities, the implementation of these zoning practices, along with a host of other factors including historical disinvestment in low-income neighborhoods, has resulted in segregation. Currently, most of the land in Rohnert Park zoned for residential use is reserved for single homes (Figure 38), however, Rohnert Park also has the highest percentage of multi-family housing of any jurisdiction in Sonoma County and is the most densely populated jurisdiction in Sonoma County (Table 45).

Figure 38 Zoning Map




Source: City of Rohnert Park GIS Viewer, 2022

Table 45 Cities by Population Density
Sonoma County, 2019




Note: Population density – thousands of people per square mile.

*Source: State of Housing in Sonoma County, 2022*

The historical practice of "redlining" is one of the most impactful exclusionary practices that shaped inequitable land use practices across the country. In the 1930s, The Home Owners' Loan Corporation (HOLC) created a neighborhood ranking system based on quality of housing, recent history of sale and rent values, and, crucially, the racial and ethnic identity and class of residents. Residential neighborhoods were assigned grades, ranging from A ("Best") to D ("Hazardous"), and used to shape intentionally exclusive neighborhoods through mortgage lending. These practices created racial disparities in intergenerational wealth and other patterns of inequity.[46] Rohnert Park was not incorporated at this time, was not assigned grades under the HOLC system, and has no other known history of redlining, racially restrictive or exclusive Covenants, Conditions, and Restrictions (CC&Rs), or gated communities.

Land use patterns in Rohnert Park are unique due to the age of the community and its master planned approach. 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 was 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. During the days of Redevelopment, the Rohnert Park Redevelopment Agency (RDA) funded projects Citywide including public infrastructure projects (Sonoma Mountain Village, Southwest Boulevard, and Commerce Boulevard), community center improvements, Senior Center expansion, Performing Arts

[46] Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed, accessed February 27, 2023

Center improvements, completion of an economic development study, and wetland mitigation costs associated with Baseball Stadium Reuse. These projects were located throughout the entire City, including A and B section and other areas of higher need, and helped improve quality of life and increase access to opportunity Citywide.

Additionally, Rohnert Park is located adjacent to Sonoma State University (SSU), a member of the California State University system. SSU was founded in 1961 and moved to its current site in 1966, initiating the City's long relationship with the University. As of 2022, SSU had a population of 7,000 students. The university provides quality residential facilities, with 90 percent of first-year students and 37 percent of all undergraduates living on campus within six residential villages. As of the 2020-2021 academic year, SSU had housing capacity for 3,286 residents and provides opportunities for both students and employees to live on campus.[47] The presence of the University has an impact on housing demand and housing occupancy in Rohnert Park and other nearby jurisdictions.

Students typically have low incomes and higher cost burden due to limited work hours, inflexible class schedules, and tuition costs. Students are also more likely to live in overcrowded conditions. Since some students live in Rohnert Park during the academic year and elsewhere during the summer, the student population has an impact on vacancy rates, and housing demand and availability shift during the year, impacting the housing market for remaining residents. Groups of students renting single-family homes impact the availability of homes for large households and can impact the market value of these units. These patterns can also impact the ability of students with children to afford suitable housing. While the City continues to work with the University to address the housing needs of all who live and work in and around the City, including students, staff, and faculty of the University, these trends and patterns can also exacerbate the lack of opportunity due to high housing cost and the displacement of other residents. Furthermore, the nature of the student population can lead to misleading housing data with regards to vacancy rates and income levels.

## Fair Housing Goals and Priorities Based on Identified Contributing Factors

Table 46 Fair Housing Issues, Contributing Factors, and Programs & Actions

| Identified Fair Housing Issue | Contributing Factors | Priority | Meaningful Action |
|---|---|---|---|
| Fair Housing Enforcement & Outreach Capacity | High-barrier admissions to affordable housing, and occupancy policies and procedures<br>Lack of meaningful language access to housing information for individuals with limited English proficiency | High | • Program HO-4.B: Fair Housing Information<br>• Program HO-4.C: Culturally Appropriate Outreach and Marketing |
| Concentration of Lower-Income Households | Location of existing affordable housing | Low | Programs to support Place-Based Strategies to address needs in Central Rohnert Park:<br>• Program HO-3.G: Pro-housing Designation<br>• Program HO-5.C: Community Revitalization |

[47] U.S. Department of Education, National Center for Education Statistics, 2020.

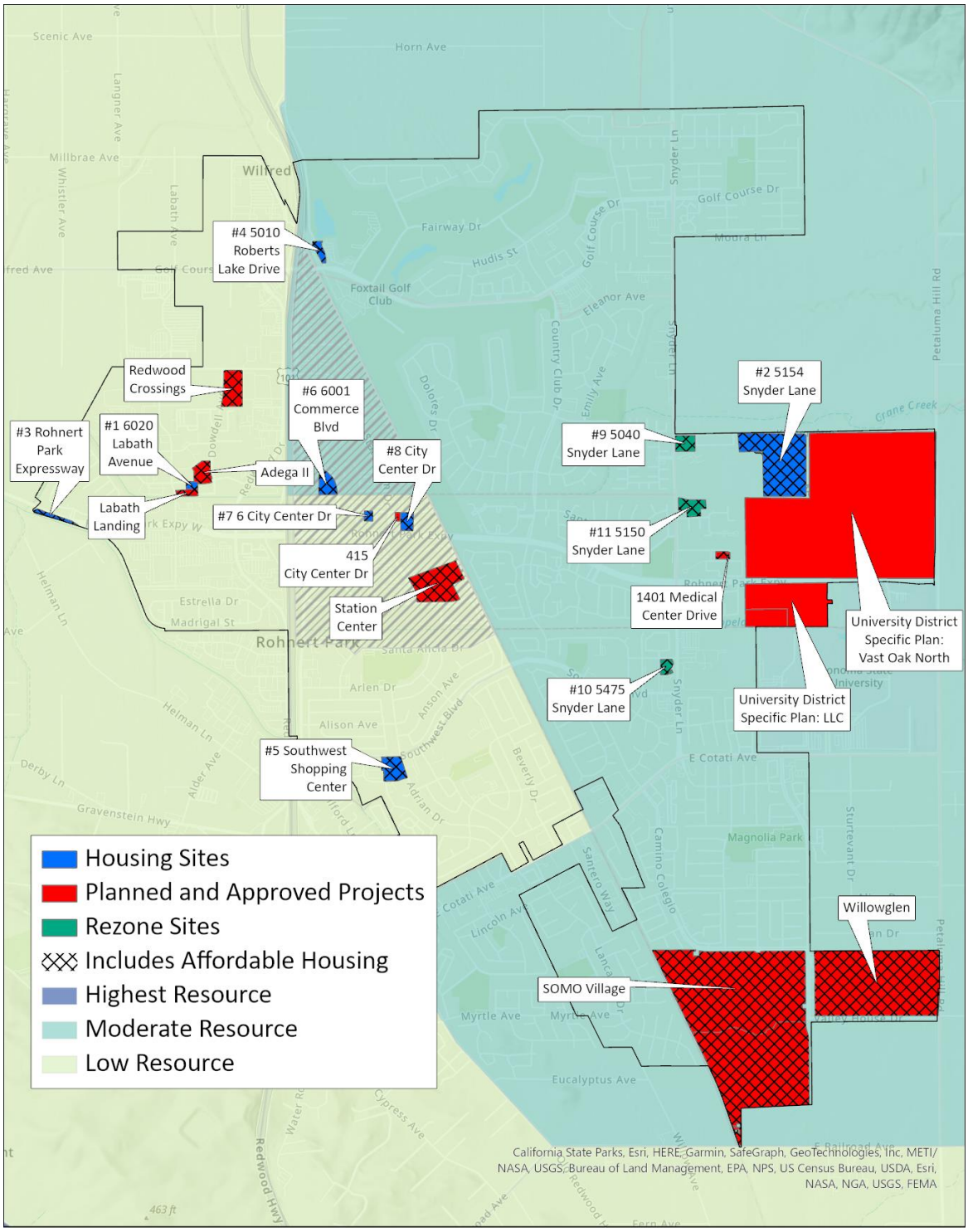
| | | | |
|---|---|---|---|
| | | | Program for Community Revitalization in identified Areas of Need:<br>• Program HO-5.B: Continuing Protections for Mobile Home Parks<br>• Program HO-5.C: Community Revitalization<br>Programs to facilitate the development of additional affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to increase Mixed-Income developments<br>• Program HO-4.E: Inclusionary Housing Ordinance |
| Disparities in Access to Opportunity | Lack of access to opportunity due to high housing costs | Medium | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to facilitate access to homeownership:<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |
| Disproportionate Housing Needs, Including Displacement | Displacement of residents due to economic factors<br><br>Lack of affordable community-based supportive services | High | Programs to address displacement:<br>• Program HO-1.E: Replacement Housing Program<br>• Essential Housing Bond Financing Program<br>• Program HO-3.E: At-Risk Units<br>• Program HO-4.A: Anti-Displacement Actions<br><br>Programs to increase supportive housing/services: |

| | | | |
|---|---|---|---|
| | | | • Program HO-2.C: Zoning for a Variety of Housing Types<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>• Program HO-4.D: Actions to Address Homelessness |

## Fair Housing and Housing Sites

Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. While Rohnert Park only contains areas designated as Low Resource and Moderate Resource, over half of the lower-income unit capacity is located within Moderate Resource areas.

Figure 39 Housing Sites and Resource Areas



## Segregation and Integration

Table 47 Housing Sites and Segregation Indicators

| Census Tract | Block Group | Housing Sites | Housing Units | Lower-Income Housing Units | Population with a disability, tract | % Households in renter-occupied housing units, Tract | % Hispanic Population, Block Group | % Non-White Population, Block Group |
|---|---|---|---|---|---|---|---|---|
| 151301 | 3 | 1 | 66 | 44 | 8.90% | 48.47% | 36.17% | 47.46% |
| 151305 | 1 | 4 | 555 | 73 | 12.90% | 75.06% | 27.38% | 43.22% |
| 151307 | 2 | 1 | 41 | 41 | 9.10% | 27.48% | 17.72% | 31.23% |
| 151308 | 1 | 1 | 101 | 8 | 13.20% | 43.17% | 15.88% | 28.49% |
| 151309 | 3 | 6 | 700 | 0 | 9.10% | 34.55% | 19.15% | 29.20% |
| 151310 | 3 | 2 | 124 | 28 | 13.70% | 49.90% | 18.37% | 36.10% |
| 151311 | 1 | 1 | 921 | 175 | 9.40% | 45.51% | 16.58% | 32.21% |
| 153206 | 1 | 5 | 351 | 97 | 12.00% | 70.82% | 27.41% | 40.16% |

Source: American Community Survey 2019, 5-Year Estimates

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. The site with the largest capacity for lower-income units is located within a block group with low levels of segregation of protected classes.

## Racially and Ethnically Concentrated Areas of Poverty

There are no racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence within Rohnert Park. The identified housing sites neither exacerbate nor improve conditions in the City.

## Disproportionate Housing Needs Including Displacement

The most significant housing needs in Rohnert Park are high cost burden and risk of displacement. The identified housing sites are located in areas with varying income groups and will improve disproportionate housing needs through increasing the stock of affordable housing. The housing sites may exacerbate the risk of displacement, but programs are included in the Housing Element to address this, including place-based strategies.

Table 48 Housing Sites and Income

| Census Tract | Block Group | Housing Sites | Housing Units | Lower-Income Housing Units | % LMI Population, Block Group | Median Income, block group |
|---|---|---|---|---|---|---|
| 151301 | 3 | 1 | 66 | 44 | 0.53 | $54,830.00 |
| 151305 | 1 | 2 | 745 | 90 | 0.74 | $31,190.00 |
| 151307 | 2 | 1 | 41 | 41 | 0.39 | $89,063.00 |
| 151308 | 1 | 1 | 101 | 8 | 0.24 | $97,738.00 |
| 151309 | 3 | 6 | 700 | 0 | 0.38 | $79,737.00 |
| 151310 | 3 | 2 | 124 | 28 | 0.43 | $44,375.00 |
| 151311 | 1 | 1 | 921 | 175 | 0.33 | $106,458.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 153206 | 1 | 5 | 351 | 97 | 0.57 | $60,771.00 |

Source: HUD, Low to Moderate Income Population, 2015; American Community Survey, Median Income, 2019 5-Year Estimates

## Disparities in Access to Opportunity

Access to opportunity is similar in all areas of Rohnert Park. The City has high scores on the TCAC/HCD Opportunity maps in the environmental category, and the lowest scores in the economic category. The identified housing sites will improve access to quality housing. Two sites with lower-income capacity are located near wide roadways with heavy traffic, potentially causing disparities in access to opportunity.

Table 49 Housing Sites and Access to Opportunity

| Census Tract | Block Group | Housing Sites | Housing Units | Lower-Income Housing Units | Resource Level Score | 2022 TCAC/HCD Educational Score | 2022 TCAC/HCD Environmental Score | 2022 TCAC/HCD Economic Score | Job Proximity Index Score [48] |
|---|---|---|---|---|---|---|---|---|---|
| 151301 | 3 | 1 | 66 | 44 | Low Resource | 0.26 | 0.95 | 0.11 | 10 |
| 151305 | 1 | 2 | 745 | 90 | Low Resource | 0.25 | 0.88 | 0.1 | 36 |
| 151307 | 2 | 1 | 41 | 41 | Moderate Resource | 0.47 | 0.87 | 0.31 | 19 |
| 151308 | 1 | 1 | 101 | 8 | Moderate Resource | 0.49 | 0.88 | 0.1 | 42 |
| 151309 | 3 | 6 | 700 | 0 | Moderate Resource | 0.47 | 0.86 | 0.27 | * |
| 151310 | 3 | 2 | 124 | 28 | Moderate Resource | 0.47 | 0.97 | 0.23 | 2 |
| 151311 | 1 | 1 | 921 | 175 | Moderate Resource | 0.43 | 0.99 | 0.28 | 3 |
| 153206 | 1 | 5 | 351 | 97 | Low Resource | 0.30 | 0.43 | 0.10 | 96 |

* Data not available
Sources: HCD/TCAC Opportunity Area Maps, 2022; HUD Job Proximity Index, 2014-2017

## Improved Conditions

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

## Exacerbated Conditions

Housing development on inventory sites may increase susceptibility to displacement within the City. This is addressed through Program HO-4.A: Anti-Displacement Actions. Two housing sites identified with capacity for lower-income capacity are located near major roads, one of which is an elevated freeway. While this may exacerbate disparities in access to a healthy environment, the development would replace a homeless

[48] Based on local knowledge, there is high access to jobs throughout the City.

encampment and provide quality transitional or supportive housing for those residents. The environmental concerns associated with these sites will be mitigated through a program.

In addition, the City is implementing a variety of place-making and community-building strategies to improve conditions including equity, accessibility, and quality of life throughout the City, especially to serve its lower income, lower-resourced, and special needs communities as follows:

- Complete Streets Policy: Through its adopted Complete Streets Policy, the City is committed to continuing development of an integrated transportation network with infrastructure and design that allows safe and convenient for all users, including varied modes of transportation and accessibility needs.
- Parks and Facilities: The City contains 473.5 acres of neighborhood and community parks, golf courses and other recreational facilities, distributed throughout all its neighborhoods, with access to low- and no-cost fitness programming and recreational facilities, allowing equitable access to. nature, open space, and promoting health.
- Community Involvement: The City has robust community programming, and special events. The City runs its own Senior Center, which largely serves low-income seniors, is located near the City's center and affordable senior housing. Other low- and no-cost community programs and events that help foster community and equitable quality of life include youth-specific programming, community theater and other entertainment, and events supporting small local businesses.

# 6 Community Engagement and Outreach

The City of Rohnert values community input and has had a focus on offering various opportunities for residents and community stakeholders to provide input on housing and community development needs during the preparation of this Housing Element.

Government Code 65583(c)(7) requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This appendix documents how public engagement was sought after and gathered during the update process, and how the input received from residents and stakeholders was incorporated into the preparation and content of the Housing Element.

## Timeline of Community Engagement and Outreach

### November 2021

The first communication for the 2023-2031 Housing Element was to create a page for the City of Rohnert Park on the Let's Talk Housing Napa-Sonoma Collaborative (nsc-housing.org/city-of-rohnert-park). This page provided an introduction to the Housing Element, included a project timeline, and highlighted the importance of community feedback. The page also included a designated City of Rohnert Park email (housingelement@rpcity.org) for residents to send questions about the Housing Element or request to receive updates. It was linked off the City's main website (rpcity.org). Recipients for Housing Element email updates and notifications included more than 1,200 contacts.

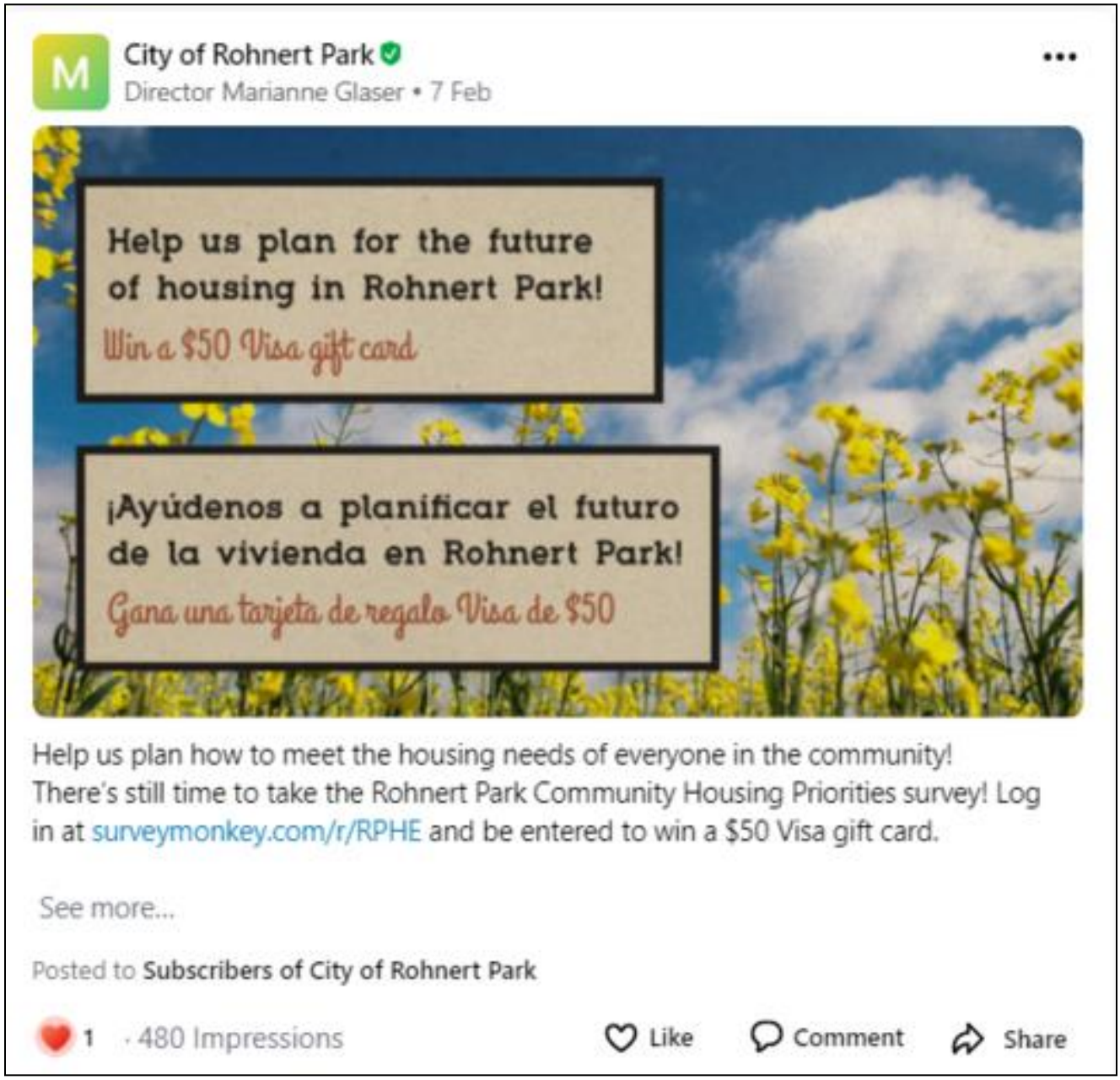
### December 2021

The bilingual English and Spanish Rohnert Park Community Housing Priorities Survey was launched in December. Questions for the survey focused on asking community members about their current housing and the types of housing they would like to see for Rohnert Park. The survey received 1,344 total responses and was made available through mid-February.

Distinct English and Spanish URLs and QR codes were created for promoting the survey. All survey promotion was bilingual English and Spanish. Print and digital survey promotion included:

- A feature in the citywide newsletter.
- A Housing Element one-pager describing the process, timeline, and opportunities for community engagement.
- A series of three posts to the City's NextDoor and Twitter accounts with boosted posts to
    - Facebook (63,773 total times content was displayed; 26,928 people who saw the content; 1,109 total engagement with posts)
    - Instagram (45,179 total times content was displayed; 25,652 people who saw the content; 1,326 total engagement with posts)

Figure 1 Social Media Promotion of Community Survey




Survey responses included a total 1,524 written comments to the following three questions:

- Describe your experience of finding or securing housing in Rohnert Park. (508 comments)
- Tell us more about the most important housing issues facing Rohnert Park. (489 comments)
- What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city. (527 comments)

Common themes to responses across all three questions included:

- High costs of housing, especially for low- to middle-income households

- High upfront costs to securing housing, such as the amounts needed for a down payment or security deposit and the income qualifications needed to secure a mortgage or apartment application
- Limited housing availability and selection for seniors and those living with disability or mobility needs
- Limited student housing availability
- Concerns over homelessness
- Concerns for water supply and the ability of city infrastructure, especially roadways, schools, and open spaces, to support development and an increasing population
- Concerns for overcrowding and traffic congestion as part of recent developments

## January 2022

To further promote participation in the survey within Spanish-speaking communities of Rohnert Park, focused in-person outreach was conducted with door hanger distribution within four selected mobile home parks. The bilingual Spanish and English door hangers included information about the Rohnert Park Community Housing Priorities Survey with the distinct in-language Spanish and English URLs and QR codes for taking the survey.

A total 1,000 door hangers were distributed within four mobile home park locations:

- Rancho Verde (300)
- Rancho Feliz (300)
- Rancho Grande (300)
- Las Casitas de Sonoma (100)

Figure 2 Door Hanger Promotion of Community Survey



- In its participation in the Napa Sonoma Collaborative (NSC), part of a Regional Housing Technical Assistance program, Rohnert Park gained valuable insight from the Equity Working Group (EWG). The EWG served as an advisory group organized by the NSC to provide a direct connection between underserved communities, trusted community partners, and jurisdictional representatives in Napa and Sonoma Counties. Over the course of six sessions in January and February 2022, the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa-Sonoma region and developed recommendations for how to address these issues.

### February 2022

On February 2, the cities of Rohnert Park and Cotati jointly hosted a Stakeholder Online Workshop designed to engage and receive feedback from developers, community-based organizations, and health and housing service providers working within both cities. A total of 90 individuals representing 67 different organizations were invited. A total of 27 individuals representing 22 different organizations attended and participated in the workshop.

Setup for the workshop included breakout rooms to support small group discussion on the current housing conditions and housing challenges experienced by the community members attendees work with and serve. Each breakout room was staffed by a facilitator and notetaker to lead conversation and record feedback.

Additional February engagement included the February 24 Planning Commission presentation on Initial Sites Assessment and Policy Questions.

### March 2022

On March 22, the City Council held a public workshop on the Initial Sites Assessment and Policy Options.

### April 2022

In April, City of Rohnert Park staff began one-on-one conversations with community leaders and property owners within sites currently zoned for housing to share updates and answer questions about the 2023-2031 Housing Element. Organizations and businesses engaged included:

- Cotati-Rohnert Park Unified School District
- St. John's Unified Methodist Church
- Cross and Crown Lutheran Church and School

Additionally, a follow-up interview was conducted with a representative of Generation Housing, housing advocates within Sonoma County, on April 22 to further discuss comments shared as a participant at the February 2 Stakeholder Online Workshop.

### May 2022

Engagement for May included website and email notifications for the regularly scheduled May 24 City Council and May 26 Planning Commission meetings where proposed housing policies and programs were presented. There was one public comment received during the Planning Commission meeting that was incorporated into the draft housing policies and programs. A copy of the draft housing policies and programs was forwarded to the 90 individuals invited to the February 2 Stakeholders Online Workshop for review and comment.

### August 2022

During the 30-day public comment period for the Draft Housing Element, from August 5 to September 4, a copy of the draft was posted to the City of Rohnert Park webpage on the Let's Talk Housing Napa Sonoma Collaborative and available for download. The page included information about the public comment dates and how to provide comments by email to HousingElement@rpcity.org.

Communications to raise awareness about the public comment period and share the Draft Housing Element included:

- A short series of two bilingual Spanish and English social media post to each of the City's Facebook, Twitter, Instagram, and Nextdoor accounts.
    - Facebook received a total 7 likes, 4 comments, and 1 Share
    - Twitter received a total of 2 likes, 4 retweets in English and 1 retweet in Spanish
    - Instagram received a total of 18 likes
    - Nextdoor received a total 1,606 impressions
- A bilingual Spanish and English email sent to a total 1,239 recipients, including people who had requested information about the Draft Housing Element as part of earlier outreach and engagement

A total of 12 comments was received to the Draft Housing Element. Key themes included:

- Housing affordability, especially for low-income residents
- Housing accessibility, especially for seniors and residents with disabilities
- ADU development

## Stakeholder Engagement

### February 2 Stakeholder Online Workshop

Table 50 provides the organizations that participated in the February 2 Stakeholder Online Workshop. A total of 90 individuals representing 67 different organizations were invited, and 27 individuals representing 22 different organizations attended and participated in the workshop.

Table 50 February 2 Stakeholder Online Workshop Organizations Attendance List

| Cohort | Organization Represented |
|---|---|
| Housing Development | Brookfield Homes<br>City Ventures<br>Elliott Associates<br>Redwood Equities<br>Willow Glen |
| Nonprofit Housing Developer | MidPen Housing*<br>Providence Supportive Housing*<br>Housing Land Trust of Sonoma County*<br>Burbank Housing Development Corporation* |
| Housing Advocacy | Napa Sonoma ADU Center*<br>Generation Housing* |

| | |
|---|---|
| Owner / Manager of Below Market Rate Units | Toor Enterprises, Inc. |
| Owner / Manager of Mobile Home Park Property | Rancho Feliz*<br>Rancho Grande*<br>Las Casitas De Sonoma* |
| Education | Cotati-Rohnert Park Unified School District*<br>Sonoma State University<br>Sonoma State University Center for Community Engagement* |
| Nonprofit and Community-Based Organizations | North Bay Industries*<br>Petaluma Health Center*<br>SAFE Team, Petaluma People Services Center* |
| * Organization representing and serving low-income and special needs populations | |

## Incorporation of Stakeholder Input

Stakeholder input was considered and incorporated during the development of the public review Draft Housing Element. The table below outlines comments gathered from the online stakeholder workshop, one-on-one conversations between City of Rohnert Park staff and community leaders and businesses within sites currently zoned for housing, and stakeholder interview.

### Table 51 Summary and Incorporation of Comments Stakeholder Workshop and Discussions

| Comment/Theme | Incorporation into Housing Element |
|---|---|
| Housing Development | |
| Support for strategies to overcome community opposition by streamlining development and engaging neighbors and nearby property owners early in the development process* | Program HO-1.D(b): Streamline Development Process (Objective Design and Development Standards)<br>Outreach to neighbors and property owners included in:<br>• Program HO-2.E(b): Workforce Housing Overlay<br>• Program HO-3.F(a): Affordable Housing on Underutilized City Sites |
| Support for:<br>• Workforce Housing Overlay<br>• Density Bonus<br>• Parking flexibility without the need for Density Bonus, especially for BMR units<br>• "Pre-zoning" under-utilized areas in City center<br>• Use aging and underused buildings as housing opportunities | Program HO-2.E: Workforce Housing Overlay<br>Program HO-3.B: City Density Bonus Program<br>Program HO-2.C: Zoning for a Variety of Housing Types (action to amend parking requirements) |
| Need for more information/promotion of funding opportunities, affordable housing resources, and potential housing sites for developers<br>Need for more transparency and clarity in fees and requirements | Program HO-2.B: Outreach to Developers<br><br>Program HO-2.A: Accessible and Transparent Information |
| Appreciate City's flexibility, collaboration, support of growth, access to legal team and feedback, and quick responses from staff. | Integrated in discussion |
| Changing prices of materials, labor shortages, and environmental constraints can all decrease the certainty of development | Integrated in discussion |
| Support for fast-tracking<br>Pre-vetted plans or plan checkers can expedite review times | Program HO-1.D(b): Streamline Development Process (Objective Design and Development Standards) |

| | |
|---|---|
| | Preapproved ADU plans addressed in Program HO-2.D: Incentivize and Promote ADU and JADU Development |
| Housing Needs | |
| Need homeownership opportunities for low-income households*<br>Need for informational resources for prospective first-time homebuyers, including resources in Spanish<br>Households paying more in rent than the mortgage cost for a comparable house, but aren't able to purchase (down payment, competition, availability)* | Integrated in discussion. Programs to address need:<br>• Program HO-4.B: Fair Housing Information<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce<br>• Program HO-4.C: Culturally Appropriate Outreach and Marketing |
| Need for integration of affordable housing* | Integrated in discussion, see "Fair Housing Considerations" in Section 11.3<br>Program HO-4.E: Inclusionary Housing Ordinance |
| Ongoing displacement*<br>Existing local programs have been effective in keeping some homeowners in the area* | Programs to address displacement:<br>• Program HO-1.E: Replacement Housing Program<br>• Essential Housing Bond Financing Program<br>• Program HO-3.E: At-Risk Units<br>• • Program HO-4.A: Anti-Displacement Actions<br>Successes of existing programs integrated into discussion. |
| Barriers for obtaining/retaining housing include criminal histories, eviction histories, and loss of subsidies*<br>Increasing homelessness* | Programs to increase supportive housing/services:<br>• Program HO-2.C: Zoning for a Variety of Housing Types<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>• Program HO-4.D: Actions to Address Homelessness |
| Lack of available and affordable housing is a regional problem* | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing on Underutilized City Sites |
| Need for housing for developmentally disabled residents* | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Program HO-2.B: Outreach to Developers<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Need for housing for senior residents, especially near amenities like grocery stores*<br>Senior mobile home communities unable to meet demand*<br>Options to age in place* | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing<br>Considerations included in Program HO-3.B: City Density Bonus Program |
| Landlord discrimination, harmful behavior from other tenants, and homelessness stigma and contribute to housing issues* | Program HO-4.B: Fair Housing Information |
| Access to mental health resources needed* | Program HO-4.D: Actions to Address Homelessness |
| Most housing being developed is not addressing real housing needs* | Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Need more ADUs/JADUs*<br>Community concern about local students being irresponsible tenants in ADUs/JADUs<br>ADUs help homeowners financially* | Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>Integrated in discussion |
| Addressing Housing Needs | |
| City successes include*<br>• Homeless roundtable<br>• Safe Parking | Integrated into discussion |

| | |
|---|---|
| • Inclusionary Housing<br>• Housing Land Trust<br>• Visible support from City staff and decisionmakers<br>• Purchase of downtown<br>• SOMO Village | |
| Support for more permanent housing, Homekey projects, transitional units and interim housing* | Program HO-3.: Affordable Housing on Underutilized City Sites<br>See sites in Section 11.3 and Appendix D |
| Landlord incentive programs to target people moving out of homelessness* | Program HO-4.D: Actions to Address Homelessness includes other actions to address homelessness |
| Use new State laws that facilitate housing* | Discussion of SB 9 added to Technical Background Report<br>Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>Program HO-1.D(b): Streamline Development Process |
| Need a variety of housing types, including tiny homes, condos, townhouses, Missing Middle Housing | Program HO-2.E: Workforce Housing Overlay<br>Program HO-3.B: City Density Bonus Program<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| * Comment from an organization representing or service low-income or special needs populations | |

## Community Engagement

Community input was considered and incorporated during the development of the public review Draft Housing Element. The table below outlines comments gathered from the online survey about housing needs and priorities.

Table 52 Summary and Incorporation of Comments
Winter 2022 Rohnert Park Community Housing Priorities Survey

| **Describe your experience finding or securing housing in Rohnert Park<br>508 total comments received** | |
|---|---|
| **Summary of Comments** | **Incorporation into Housing Element** |
| Affordability<br>• Housing is expensive and supply is limited; difficulty of finding housing stock within price range or within desired location<br>• Difficult to find affordable housing that can be supported by minimum wage, higher hourly wage, or social security income<br>• Experiencing rents increasing<br>• Income qualifications to be approved for a rental are very high<br>• Some years were easier to buy than others; feeling that it was affordable to buy homes or rent 15 to 20 or 30 years ago<br>• Feeling that expensive to secure housing and expensive to stay but worth it<br>• Prices increases following lost homes due to wildfires<br>• Moving in with or buying / renting from family, friends or partners because unable to secure own housing<br>• Sense that homes within price range require a lot of work and maintenance and are expensive; having to “settle” for what can afford | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br><br>Integrated into discussion<br><br>First Time Homebuyer Programs<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |

| | |
|---|---|
| • Difficulty of saving for a down payment when salaries remain the same but housing prices keep increasing<br>• In ability to purchase current home if had to buy at today's market<br>• Difficulty of affording housing alongside additional living expenses (e.g. vehicle maintenance and ownership, high medical or disability)<br>• Being charged additional rent because of being a student; difficulty getting approved if parents' income isn't high enough for them to co-sign<br>• Difficulty finding housing on a single income, especially when also have children or other family members to support<br>• High security deposits to qualify for rentals<br>• Unable to move because wouldn't be able to afford different housing | |
| High Competition<br>• Needing to place multiple offers on home purchases before being accepted<br>• Being priced out or outbid by cash offers<br>• Lack of advertisement for student housing; being rejected for housing because of being a student<br>• Need to know someone who works in housing market to find a place, know someone vacating to move into their place, or have a family connection to a place<br>• Taking several months to years of searching<br>• Unable to buy in preferred neighborhood<br>• Found housing in new construction of K Section<br>• High rental competition; sometimes 100s of applicants for one apartment; being passed over in favor of applicants who can pay several months of rent upfront | Integrated into discussion<br><br>First Time Homebuyer Programs<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |
| Special Housing Needs and Considerations<br>• Difficulty in finding housing for people with disabilities or special needs housing due to stigmas<br>• Difficulty to find housing to support elderly or limited mobility needs<br>• Difficulty finding housing that will take pets | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing Considerations included in Program HO-3.B: City Density Bonus Program<br>Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Housing Programs and Services<br>• Housing support like vouchers from Sonoma County not being accepted by Rohnert Park landlords<br>• Support programs can have challenging staff to work with<br>• Long wait lists<br>• Complexity of programs' processes and difficulty finding housing that will participate in programs | Program HO-4.B: Fair Housing Information<br>Program HO-4.D: Actions to Address Homelessness |
| **Tell us more about the most important housing issues facing Rohnert Park**<br>**489 total comments received** | |
| **Summary of Comments** | **Incorporation into Housing Element** |
| Development | Integrated into discussion and considered when identifying sites |

| | |
|---|---|
| • Recent developments as creating a dependency on cars that is increasing traffic; concerns for public health and pollution from more cars<br>• Recent developments as not providing enough parking (e.g. apartments limited to one park spot)<br>• Need public transportation<br>• Current roadways aren't ready for the amount of traffic with new housing developments (e.g. east side of freeway in K and W sections)<br>• Build mixed-used, walkable neighborhoods over continued "bedroom communities"<br>• Losing open spaces to development<br>• Concern for city's water supply with new development and increasing population<br>• Homelessness, traffic, and development are changing the "small town" feel of Rohnert Park<br>• Concern for fire hazards in way new developments are planned and designed<br>• Concern for overcrowding in schools as expand housing<br>• Concern for safety in streets; sense of increased crime<br>• Sense that city has already overdeveloped and grown past what it can support | |
| Housing Availability and Types<br>• Difficulty of finding new or newly available housing; many long-time residents or residents who inherited housing<br>• Difficulty of living near work<br>• BIPOC have more obstacles obtaining a home; always denied or questioned<br>• Not enough affordable housing<br>• New housing being built is expensive<br>• Limited housing choices for seniors<br>• Too many rentals over homeownership in established neighborhoods<br>• Affordable neighborhoods experience higher crime and less maintenance by city<br>• Rents increased by $200-300 after minor cosmetic improvements<br>• Feeling that new housing is too close together and lacking in yard space<br>• Affordable housing is limited to apartments and not available as houses<br>• Whole generation without opportunity or path to homeownership compared to a few decades ago<br>• Too many apartments and not enough single family homes<br>• Smaller homes (1-2 bedrooms) for new families or young professionals<br>• Tiny homes<br>• Denser housing but also with access to some neighborhood or personal open space like porches, yards, and parks<br>• Low-income housing typically limited to two bedrooms, but most families have more than one child | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing Considerations included in Program HO-3.B: City Density Bonus Program<br>Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types<br>Program HO-4.C: Culturally Appropriate Outreach and Marketing<br><br>Affordability and special housing needs discussed above. |

| | |
|---|---|
| Cost of Living in Rohnert Park<br>• Utilities are expensive<br>• Home prices are more than the average working family can afford<br>• It requires two or three household incomes to afford living in Rohnert Park<br>• Rohnert Park similar to Bay Area in residents being unable to afford living in communities where work; result is long commutes between housing and work<br>• Beyond housing, Rohnert Park is expensive | Integrated into discussion, see program listed above for increasing available affordable housing. |
| **What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city. (527 total comments received)** | |
| **Summary of Comments** | **Incorporation into Housing Element** |
| Affordability<br>• High rents<br>• Requires multiple jobs or multiple household incomes to afford housing<br>• Lost time with family due to amount that need to work to cover expenses<br>• Difficulty of finding housing for younger people who cannot live with family<br>• Hard to afford to stay in Rohnert Park<br>• Concern for being priced out of apartment complex in future if increases continue<br>• Lack of low- and middle-income housing<br>• Housing is expensive and doesn't come with the amenities that would expect for the price<br>• Needing to leave Rohnert Park because can no longer afford | Integrated into discussion, see program listed above for increasing available affordable housing. |
| Development<br>• Consider limits of infrastructure as planning projects<br>• Overcrowding in density of current housing; would like to see yard space<br>• Sense of increased sprawl and lost of park or open space<br>• Car dependency | Integrated into discussion |
| Community<br>• Homeless require support services; many jobs require an address as part of application<br>• Sense of divide between long-time residents and people moving in<br>• Concern for homelessness<br>• Remote workers pricing out locals<br>• There are nearby amenities and open park spaces<br>• Can no longer go to parks because of homeless population<br>• Easy to travel to San Francisco and other parts of Sonoma County from Rohnert Park<br>• Good city for families; but inconsistent safety | Integrated into discussion<br>Program HO-4.D: Actions to Address Homelessness |

# Feedback on Draft Housing Element

During the public comment period from August 5 to September 4, the City sought input from community members and stakeholders. This input was considered and integrated into the Housing Element.

Table 53 Summary and Incorporation of Comments Draft Housing Element

| Summary of Public Comment | Incorporation into Housing Element |
|---|---|
| Comments Received During Public Comment Period | |
| Questions about the Housing Element Process<br>• Rohnert Park's RHNA numbers from the previous Housing Element cycle | See "Review of 2014 Housing Element" In Section 11.1 |
| Sites and RHNA<br>• Include more thorough detail for sites, adequate sites alternative program, and rezone program.<br>• Increase the no-net-loss buffer for lower-income sites to a buffer of at least 30% | Sites analysis developed in consultation with HCD staff<br>Rezone program addresses standards of Government Code Section 65583.2<br>Addressed No-Net-Loss for lower-income sites through Program HO-1.B: Administrative List of Additional Sites |
| Affordability<br>• Concerns about being able to continue to afford to rent and stay in their home<br>• Concerns about rent increasing, especially with current inflation<br>• Concern about limited housing availability for very low, extremely low, and acutely low income (0-15% AMI), especially for residents with disabilities who depend on Social Security Insurance and other public benefits<br>• Concern about the cost of housing in addition to other expenses for people living with disabilities and on fixed incomes<br>• Building more very and extremely low-income housing | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.F: Affordable Housing on Underutilized City Sites<br>First Time Homebuyer Programs<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |
| Fair Housing<br>• Recommendation to include additional tenant protection measures, such as a rental registry, rent control, just cause eviction protections, proactive rental inspection program, adoption of Tenants' Bill of Rights, and adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA)<br>• Concern about landlords who will accept Section 8 Housing Vouchers as a barrier to housing, need for landlord outreach<br>• Preservation of at-risk affordable housing units to prevent displacement<br>• Requirements for Large Residential Care Facilities pose a constraint | Council received public comment in May about a program for rent stabilization and did not provide direction to pursue that program<br>Programs to address at-risk units and displacement:<br>• Program HO-1.E: Replacement Housing Program<br>• Essential Housing Bond Financing Program<br>• Program HO-3.E: At-Risk Units<br>• Program HO-4.A: Anti-Displacement Actions |

| | |
|---|---|
| | Program HO-2.B includes outreach to local providers of affordable housing<br>Program HO-2.C: Zoning for a Variety of Housing Types amended to address large Residential Care Facilities |
| Emergency Shelters<br>• Request for additional details about development standards for emergency shelters | Integrated into discussion |
| Senior Housing<br>• Concerns about seniors and people with medical disabilities being able to continue to afford their current home and maintain current lifestyle<br>• Concerns about the price of available senior housing and establishing safe communities of rental apartments for active and independent seniors<br>• Support for Tiny Home Villages<br>• Housing accommodations that support senior living needs, such as no steps, automatic door openers, covered parking, ramps | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing<br>Considerations included in Program HO-3.B: City Density Bonus Program<br>Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Water Management<br>• Concern about the water supply to be able to support additional housing | Integrated into discussion |
| Traffic Management<br>• Concerns about additional traffic and limited parking availability with additional housing<br>• Concern about further action needed to revise parking standards to limit the financial constraint parking creates for housing development | Integrated into discussion |
| Community<br>• Maintaining Rohnert Park as a “family friendly city”<br>• Maintaining a balance between rental properties and homeownership; concern for becoming a high-density, rental-majority city, with renters being less committed to neighborhood upkeep<br>• Concern that most rentals have become “party houses” with Sonoma State students<br>• Solar lighting for sufficient light and public safety during electric outages<br>• Designing neighborhoods that are walkable for all mobility levels | Integrated into discussion<br><br>Goal HO-5: Preservation and Improvement of Housing Stock and Residential Neighborhoods |
| Development<br>• Suggestion for areas well suited for SB 9 development<br>• Consider other advantages of development under SB 9, such as City ministerial review instead of discretionary review as an advantage over ADU requirements, and ways to further incorporate SB 9 into the Housing Element<br>• Promote and incentivize ADU development<br>• Include information in the current Housing Element about Rohnert Park’s progress in meeting target ADU numbers<br>• Support for the work of the Napa Sonoma ADU and encouragement for Rohnert Park to make further commitments toward ADU development<br>• Concern about designing homes to be fire resistant and easy evacuation of neighborhoods due to high fire danger of the area<br>• Developing housing that meet accessibility needs, including mobility and sight disabilities<br>• Appreciation for Draft Housing Element including a commitment to seek HCD’s Prohousing Designation | Added discussion on SB 9 development opportunities<br><br>ADU discussion includes 2022 development numbers<br><br>Compliance with AB 602 addressed in Program HO-2.A<br><br>Considerations for Inclusionary Housing Ordinance changes included in Program HO-4.E<br><br>Regional cooperation addressed in:<br>• Program HO-4.D(e): Actions to Address Homelessness<br>• Program HO-2.B: Outreach to Developers |

| | |
|---|---|
| • Prioritize a new nexus study that fully implements the spirit of AB 602<br>• More explicit language that describes the type of housing that will be allowed or incentivized as part of the Housing Element Program HO-2.E<br>• Lower the Inclusionary Housing Ordinances threshold for on-site units<br>• Work with other municipalities to create affordable housing policy and develop a calculation that is consistent across cities for the maximum sales price for affordable units | |
| Comments Received During HCD Review | |
| Constraints Analysis<br>• Compliance with Permit Streamlining Act for CEQA Exemptions | This appears to be a form letter, is not applicable in Rohnert Park, and was not mentioned by any developers or stakeholders as a constraint. |

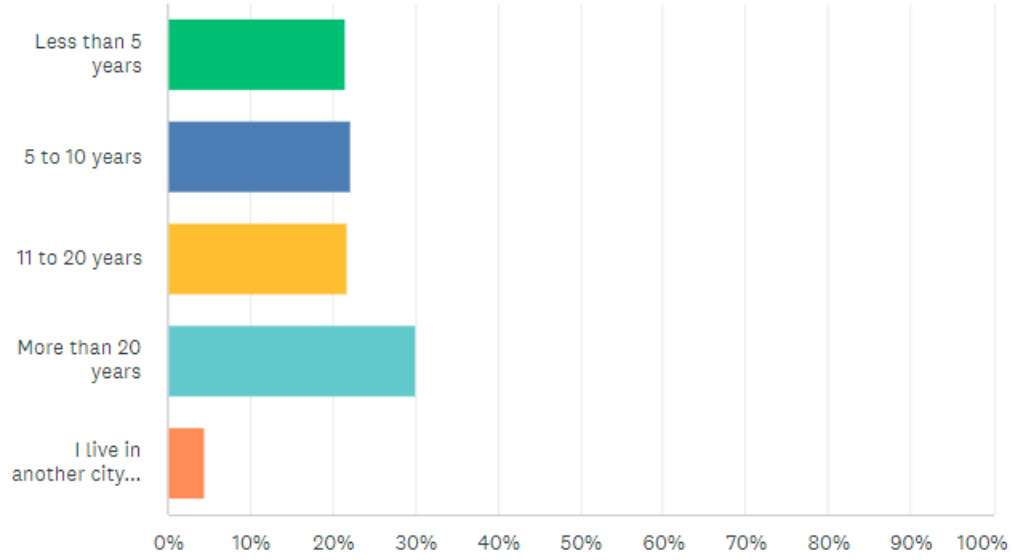
# 7 Community Survey Results

Multiple surveys were conducted as part of the Housing Element Update efforts. The results of those community surveys are included as part of this appendix.

## Housing Needs and Opportunities Survey

### How long have you lived in Rohnert Park?

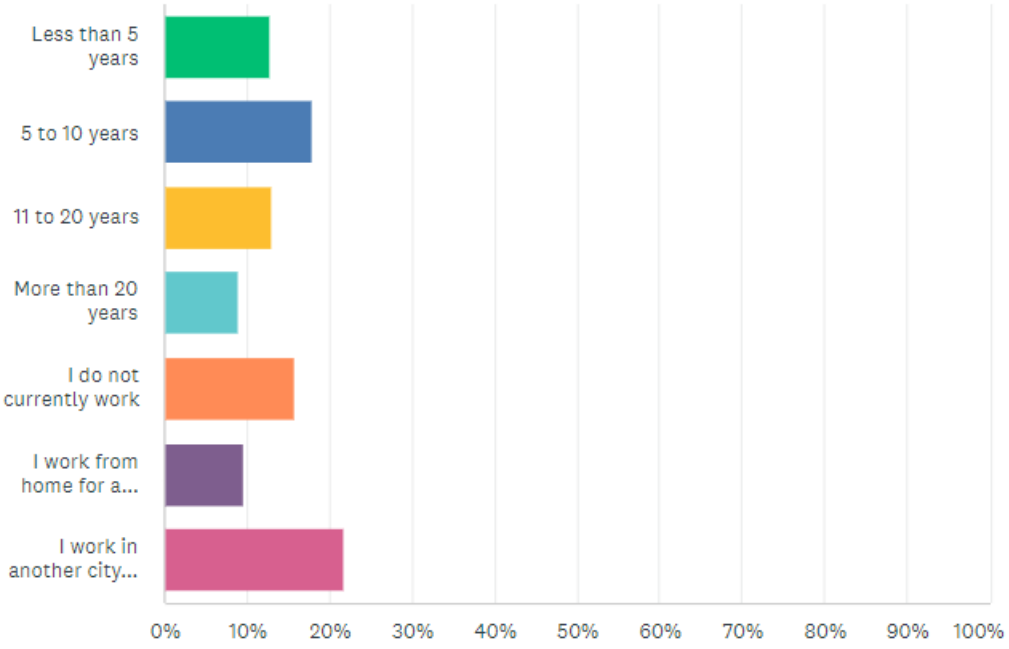
Answered: 1,375 Skipped: 0




| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Less than 5 years | | 21.53% | 296 |
| 5 to 10 years | | 22.11% | 304 |
| 11 to 20 years | | 21.82% | 300 |
| More than 20 years | | 30.11% | 414 |
| I live in another city (please specify) | Responses | 4.44% | 61 |
| TOTAL | | | 1,375 |

# Do you work in Rohnert Park? If so, how long have you worked here?

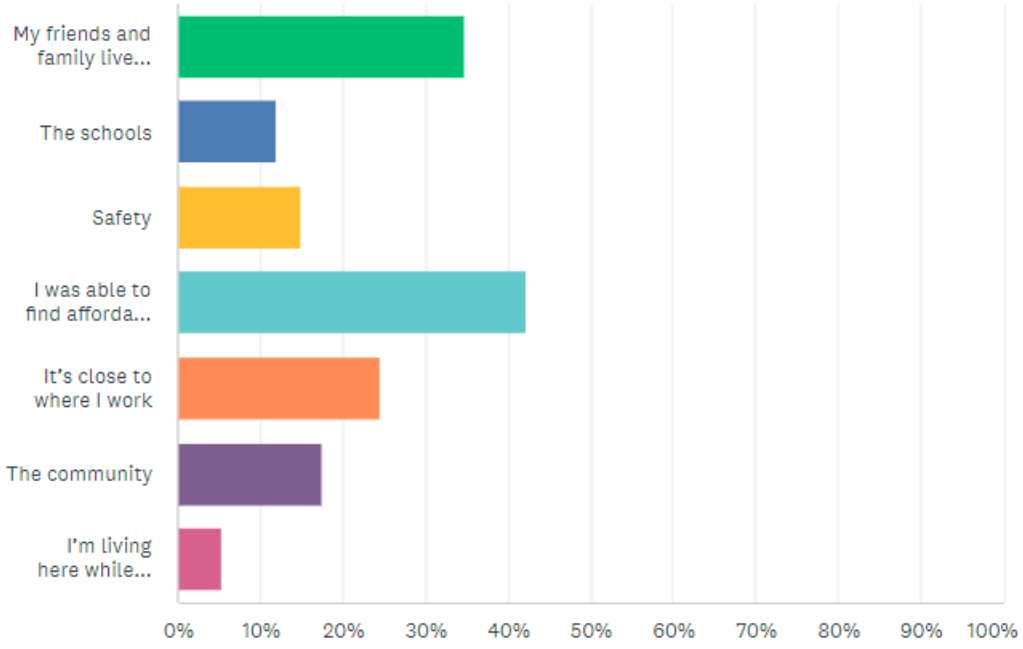
Answered: 1,375 Skipped: 0



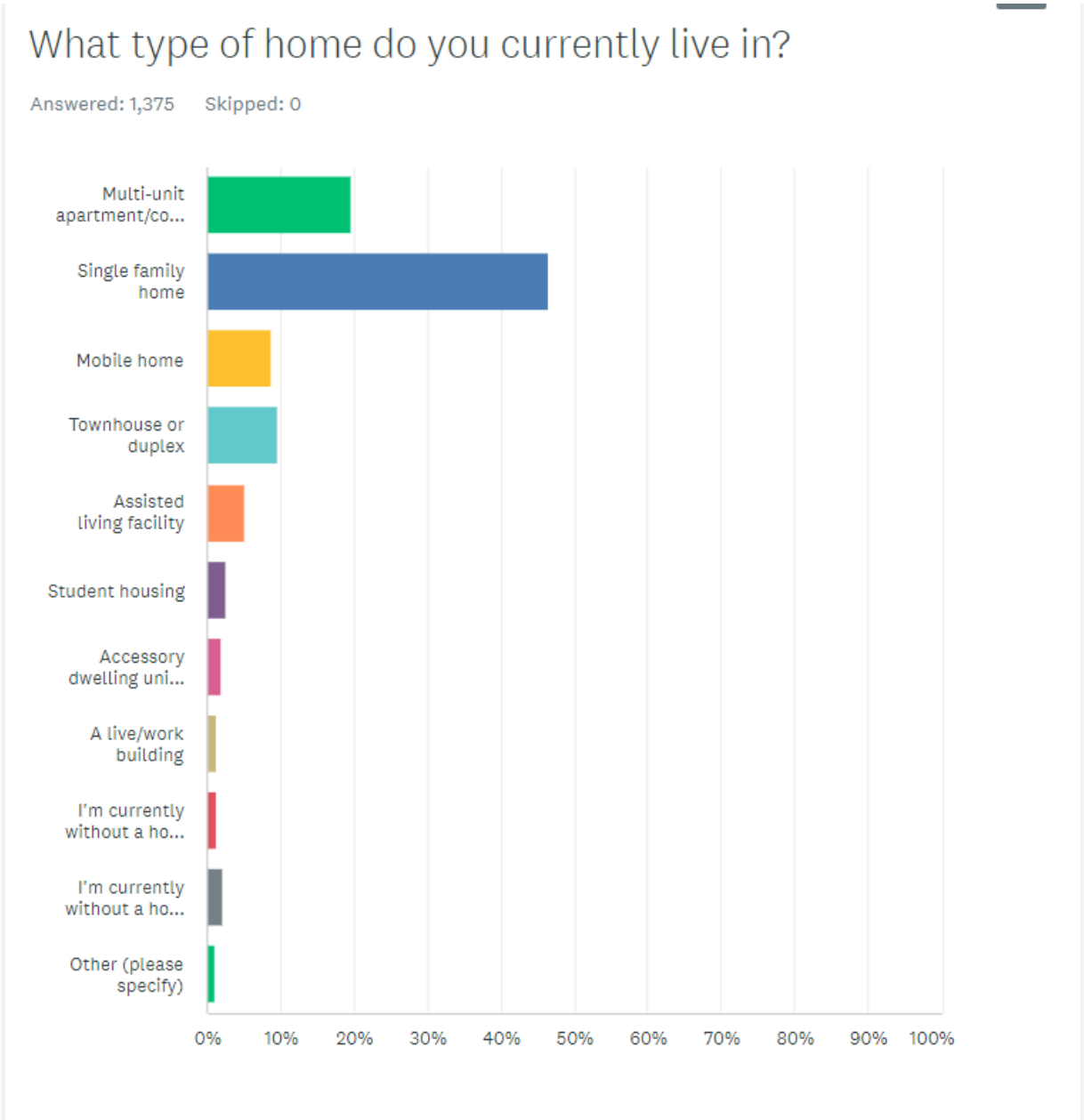

| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Less than 5 years | | 12.80% | 176 |
| 5 to 10 years | | 17.96% | 247 |
| 11 to 20 years | | 13.09% | 180 |
| More than 20 years | | 8.95% | 123 |
| I do not currently work | | 15.85% | 218 |
| I work from home for a company in another city | | 9.67% | 133 |
| I work in another city (please specify) | Responses | 21.67% | 298 |
| TOTAL | | | 1,375 |

# Why did you choose to live in Rohnert Park? If you don't live in Rohnert Park, skip this question. (Check all that apply)

Answered: 1,251 Skipped: 124



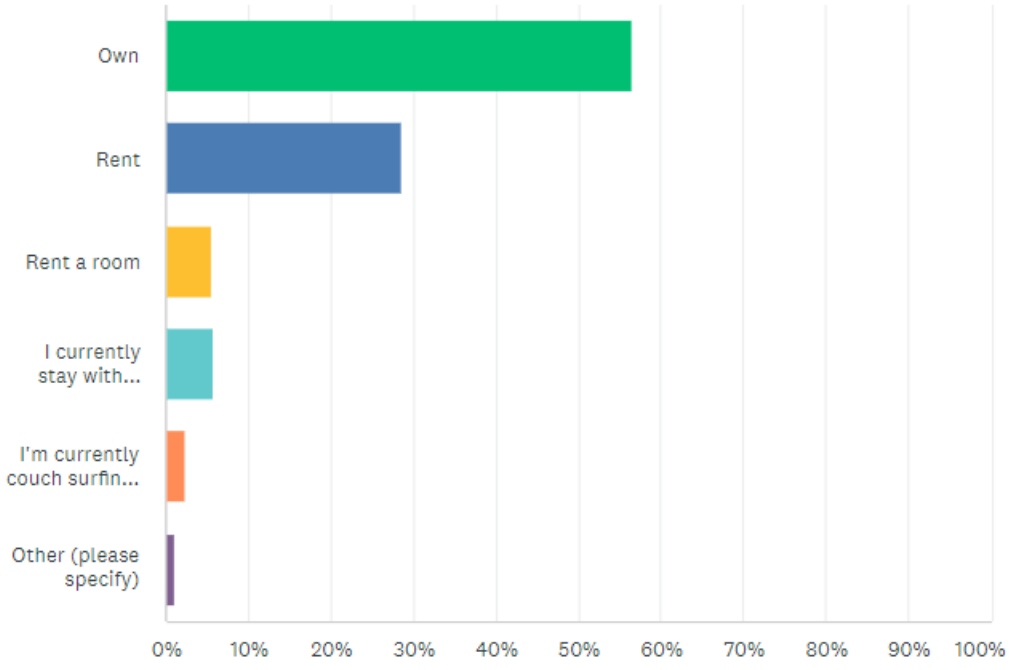

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| My friends and family live here | 34.69% | 434 |
| The schools | 11.99% | 150 |
| Safety | 14.87% | 186 |
| I was able to find affordable housing here | 42.21% | 528 |
| It's close to where I work | 24.62% | 308 |
| The community | 17.59% | 220 |
| I'm living here while attending a local college or university | 5.44% | 68 |
| **Total Respondents: 1,251** | | |


What type of home do you currently live in?
Answered: 1,375 Skipped: 0
Multi-unit apartment/co...
Single family home
Mobile home
Townhouse or duplex
Assisted living facility
Student housing
Accessory dwelling uni...
A live/work building
I'm currently without a ho...
I'm currently without a ho...
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Multi-unit apartment/condo | | 19.71% | 271 |
| Single family home | | 46.40% | 638 |
| Mobile home | | 8.73% | 120 |
| Townhouse or duplex | | 9.53% | 131 |
| Assisted living facility | | 5.09% | 70 |
| Student housing | | 2.47% | 34 |
| Accessory dwelling unit (aka granny or in-law unit) | | 1.96% | 27 |
| A live/work building | | 1.38% | 19 |
| I'm currently without a home, living outdoors or in a vehicle | | 1.38% | 19 |
| I'm currently without a home, living indoors | | 2.18% | 30 |
| Other (please specify) | Responses | 1.16% | 16 |
| TOTAL | | | 1,375 |

## Do you own or rent your current residence?

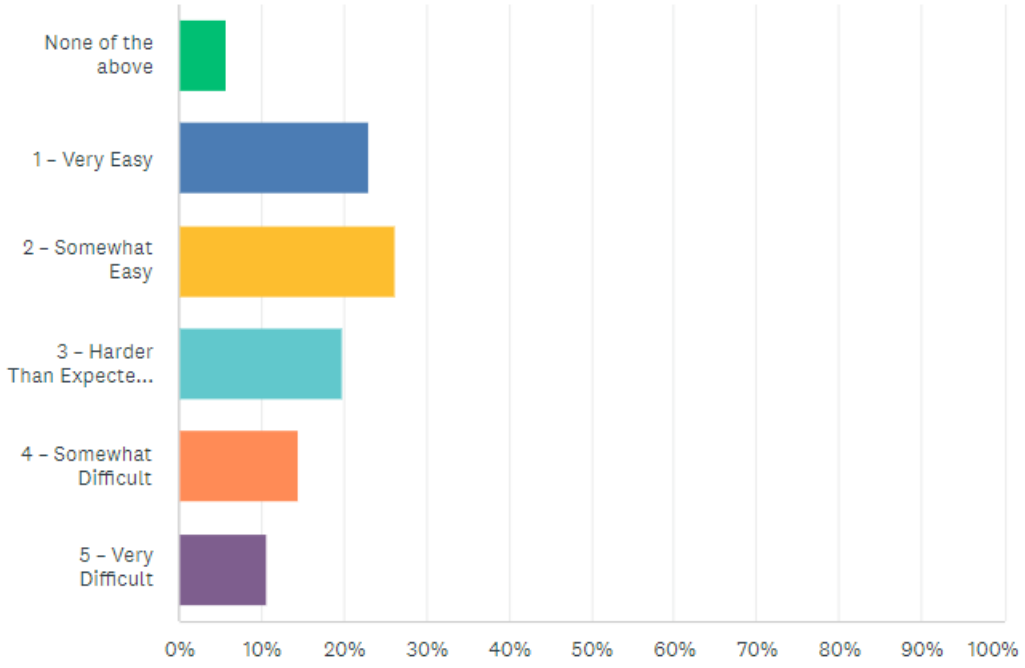
Answered: 1,375 Skipped: 0




| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Own | | 56.58% | 778 |
| Rent | | 28.65% | 394 |
| Rent a room | | 5.45% | 75 |
| I currently stay with family or friends rent-free | | 5.82% | 80 |
| I'm currently couch surfing or staying with family or friends temporarily | | 2.33% | 32 |
| Other (please specify) | Responses | 1.16% | 16 |
| TOTAL | | | 1,375 |

## On a scale of 1 to 5, how difficult was it to find your current home?

Answered: 1,375 Skipped: 0



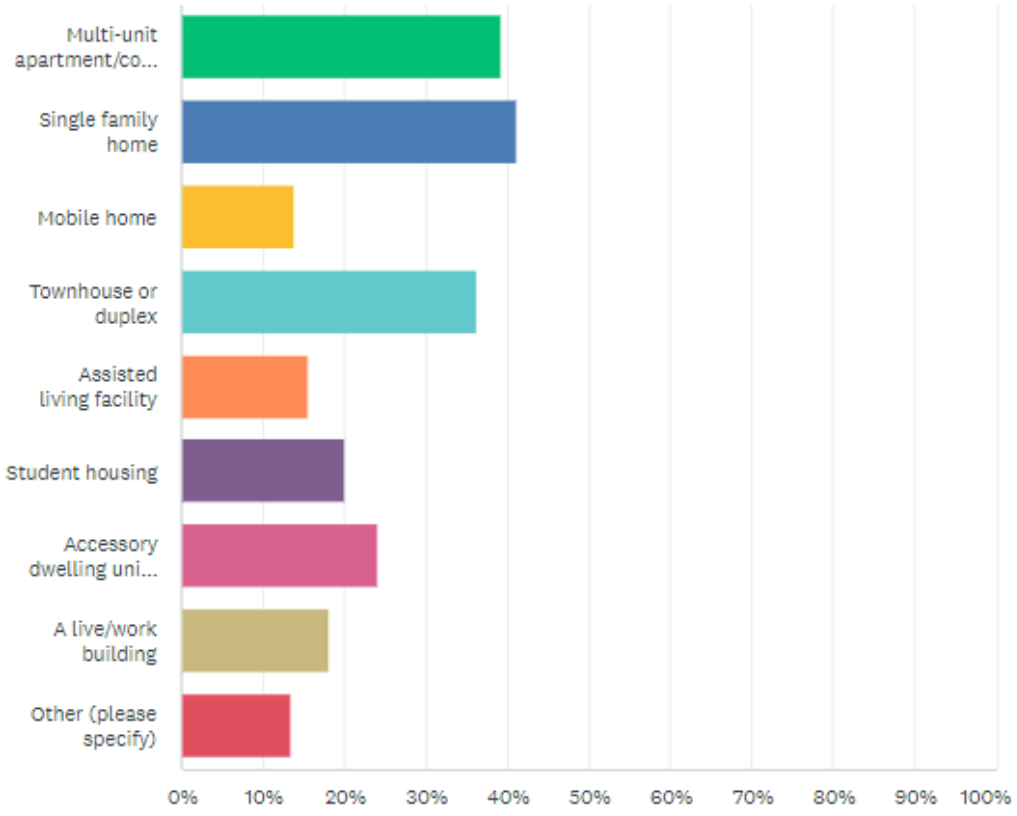

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 5.75% | 79 |
| 1 – Very Easy | 23.05% | 317 |
| 2 – Somewhat Easy | 26.25% | 361 |
| 3 – Harder Than Expected, But Not Bad | 19.93% | 274 |
| 4 – Somewhat Difficult | 14.40% | 198 |
| 5 – Very Difficult | 10.62% | 146 |
| **TOTAL** | | **1,375** |

## Optional: Tell us more about the most important housing issues facing Rohnert Park.

Answered: 501 Skipped: 874

# What types of new housing do you think would be most successful in Rohnert Park today? (Check all that apply)

Answered: 1,372 Skipped: 3




| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Multi-unit apartment/condo | | 39.14% | 537 |
| Single family home | | 41.18% | 565 |
| Mobile home | | 13.78% | 189 |
| Townhouse or duplex | | 36.22% | 497 |
| Assisted living facility | | 15.52% | 213 |
| Student housing | | 20.12% | 276 |
| Accessory dwelling unit (aka granny or in-law unit) | | 24.05% | 330 |
| A live/work building | | 18.15% | 249 |
| Other (please specify) | Responses | 13.34% | 183 |
| **Total Respondents: 1,372** | | | |

## Optional: What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city.

Answered: 537 Skipped: 838

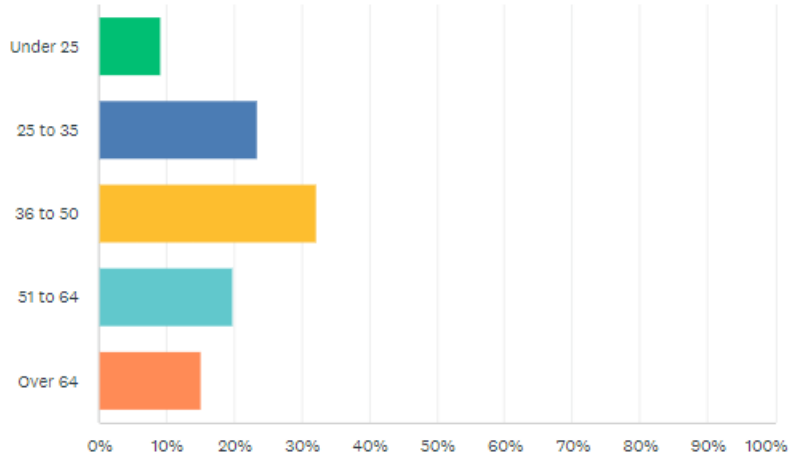
## If you live in Rohnert Park, what neighborhood do you live in?

Answered: 1,227 Skipped: 148

| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| NW Rohnert Park | | 4.73% | 58 |
| West Rohnert Park | | 7.74% | 95 |
| Central Rohnert Park | | 6.19% | 76 |
| SSU Student Housing | | 3.02% | 37 |
| A Section | | 7.66% | 94 |
| B Section | | 4.56% | 56 |
| C Section | | 7.17% | 88 |
| D Section | | 4.24% | 52 |
| E Section | | 3.59% | 44 |
| F Section | | 4.07% | 50 |
| G Section | | 5.30% | 65 |
| H Section | | 5.38% | 66 |
| J Section | | 1.39% | 17 |
| K Section (University District) | | 9.13% | 112 |
| L Section | | 3.26% | 40 |
| M Section | | 7.82% | 96 |
| O Section | | 1.55% | 19 |
| R Section | | 1.87% | 23 |
| S Section | | 2.93% | 36 |
| W Section (Willowglen) | | 3.75% | 46 |
| Other (please specify) | Responses | 4.65% | 57 |
| TOTAL | | | 1,227 |

## What is your age group?

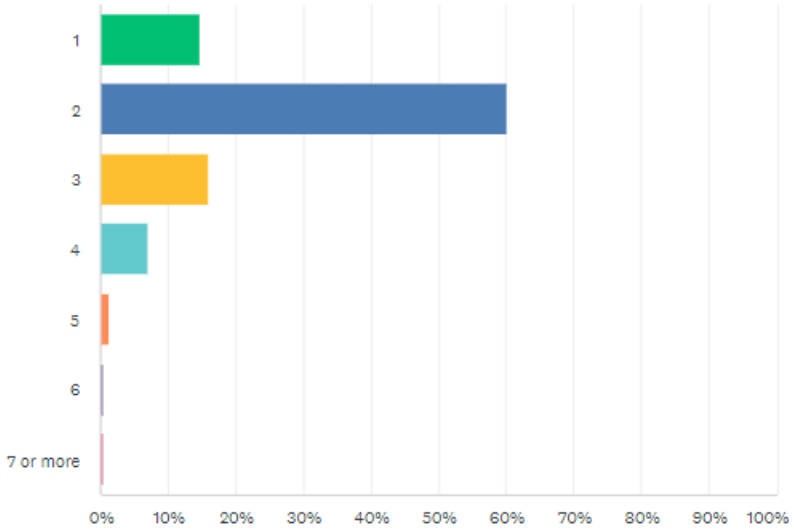
Answered: 1,253 Skipped: 122




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Under 25 | 9.18% | 115 |
| 25 to 35 | 23.54% | 295 |
| 36 to 50 | 32.24% | 404 |
| 51 to 64 | 19.87% | 249 |
| Over 64 | 15.16% | 190 |
| TOTAL | | 1,253 |

## How many adults live in your household'

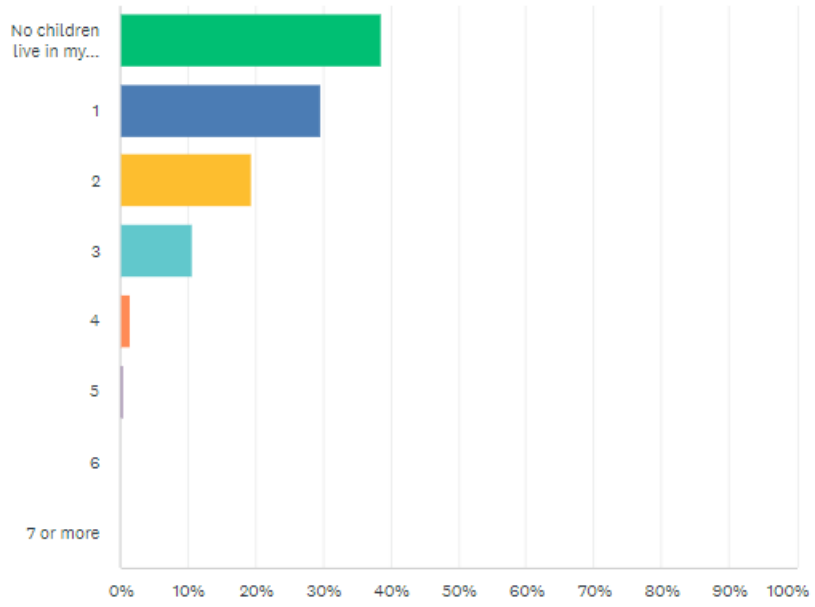
Answered: 914 Skipped: 461




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| 1 | 14.66% | 134 |
| 2 | 60.18% | 550 |
| 3 | 15.97% | 146 |
| 4 | 7.11% | 65 |
| 5 | 1.20% | 11 |
| 6 | 0.44% | 4 |
| 7 or more | 0.44% | 4 |
| TOTAL | | 914 |

## How many children live in your household?

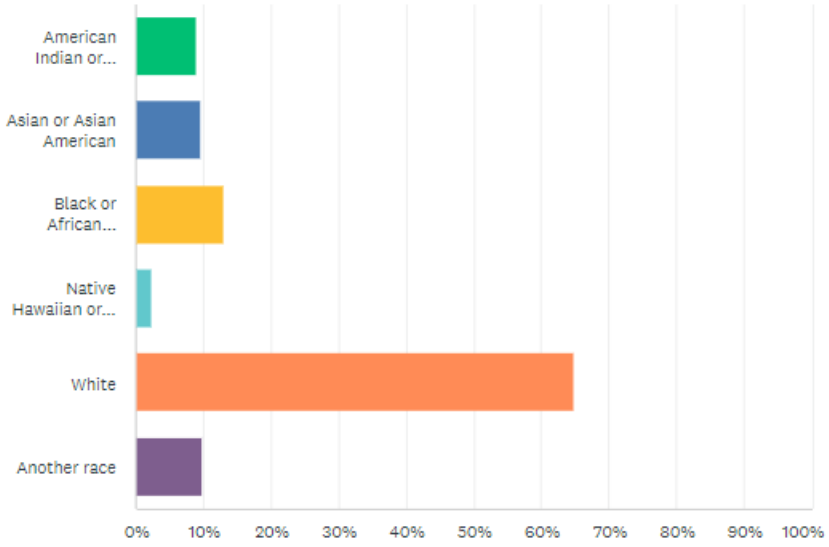
Answered: 1,227 Skipped: 148




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| No children live in my household | 38.55% | 473 |
| 1 | 29.58% | 363 |
| 2 | 19.40% | 238 |
| 3 | 10.59% | 130 |
| 4 | 1.47% | 18 |
| 5 | 0.33% | 4 |
| 6 | 0.00% | 0 |
| 7 or more | 0.08% | 1 |
| TOTAL | | 1,227 |

## How would you best describe your race/ethnicity. Select all that apply

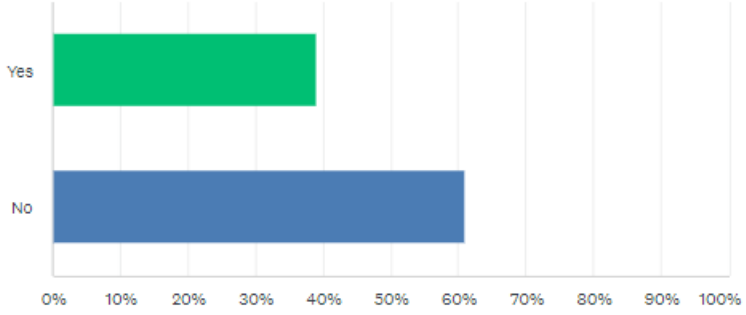
Answered: 1,220 Skipped: 155




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| American Indian or Alaska Native White or Caucasian | 8.93% | 109 |
| Asian or Asian American | 9.67% | 118 |
| Black or African American | 13.03% | 159 |
| Native Hawaiian or other Pacific Islander | 2.30% | 28 |
| White | 64.92% | 792 |
| Another race | 9.84% | 120 |
| **Total Respondents: 1,220** | | |

## Are you of Hispanic/Latino/Spanish origin

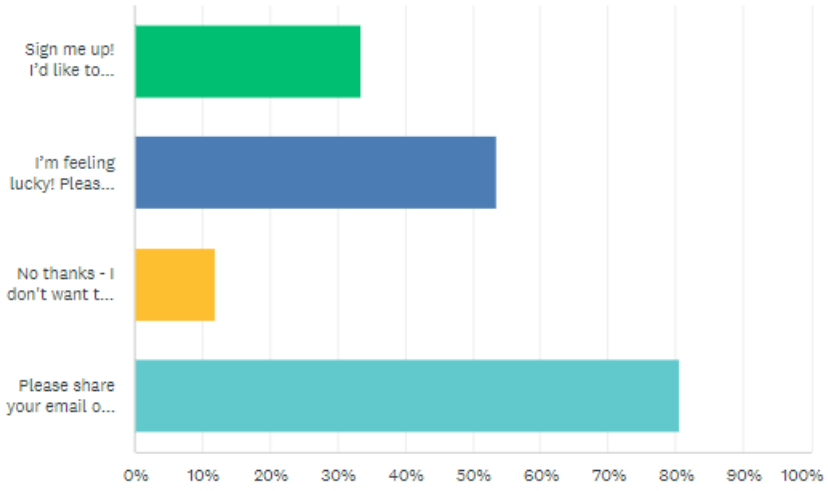
Answered: 1,218 Skipped: 157




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 39.00% | 475 |
| No | 61.00% | 743 |
| TOTAL | | 1,218 |

## Thank you for sharing your feedback! Please let us know if you would like to receive email updates about Rohnert Park's Housing Element and be entered for a chance to win a $50 Visa Gift card by checking the boxes below and sharing your email address before clicking the "Submit" button.

Answered: 1,195 Skipped: 180



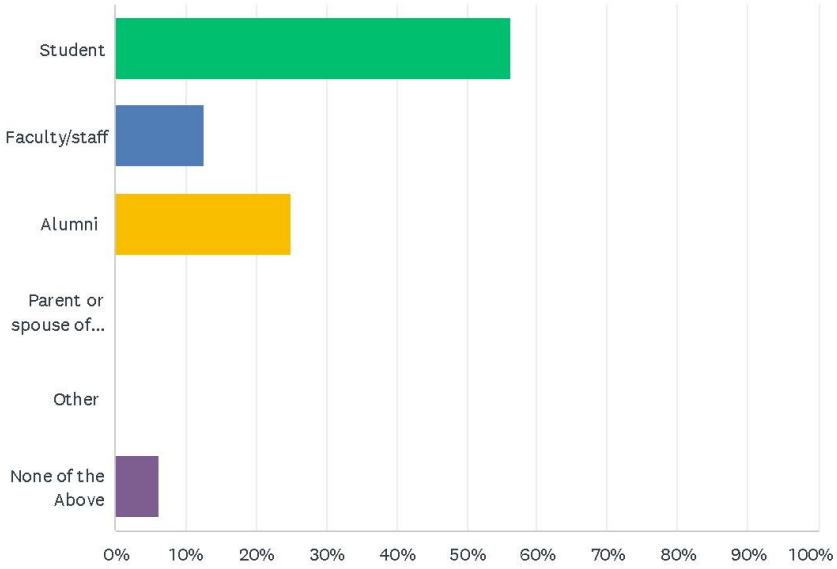

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Sign me up! I'd like to receive updates about Rohnert Park's Housing Element as they're available. | 33.56% | 401 |
| I'm feeling lucky! Please include me in the chance to win a $50 Visa gift card. | 53.47% | 639 |
| No thanks - I don't want to receive updates about the Housing Element or enter to win a $50 Visa gift card. | 11.97% | 143 |
| Please share your email or a phone number where you can receive a text message if you win: Responses | 80.50% | 962 |
| **Total Respondents: 1,195** | | |

# Sonoma State University Housing Needs & Opportunities

Sonoma State Community Housing Needs & Opportunities Survey

## Q1 What is your relationship to Sonoma State? (While multiple answers may apply, please select the choice that best represents your current relationship to SSU)

Answered: 16 Skipped: 0

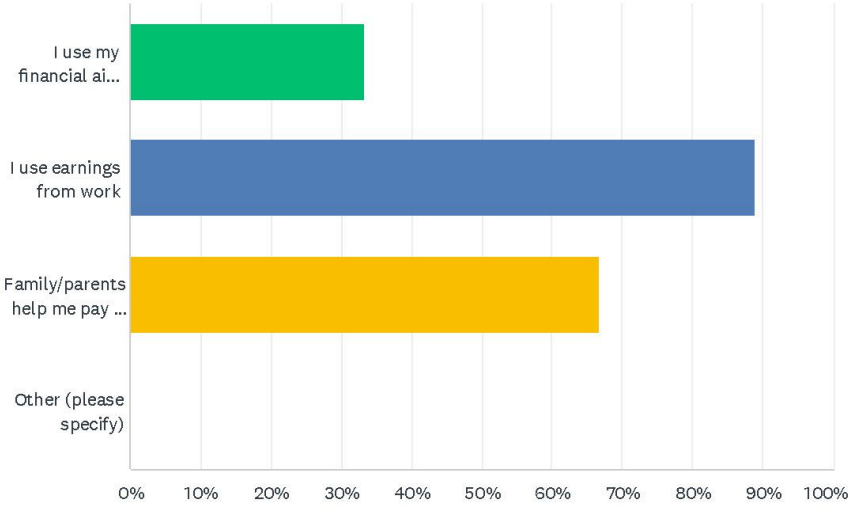



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Student | 56.25% | 9 |
| Faculty/staff | 12.50% | 2 |
| Alumni | 25.00% | 4 |
| Parent or spouse of student, faculty, or staff | 0.00% | 0 |
| Other | 0.00% | 0 |
| None of the Above | 6.25% | 1 |
| TOTAL | | 16 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q2 How do you pay for your housing expenses? (Select all that apply)

Answered: 9 Skipped: 7



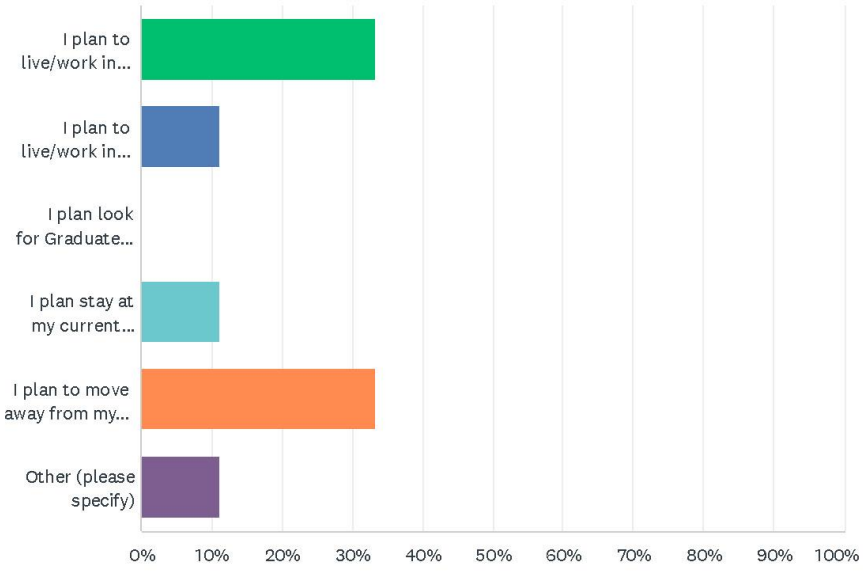

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I use my financial aid or scholarship money | 33.33% | 3 |
| I use earnings from work | 88.89% | 8 |
| Family/parents help me pay for my housing expenses | 66.67% | 6 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 9 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q3 What are your future plans following graduation from SSU? (Select best choice)

Answered: 9 Skipped: 7



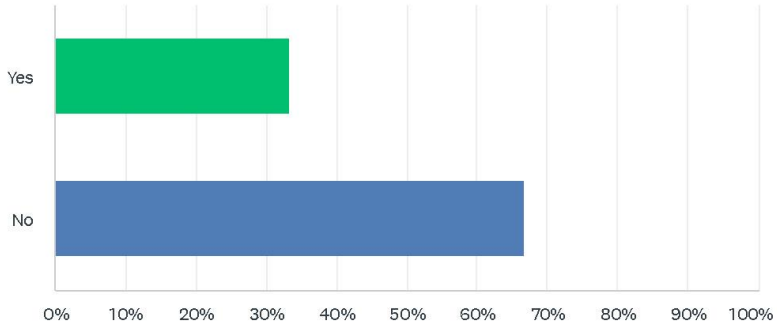

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I plan to live/work in Rohnert Park or Cotati | 33.33% | 3 |
| I plan to live/work in the Greater Bay Area | 11.11% | 1 |
| I plan look for Graduate Program in another location | 0.00% | 0 |
| I plan stay at my current residence | 11.11% | 1 |
| I plan to move away from my current residence (different city/state) | 33.33% | 3 |
| Other (please specify) | 11.11% | 1 |
| TOTAL | | 9 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | i don't know what i'm gonna do | 4/14/2022 5:47 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q4 Do you live on-campus?

Answered: 9 Skipped: 7

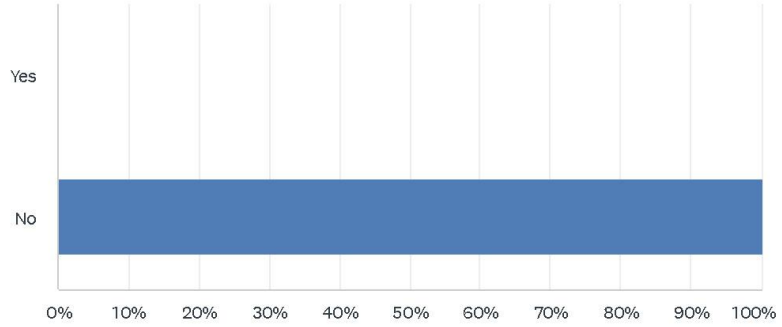



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 33.33% | 3 |
| No | 66.67% | 6 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q5 Do you live in SSU-sponsored faculty housing such as the Marina Crossing Apartments or housing purchased through the Housing Land Trust of Sonoma County?

Answered: 2 Skipped: 14

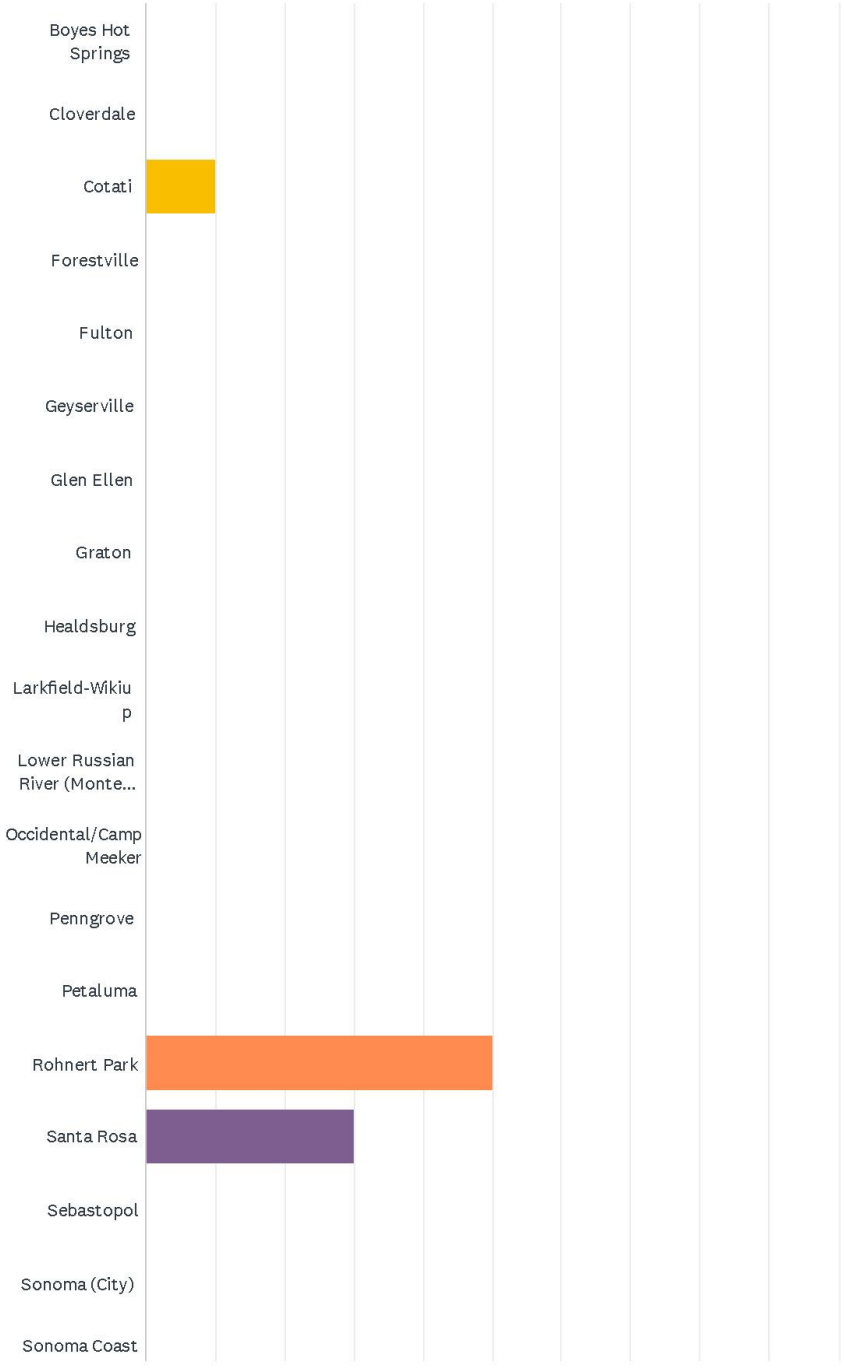



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 0.00% | 0 |
| No | 100.00% | 2 |
| TOTAL | | 2 |

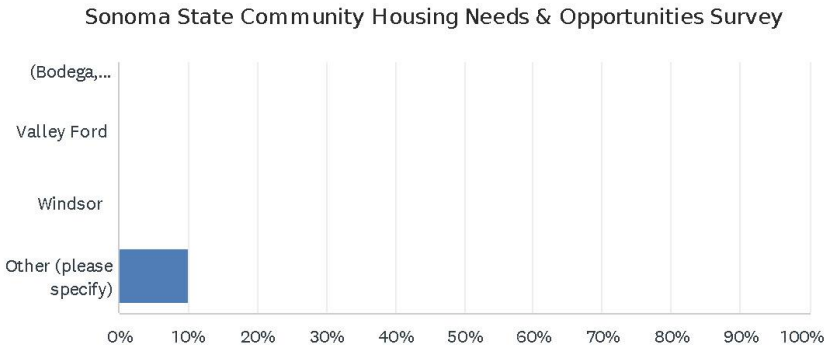
Sonoma State Community Housing Needs & Opportunities Survey

## Q6 Where do you live?

Answered: 10 Skipped: 6




6 / 42




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Boyes Hot Springs | 0.00% | 0 |
| Cloverdale | 0.00% | 0 |
| Cotati | 10.00% | 1 |
| Forestville | 0.00% | 0 |
| Fulton | 0.00% | 0 |
| Geyserville | 0.00% | 0 |
| Glen Ellen | 0.00% | 0 |
| Graton | 0.00% | 0 |
| Healdsburg | 0.00% | 0 |
| Larkfield-Wikiup | 0.00% | 0 |
| Lower Russian River (Monte Rio, Guerneville, etc) | 0.00% | 0 |
| Occidental/Camp Meeker | 0.00% | 0 |
| Penngrove | 0.00% | 0 |
| Petaluma | 0.00% | 0 |
| Rohnert Park | 50.00% | 5 |
| Santa Rosa | 30.00% | 3 |
| Sebastopol | 0.00% | 0 |
| Sonoma (City) | 0.00% | 0 |
| Sonoma Coast (Bodega, Jenner, Sea Ranch, etc) | 0.00% | 0 |
| Valley Ford | 0.00% | 0 |
| Windsor | 0.00% | 0 |
| Other (please specify) | 10.00% | 1 |
| TOTAL | | 10 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|

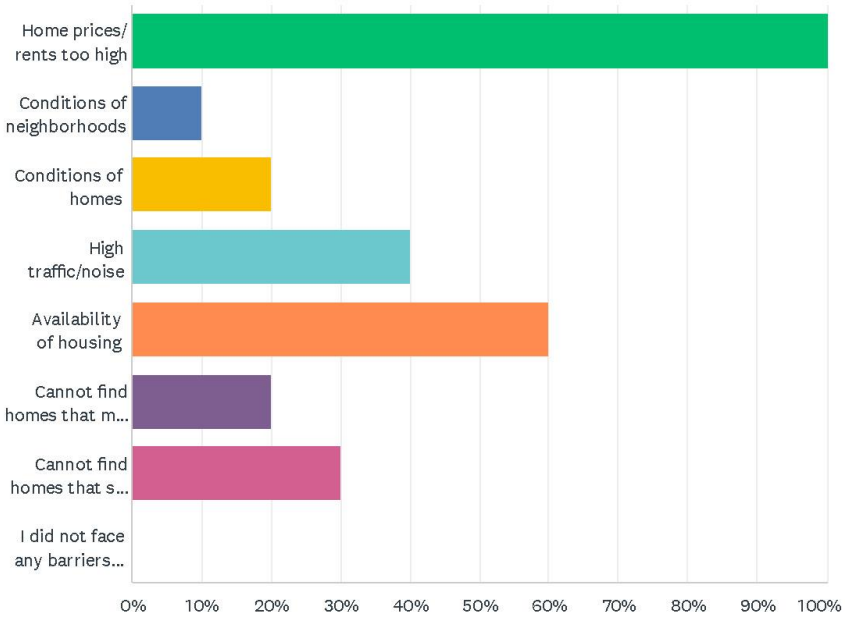
Sonoma State Community Housing Needs & Opportunities Survey

| | | |
|---|---|---|
| 1 | Davis CA | 4/17/2022 8:22 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q7 What barriers have you faced when looking for housing in your area? (Select all that apply)

Answered: 10 Skipped: 6



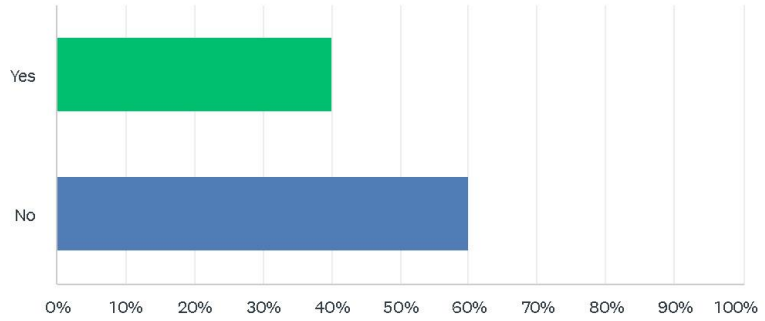

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Home prices/ rents too high | 100.00% | 10 |
| Conditions of neighborhoods | 10.00% | 1 |
| Conditions of homes | 20.00% | 2 |
| High traffic/noise | 40.00% | 4 |
| Availability of housing | 60.00% | 6 |
| Cannot find homes that meet my household's needs (e.g. number of rooms, disability accommodations, etc.) | 20.00% | 2 |
| Cannot find homes that suit my personal tastes (e.g. landscaping, exterior finishes, interior design etc.) | 30.00% | 3 |
| I did not face any barriers when looking for housing in my area | 0.00% | 0 |
| Total Respondents: 10 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Landlords refuse to allow for co-signers or allow college students at all | 4/14/2022 10:26 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q8 Do you want to live closer to campus, but currently cannot?

Answered: 10 Skipped: 6

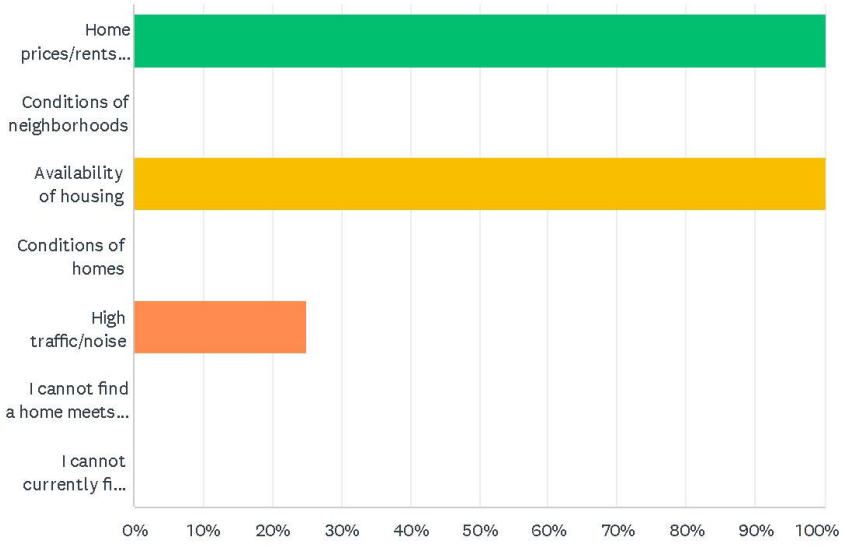



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 40.00% | 4 |
| No | 60.00% | 6 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q9 What barriers have prevented you from living closer to campus? (Select all that apply)

Answered: 4 Skipped: 12



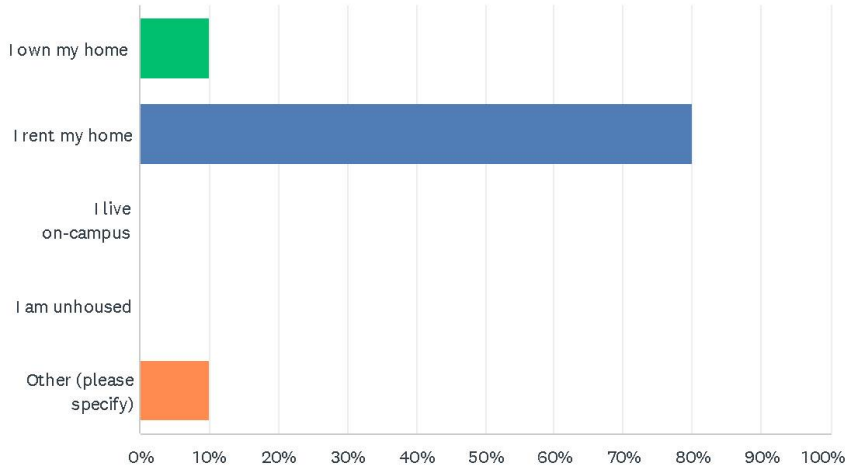

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Home prices/rents too high | 100.00% | 4 |
| Conditions of neighborhoods | 0.00% | 0 |
| Availability of housing | 100.00% | 4 |
| Conditions of homes | 0.00% | 0 |
| High traffic/noise | 25.00% | 1 |
| I cannot find a home meets my household's needs (e.g. number of rooms, disability accommodations, etc.) | 0.00% | 0 |
| I cannot currently find a home that suits my personal tastes (e.g. landscaping, interior design, exterior finishes) | 0.00% | 0 |
| Total Respondents: 4 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q10 Describe your housing tenure

Answered: 10 Skipped: 6



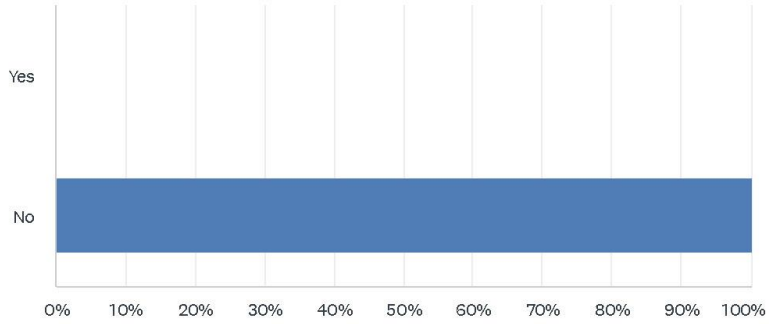

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I own my home | 10.00% | 1 |
| I rent my home | 80.00% | 8 |
| I live on-campus | 0.00% | 0 |
| I am unhoused | 0.00% | 0 |
| Other (please specify) | 10.00% | 1 |
| TOTAL | | 10 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | I rent an apartment | 4/11/2022 4:27 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q11 Do you have an accessory dwelling unit on your property? (e.g. in-law unit, carriage house, or converted garage)

Answered: 1 Skipped: 15




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 0.00% | 0 |
| No | 100.00% | 1 |
| TOTAL | | 1 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q12 How would you describe the primary use of the accessory dwelling unit?

Answered: 0 Skipped: 16

⚠ No matching responses.

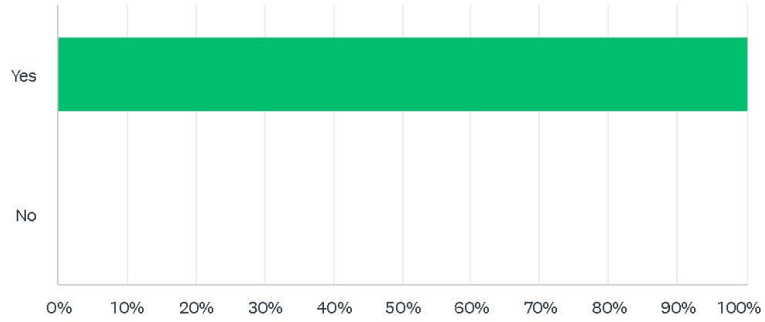
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| It is an office or workspace | 0.00% | 0 |
| It is a guest house | 0.00% | 0 |
| I rent the unit to a tenant | 0.00% | 0 |
| Someone lives there rent-free | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 0 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q13 Have you considered building an accessory dwelling unit on your property?

Answered: 1 Skipped: 15




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 100.00% | 1 |
| No | 0.00% | 0 |
| TOTAL | | 1 |

| # | WHY OR WHY NOT? | DATE |
|---|---|---|
| 1 | HOA did not allow | 4/14/2022 4:44 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q14 You answered that you are currently unhoused, can you please describe your current living situation? Additionally, please use this link to access resources for unhoused individuals in Sonoma County.

Answered: 0 Skipped: 16

⚠ No matching responses.

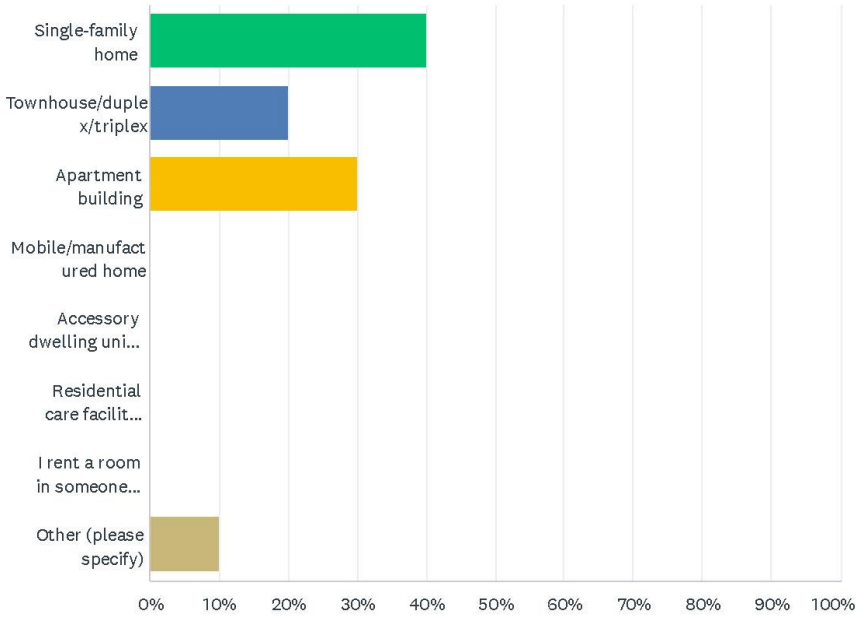
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I live in my vehicle | 0.00% | 0 |
| I live outdoors | 0.00% | 0 |
| I live in an R.V. | 0.00% | 0 |
| I stay with family and friends | 0.00% | 0 |
| I stay at a shelter | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 0 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q15 What type of housing do you live in?

Answered: 10 Skipped: 6



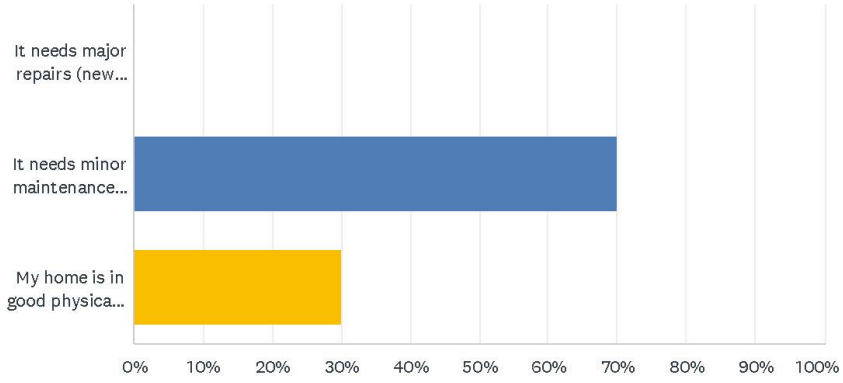

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Single-family home | 40.00% | 4 |
| Townhouse/duplex/triplex | 20.00% | 2 |
| Apartment building | 30.00% | 3 |
| Mobile/manufactured home | 0.00% | 0 |
| Accessory dwelling unit (e.g. backyard cottage, converted garage) | 0.00% | 0 |
| Residential care facility (e.g. assisted living facility) | 0.00% | 0 |
| I rent a room in someone else's home | 0.00% | 0 |
| Other (please specify) | 10.00% | 1 |
| TOTAL | | 10 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | condominium | 4/14/2022 4:45 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q16 How would you describe the physical condition of your home?

Answered: 10 Skipped: 6

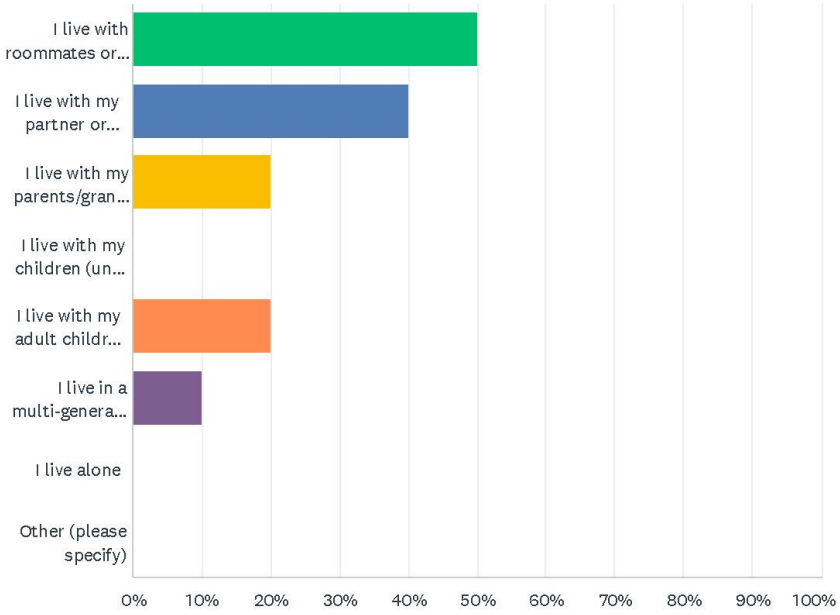



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| It needs major repairs (new plumbing, new roof, new windows, etc.) | 0.00% | 0 |
| It needs minor maintenance (peeling paint, chipped stucco, appliances need to be replaced etc) | 70.00% | 7 |
| My home is in good physical condition and does not require any repairs or maintenance | 30.00% | 3 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q17 How would you describe your household? (Select all that apply)

Answered: 10 Skipped: 6



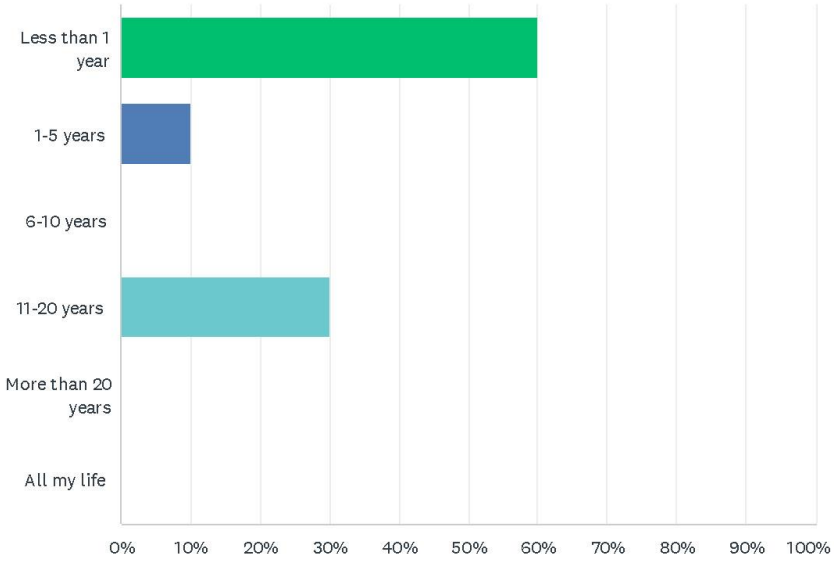

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I live with roommates or housemates | 50.00% | 5 |
| I live with my partner or spouse | 40.00% | 4 |
| I live with my parents/grandparents | 20.00% | 2 |
| I live with my children (under 18) | 0.00% | 0 |
| I live with my adult children (over 18) | 20.00% | 2 |
| I live in a multi-generational home (3 or more generations living together) | 10.00% | 1 |
| I live alone | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 10 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q18 How long have you lived in your home?

Answered: 10 Skipped: 6

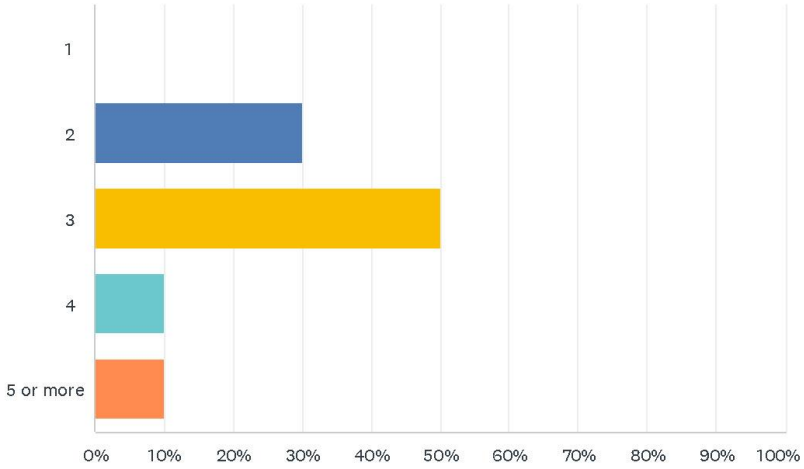



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Less than 1 year | 60.00% | 6 |
| 1-5 years | 10.00% | 1 |
| 6-10 years | 0.00% | 0 |
| 11-20 years | 30.00% | 3 |
| More than 20 years | 0.00% | 0 |
| All my life | 0.00% | 0 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q19 Including yourself, how many people live in your home?

Answered: 10 Skipped: 6

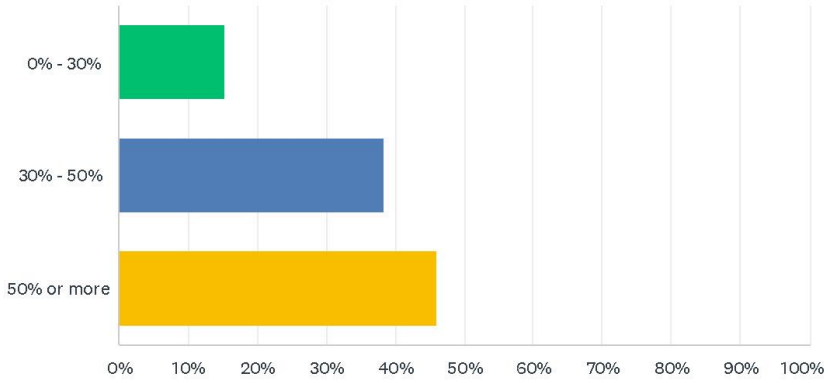



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| 1 | 0.00% | 0 |
| 2 | 30.00% | 3 |
| 3 | 50.00% | 5 |
| 4 | 10.00% | 1 |
| 5 or more | 10.00% | 1 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q20 How much of your total monthly income do you spend on your housing expenses?

Answered: 13 Skipped: 3

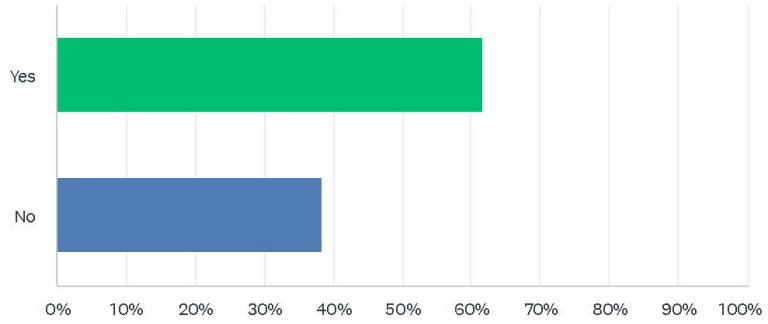



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| 0% - 30% | 15.38% | 2 |
| 30% - 50% | 38.46% | 5 |
| 50% or more | 46.15% | 6 |
| TOTAL | | 13 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q21 Do you struggle to pay for your monthly housing costs?

Answered: 13 Skipped: 3

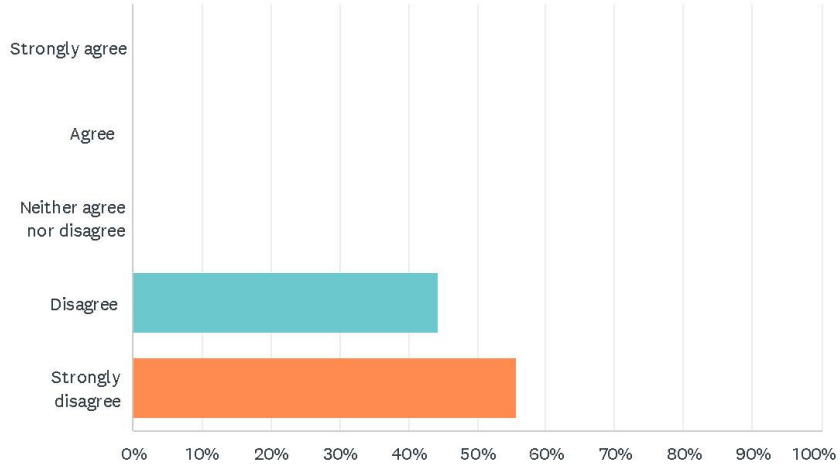



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 61.54% | 8 |
| No | 38.46% | 5 |
| TOTAL | | 13 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q22 Do agree that the current range of housing options in Rohnert Park and/or Cotati meet the needs of students, faculty, staff, and alumni of Sonoma State?

Answered: 9 Skipped: 7

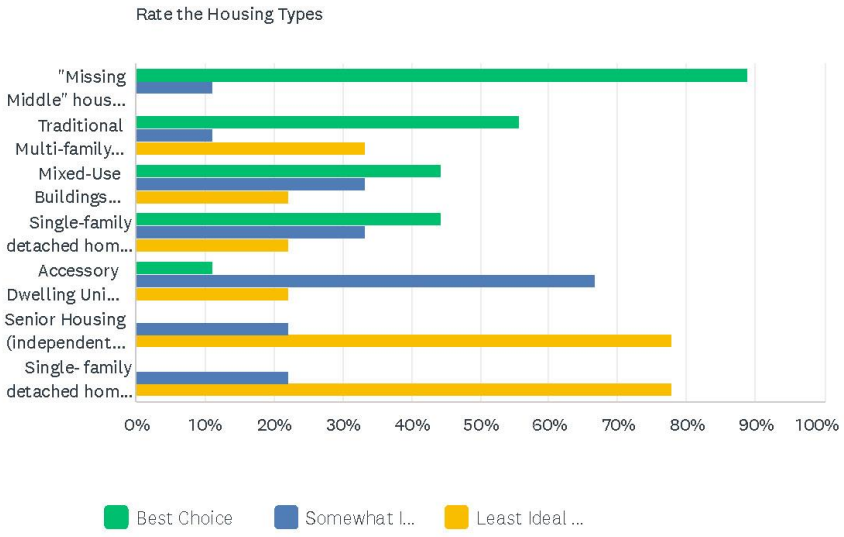



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Strongly agree | 0.00% | 0 |
| Agree | 0.00% | 0 |
| Neither agree nor disagree | 0.00% | 0 |
| Disagree | 44.44% | 4 |
| Strongly disagree | 55.56% | 5 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q23 As Cotati and Rohnert Park plan for new housing units, what kind of housing types do you think will best meet the needs of current and future students, faculty, staff, and alumni of SSU? (Please rate each housing type as best choice, somewhat ideal choice, and least ideal choice)

Answered: 9 Skipped: 7




| Rate the Housing Types | BEST CHOICE | SOMEWHAT IDEAL CHOICE | LEAST IDEAL CHOICE | TOTAL |
|---|---|---|---|---|
| "Missing Middle" housing like townhomes, duplexes, and smaller single-family cottages | 88.89% 8 | 11.11% 1 | 0.00% 0 | 9 |
| Traditional Multi-family Apartments | 55.56% 5 | 11.11% 1 | 33.33% 3 | 9 |
| Mixed-Use Buildings (housing over commercial/business spaces) | 44.44% 4 | 33.33% 3 | 22.22% 2 | 9 |
| Single-family detached homes (smaller, economy) | 44.44% 4 | 33.33% 3 | 22.22% 2 | 9 |
| Accessory Dwelling Units (e.g. in-law units, carriage houses, garages converted to living spaces) | 11.11% 1 | 66.67% 6 | 22.22% 2 | 9 |
| Senior Housing (independent or residential care facilities) | 0.00% 0 | 22.22% 2 | 77.78% 7 | 9 |
| Single- family detached homes (large/luxury) | 0.00% 0 | 22.22% 2 | 77.78% 7 | 9 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | We need more alternatives for many differenct needs. | 4/11/2022 4:45 PM |

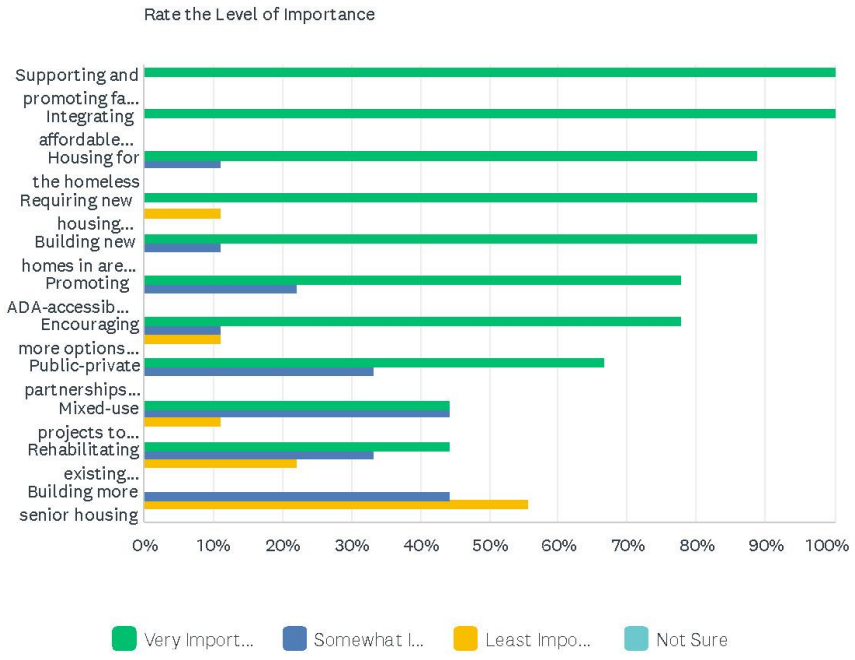
Sonoma State Community Housing Needs & Opportunities Survey

| | | |
|---|---|---|
| 2 | on-campus housing | 4/8/2022 3:11 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q24 Please rate the following housing priorities by level of importance.

Answered: 9 Skipped: 7



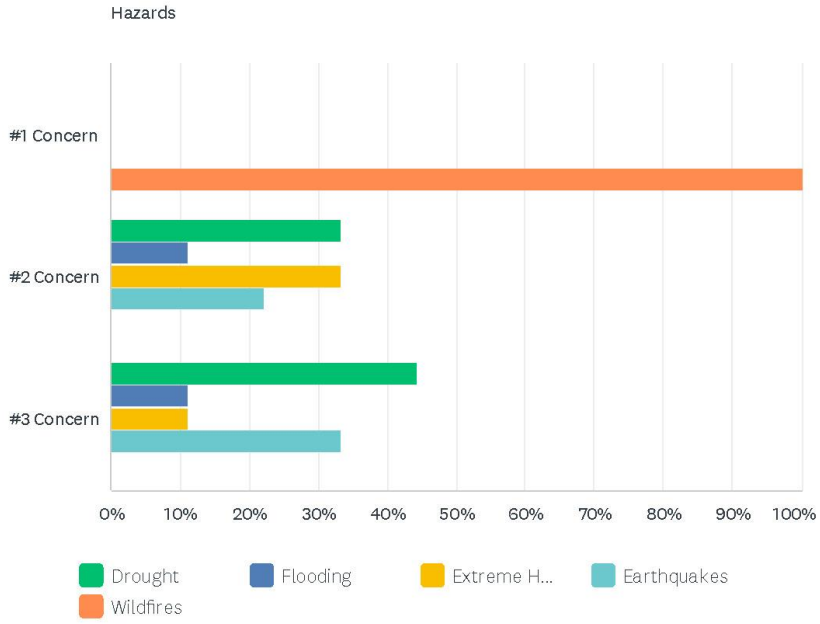
Sonoma State Community Housing Needs & Opportunities Survey

| Rate the Level of Importance | VERY IMPORTANT | SOMEWHAT IMPORTANT | LEAST IMPORTANT | NOT SURE | TOTAL |
|---|---|---|---|---|---|
| Supporting and promoting fair housing opportunities | 100.00% 9 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 9 |
| Integrating affordable housing throughout the community to create mixed-income neighborhoods | 100.00% 9 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 9 |
| Housing for the homeless | 88.89% 8 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 9 |
| Requiring new housing development projects to build a certain number of affordable homes | 88.89% 8 | 0.00% 0 | 11.11% 1 | 0.00% 0 | 9 |
| Building new homes in areas that will reduce commuting time for SSU students, faculty, and staff | 88.89% 8 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 9 |
| Promoting ADA-accessible housing | 77.78% 7 | 22.22% 2 | 0.00% 0 | 0.00% 0 | 9 |
| Encouraging more options for first time homebuyers | 77.78% 7 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 9 |
| Public-private partnerships to provide more affordable housing | 66.67% 6 | 33.33% 3 | 0.00% 0 | 0.00% 0 | 9 |
| Mixed-use projects to bring different land uses together (e.g. homes near businesses and services) | 44.44% 4 | 44.44% 4 | 11.11% 1 | 0.00% 0 | 9 |
| Rehabilitating existing housing | 44.44% 4 | 33.33% 3 | 22.22% 2 | 0.00% 0 | 9 |
| Building more senior housing | 0.00% 0 | 44.44% 4 | 55.56% 5 | 0.00% 0 | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q25 What are your greatest concerns related to disasters/hazards? (Choose your top three concerns)

Answered: 9 Skipped: 7

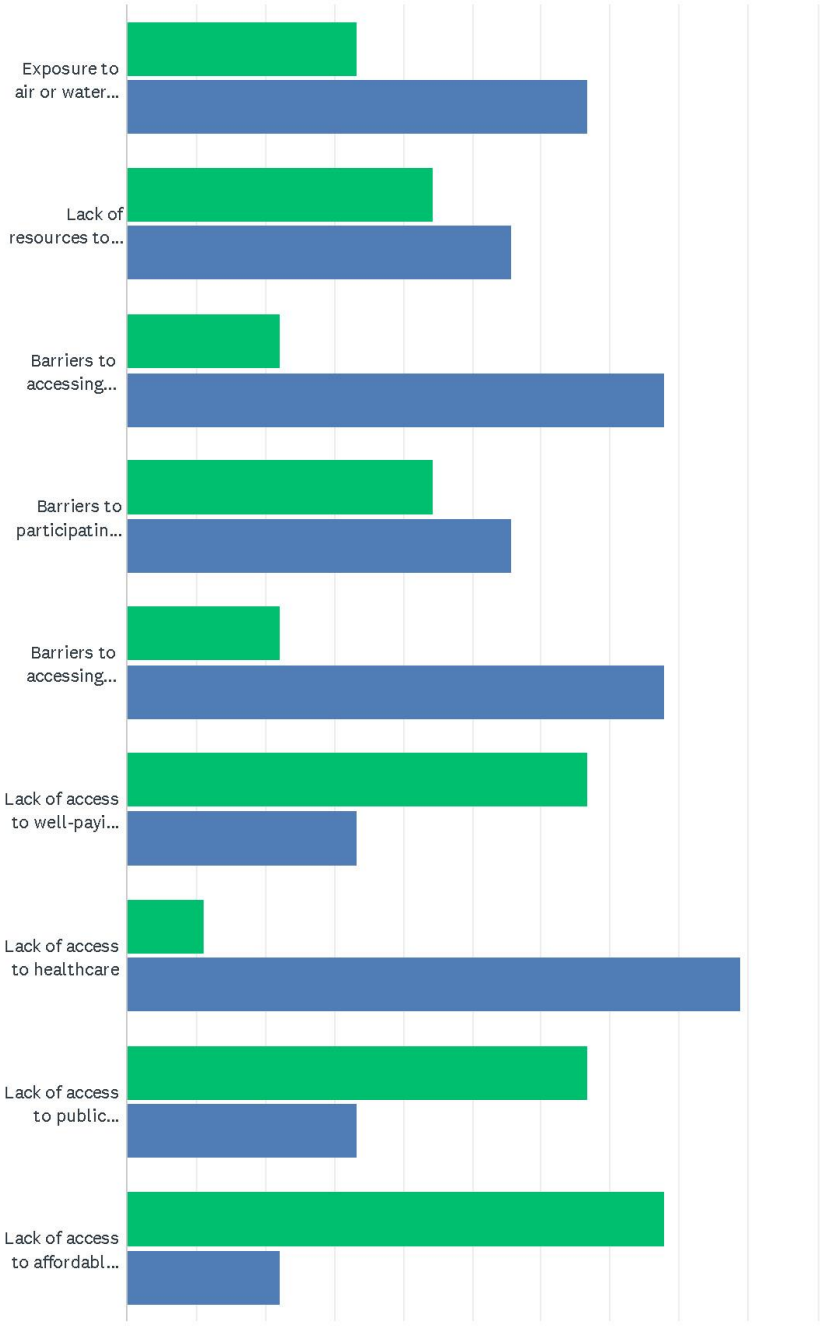



| Hazards | | | | | | |
|---|---|---|---|---|---|---|
| | DROUGHT | FLOODING | EXTREME HEAT EVENTS | EARTHQUAKES | WILDFIRES | TOTAL |
| #1 Concern | 0.00%<br>0 | 0.00%<br>0 | 0.00%<br>0 | 0.00%<br>0 | 100.00%<br>9 | 9 |
| #2 Concern | 33.33%<br>3 | 11.11%<br>1 | 33.33%<br>3 | 22.22%<br>2 | 0.00%<br>0 | 9 |
| #3 Concern | 44.44%<br>4 | 11.11%<br>1 | 11.11%<br>1 | 33.33%<br>3 | 0.00%<br>0 | 9 |

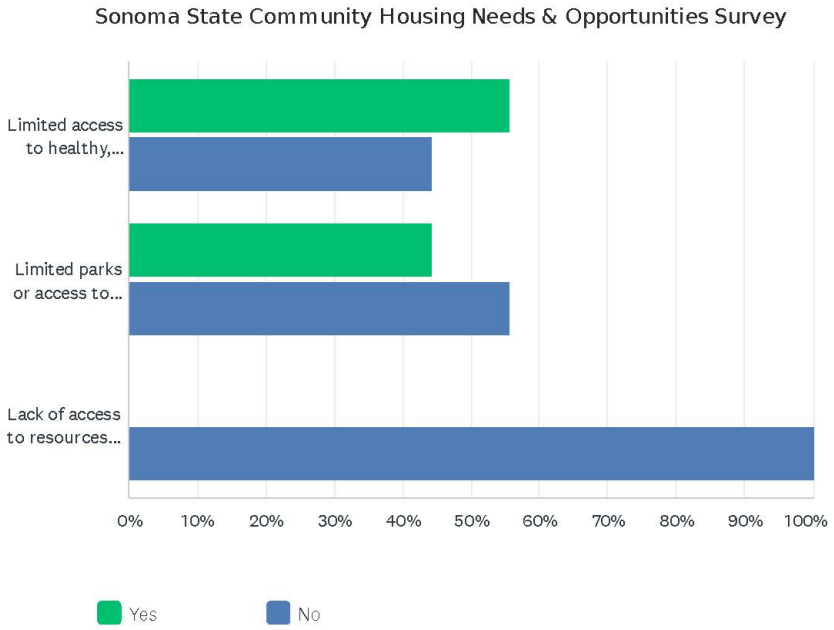
Sonoma State Community Housing Needs & Opportunities Survey

## Q26 Please indicate if any of the following issues apply to you or your household.

Answered: 9 Skipped: 7




30 / 42



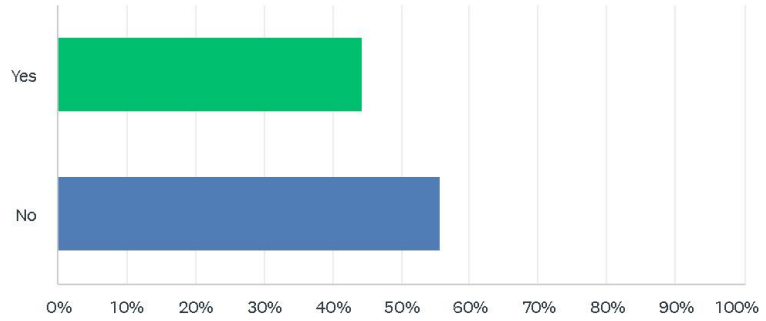

| | YES | NO | TOTAL |
|---|---|---|---|
| Exposure to air or water pollution | 33.33%<br>3 | 66.67%<br>6 | 9 |
| Lack of resources to prepare for disaster or hazard events | 44.44%<br>4 | 55.56%<br>5 | 9 |
| Barriers to accessing quality education | 22.22%<br>2 | 77.78%<br>7 | 9 |
| Barriers to participating in local decision-making processes | 44.44%<br>4 | 55.56%<br>5 | 9 |
| Barriers to accessing public safety information | 22.22%<br>2 | 77.78%<br>7 | 9 |
| Lack of access to well-paying jobs | 66.67%<br>6 | 33.33%<br>3 | 9 |
| Lack of access to healthcare | 11.11%<br>1 | 88.89%<br>8 | 9 |
| Lack of access to public transit | 66.67%<br>6 | 33.33%<br>3 | 9 |
| Lack of access to affordable, quality housing | 77.78%<br>7 | 22.22%<br>2 | 9 |
| Limited access to healthy, affordable food | 55.56%<br>5 | 44.44%<br>4 | 9 |
| Limited parks or access to open space | 44.44%<br>4 | 55.56%<br>5 | 9 |
| Lack of access to resources in my language | 0.00%<br>0 | 100.00%<br>9 | 9 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Noise pollution from 101 | 4/14/2022 4:51 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q27 Are you of Hispanic, Latino, or Spanish origin?

Answered: 9 Skipped: 7

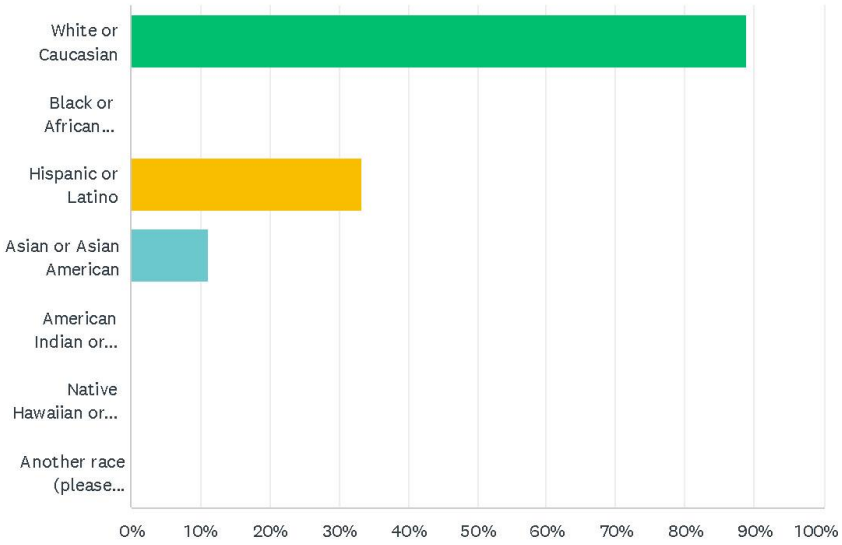



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 44.44% | 4 |
| No | 55.56% | 5 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q28 What race do you identify with? (Select all that apply)

Answered: 9 Skipped: 7



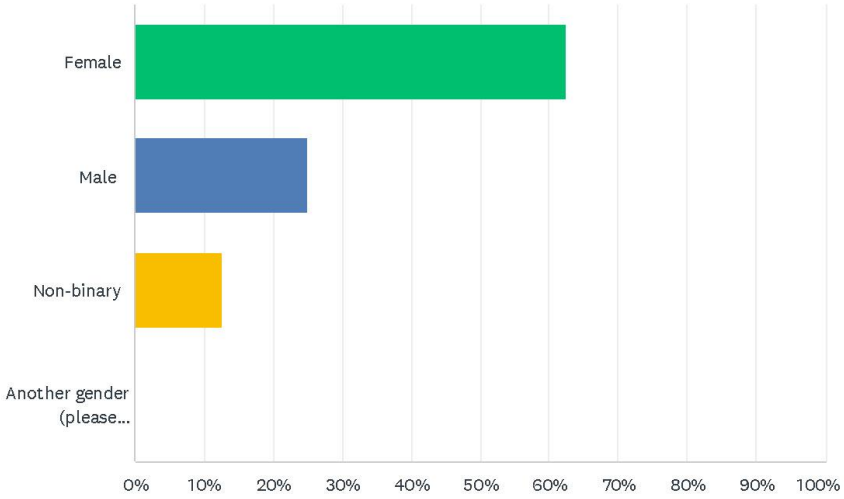

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| White or Caucasian | 88.89% | 8 |
| Black or African American | 0.00% | 0 |
| Hispanic or Latino | 33.33% | 3 |
| Asian or Asian American | 11.11% | 1 |
| American Indian or Alaska Native | 0.00% | 0 |
| Native Hawaiian or other Pacific Islander | 0.00% | 0 |
| Another race (please specify) | 0.00% | 0 |
| Total Respondents: 9 | | |

| # | ANOTHER RACE (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q29 Please choose your gender identity.

Answered: 8 Skipped: 8



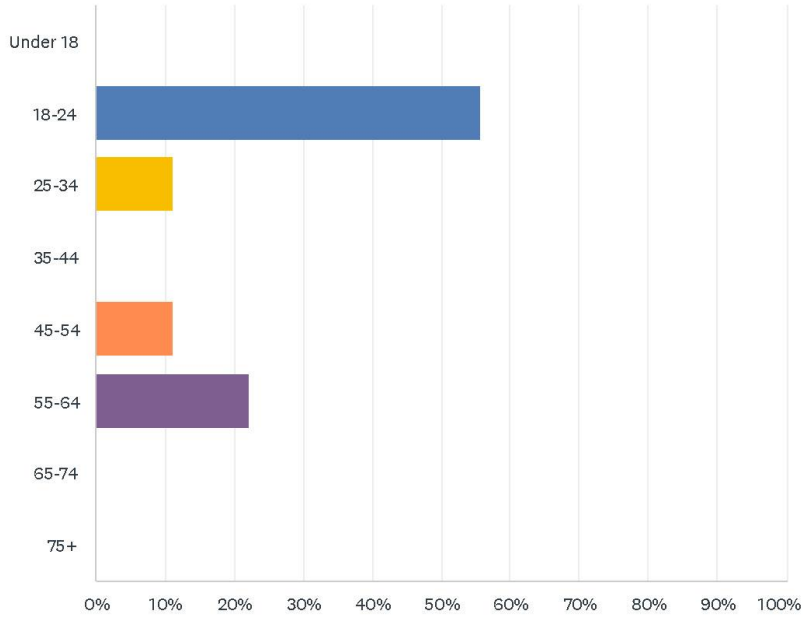

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Female | 62.50% | 5 |
| Male | 25.00% | 2 |
| Non-binary | 12.50% | 1 |
| Another gender (please specify) | 0.00% | 0 |
| TOTAL | | 8 |

| # | ANOTHER GENDER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q30 What is your age?

Answered: 9 Skipped: 7

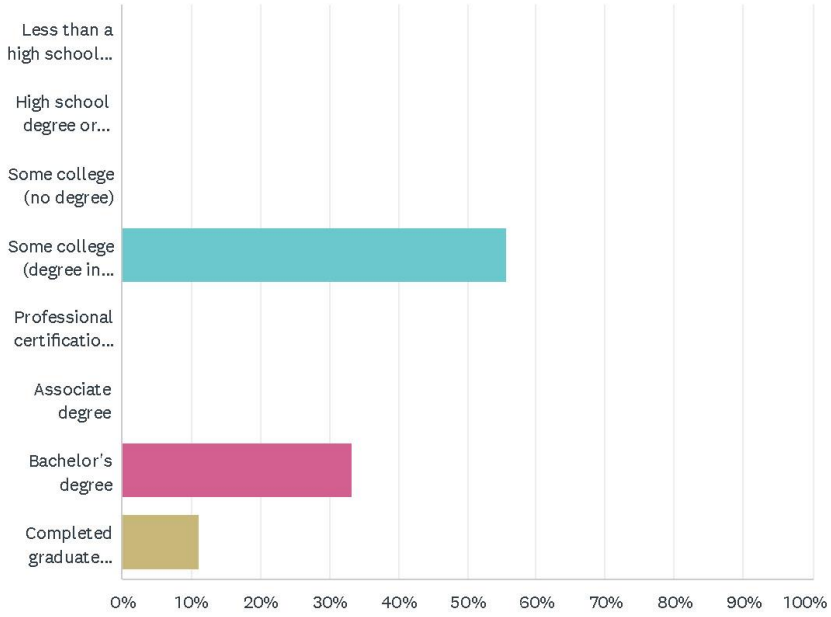



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Under 18 | 0.00% | 0 |
| 18-24 | 55.56% | 5 |
| 25-34 | 11.11% | 1 |
| 35-44 | 0.00% | 0 |
| 45-54 | 11.11% | 1 |
| 55-64 | 22.22% | 2 |
| 65-74 | 0.00% | 0 |
| 75+ | 0.00% | 0 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q31 What is the highest level of education you have completed?

Answered: 9 Skipped: 7

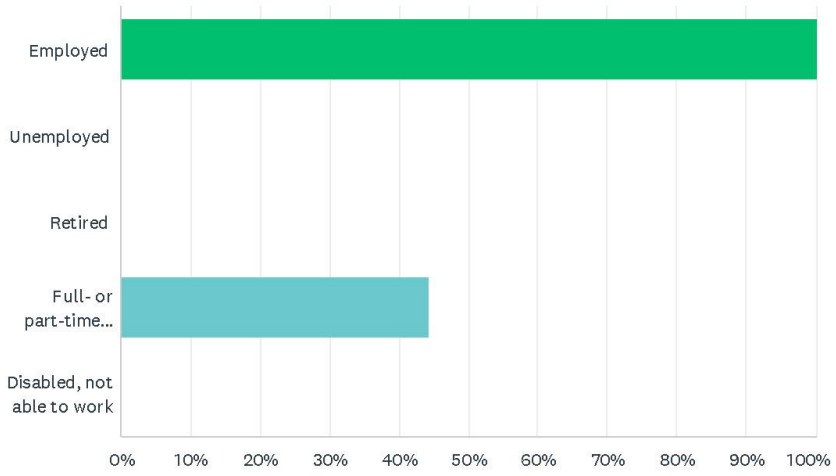



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Less than a high school diploma | 0.00% | 0 |
| High school degree or equivalent (e.g. GED) | 0.00% | 0 |
| Some college (no degree) | 0.00% | 0 |
| Some college (degree in progress) | 55.56% | 5 |
| Professional certification program | 0.00% | 0 |
| Associate degree | 0.00% | 0 |
| Bachelor's degree | 33.33% | 3 |
| Completed graduate school, Ph.D, Doctorate etc. | 11.11% | 1 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q32 Which of the following categories best describes your employment status? (Select all that apply)

Answered: 9 Skipped: 7

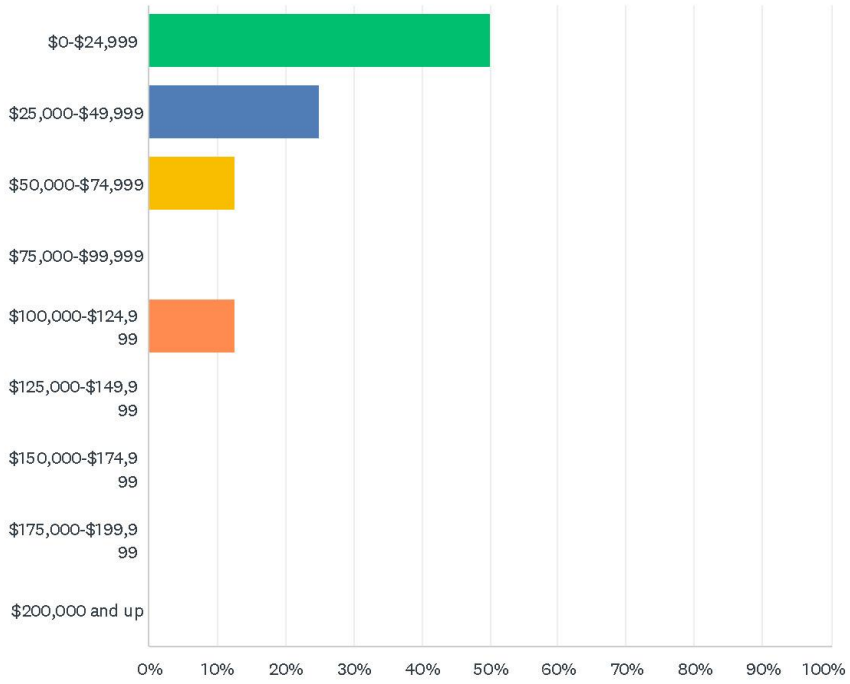



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Employed | 100.00% | 9 |
| Unemployed | 0.00% | 0 |
| Retired | 0.00% | 0 |
| Full- or part-time student | 44.44% | 4 |
| Disabled, not able to work | 0.00% | 0 |
| Total Respondents: 9 | | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q33 What is your approximate annual household income?

Answered: 8 Skipped: 8

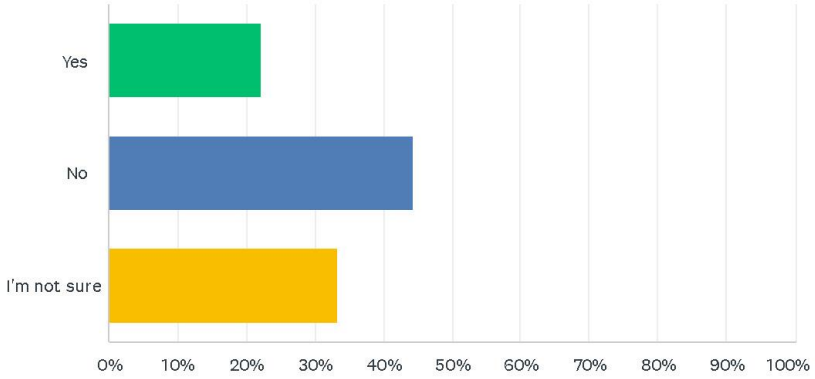



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| $0-$24,999 | 50.00% | 4 |
| $25,000-$49,999 | 25.00% | 2 |
| $50,000-$74,999 | 12.50% | 1 |
| $75,000-$99,999 | 0.00% | 0 |
| $100,000-$124,999 | 12.50% | 1 |
| $125,000-$149,999 | 0.00% | 0 |
| $150,000-$174,999 | 0.00% | 0 |
| $175,000-$199,999 | 0.00% | 0 |
| $200,000 and up | 0.00% | 0 |
| TOTAL | | 8 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q34 During your time at SSU, have you experienced or witnessed housing discrimination?

Answered: 9 Skipped: 7

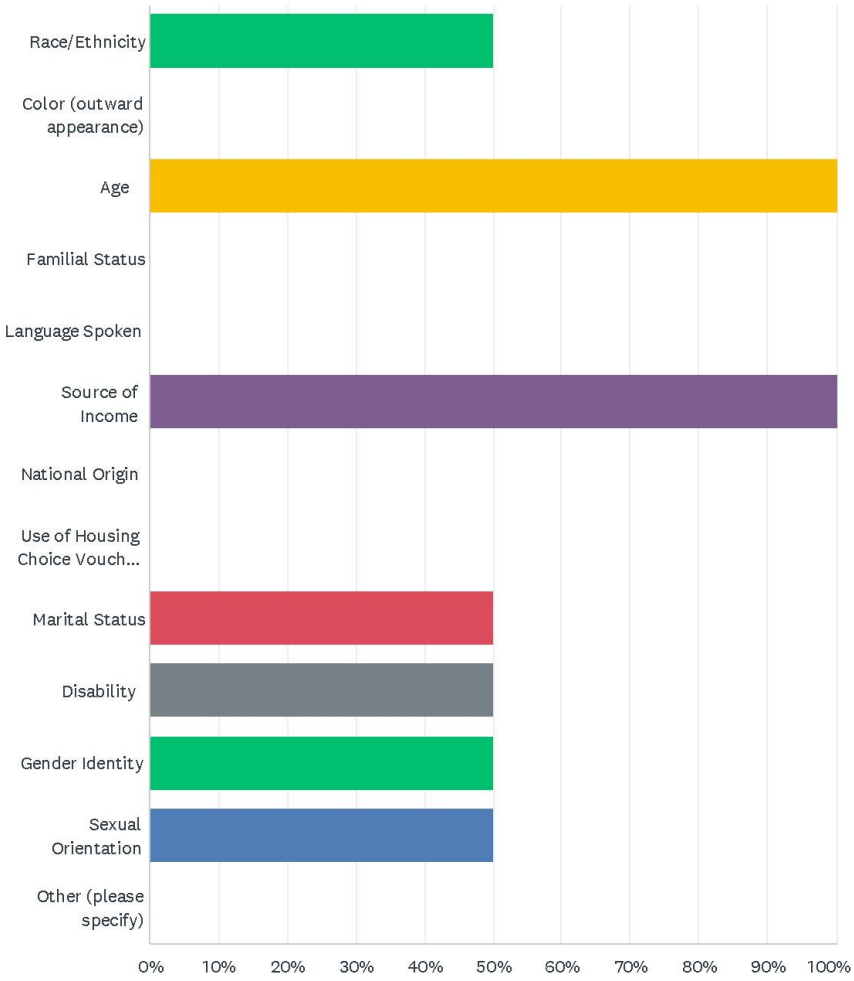



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 22.22% | 2 |
| No | 44.44% | 4 |
| I'm not sure | 33.33% | 3 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q35 You answered Yes, I have experienced or witnessed housing discrimination. Please explain the factors that were involved. (Select all that apply)

Answered: 2 Skipped: 14



Sonoma State Community Housing Needs & Opportunities Survey

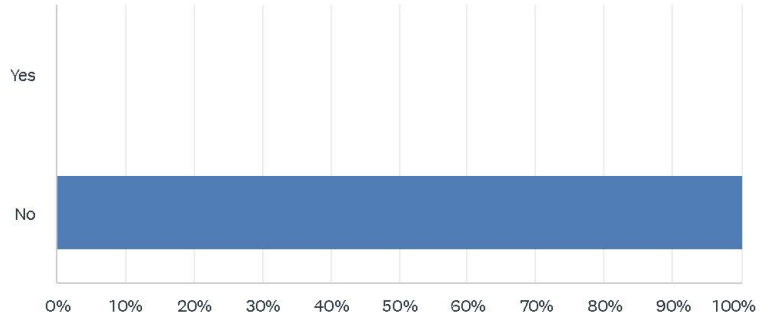
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Race/Ethnicity | 50.00% | 1 |
| Color (outward appearance) | 0.00% | 0 |
| Age | 100.00% | 2 |
| Familial Status | 0.00% | 0 |
| Language Spoken | 0.00% | 0 |
| Source of Income | 100.00% | 2 |
| National Origin | 0.00% | 0 |
| Use of Housing Choice Voucher or other assistance | 0.00% | 0 |
| Marital Status | 50.00% | 1 |
| Disability | 50.00% | 1 |
| Gender Identity | 50.00% | 1 |
| Sexual Orientation | 50.00% | 1 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 2 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q36 Did you report the incident?

Answered: 2 Skipped: 14



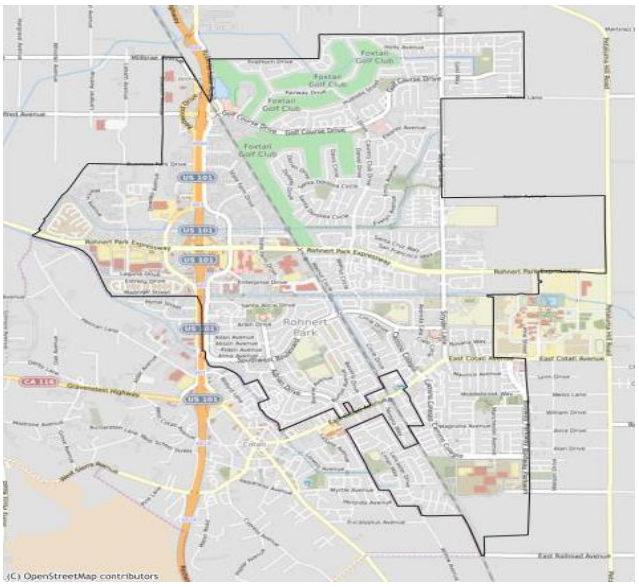

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 0.00% | 0 |
| No | 100.00% | 2 |
| TOTAL | | 2 |

| # | IF YOU ANSWERED NO, WHY NOT? | DATE |
|---|---|---|
| 1 | Because I would not know who to report to or if they would even care | 4/14/2022 10:30 PM |
| 2 | Was eventually addressed, nothing I could do about it | 4/14/2022 5:02 PM |

# 8 Housing Needs Data Report

# HOUSING NEEDS DATA REPORT: ROHNERT PARK

ABAG/MTC Staff and Baird + Driskell Community Planning 2021-04-02



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# 1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Rohnert Park.

# 2 SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Rohnert Park increased by 2.0% from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age** – In 2019, Rohnert Park's youth population under the age of 18 was 8,449 and senior population 65 and older was 5,949. These age groups represent 19.7% and 13.9%, respectively, of Rohnert Park's population.

- **Race/Ethnicity** – In 2020, 61.0% of Rohnert Park's population was White while 2.2% was African American, 6.7% was Asian, and 26.9% was Latinx. People of color in Rohnert Park comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment** – Rohnert Park residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Rohnert Park decreased by 4.9 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 1,250 (10.4%). Additionally, the jobs-household ratio in Rohnert Park has decreased from 0.89 in 2002 to 0.82 jobs per household in 2018.

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Rohnert Park increased, 4.3% from 2010 to 2020, which is *above* the growth rate for Sonoma County and *below* the growth rate of the region's housing stock during this time period.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Rohnert Park residents to live and thrive in the community.

    - **Ownership** The largest proportion of homes had a value in the range of $250k-$500k in 2019. Home prices increased by 92.6% from 2010 to 2020.

    - **Rental Prices** – The typical contract rent for an apartment in Rohnert Park was $1,590 in 2019. Rental prices increased by 41.9% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $63,640 per year.[2]

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 47.3% of homes in Rohnert Park were single family detached, 8.6% were single family attached, 7.7% were small multifamily (2-4 units), and 27.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-

[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source. [2] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

family units increased more than multi-family units. Generally, in Rohnert Park, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Rohnert Park, 21.1% of households spend 30%-50% of their income on housing, while 24.3% of households are severely cost burden and use the majority of their income for housing.

- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 55.5% of households in Rohnert Park live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 23.1% of households in Rohnert Park live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

- **Neighborhood** – 0.0% of residents in Rohnert Park live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 39.8% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Rohnert Park, 11.9% of residents have a disability of any kind and may require accessible housing. Additionally, 8.6% of Rohnert Park households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 13.2% of households are female-headed families, which are often at greater risk of housing insecurity.

[3] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

***Note on Data***

*Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.*

*Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In*

*these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.*

***Note on Figures***

*Any figure that does not specify geography in the figure name represents data for Rohnert Park.*

# 3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

## 3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[5] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.[6] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

## 3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs- allocation

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Rohnert Park, the proposed RHNA to be planned for this cycle is 1,580 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for**

[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

[5] HCD divides the RHND into the following four income categories:
Very Low-income: 0-50% of Area Median Income
Low-income: 50-80% of Area Median Income
Moderate-income: 80-120% of Area Median Income
Above Moderate-income: 120% or more of Area Median Income

[6] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

**their Housing Elements will be released at the end of 2021.** The potential allocation that Rohnert Park would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

| Income Group | Rohnert Park Units | Sonoma County Units | Bay Area Units | Rohnert Park Percent | Sonoma County Percent | Bay Area Percent |
|---|---|---|---|---|---|---|
| Very Low Income (<50% of AMI) | 399 | 3999 | 114442 | 25.3% | 27.5% | 25.9% |
| Low Income (50%-80% of AMI) | 230 | 2302 | 65892 | 14.6% | 15.8% | 14.9% |
| Moderate Income (80%-120% of AMI) | 265 | 2302 | 72712 | 16.8% | 15.8% | 16.5% |
| Above Moderate Income (>120% of AMI) | 686 | 5959 | 188130 | 43.4% | 40.9% | 42.6% |
| Total | 1580 | 14562 | 441176 | 100.0% | 100.0% | 100.0% |

*Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021.*
*THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW*

# 4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

## 4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Rohnert Park's population has increased by 2.0%; this rate is below that of the region as a whole, at 14.8%. In Rohnert Park, roughly 18.3% of its population moved during the past year, a number 4.9 percentage points greater than the regional rate of 13.4%.

### Table 2: Population Growth Trends

| Geography | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|
| Rohnert Park | 36326 | 37811 | 42236 | 42262 | 40794 | 41681 | 43069 |
| Sonoma County | 388222 | 416776 | 458614 | 475703 | 483878 | 500640 | 492980 |
| Bay Area | 6020147 | 6381961 | 6784348 | 7073912 | 7150739 | 7595694 | 7790537 |

*Universe: Total population*
*Source: California Department of Finance, E-5 series*
*For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.*

In 2020, the population of Rohnert Park was estimated to be 43,069 (see Table 2). From 1990 to 2000, the population increased by 16.3%, while it decreased by 3.4% during the first decade of the 2000s. In the most recent decade, the population increased by 5.6%. The population of Rohnert Park makes up 8.7% of Sonoma County.[7]

[7] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

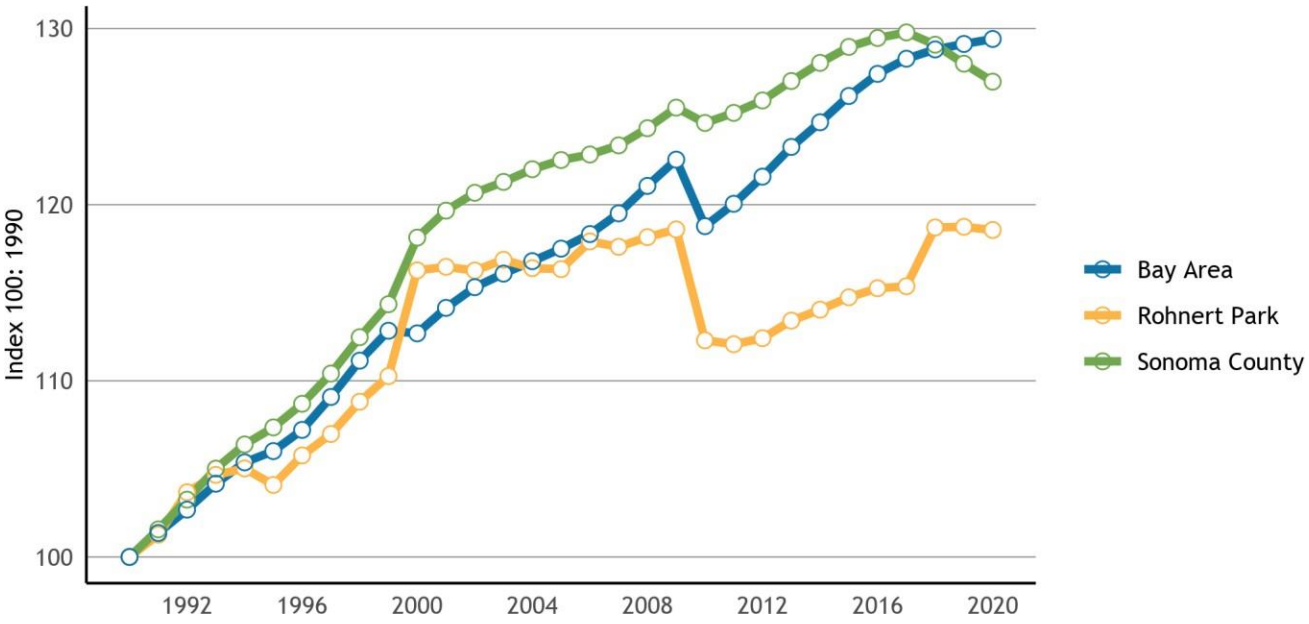


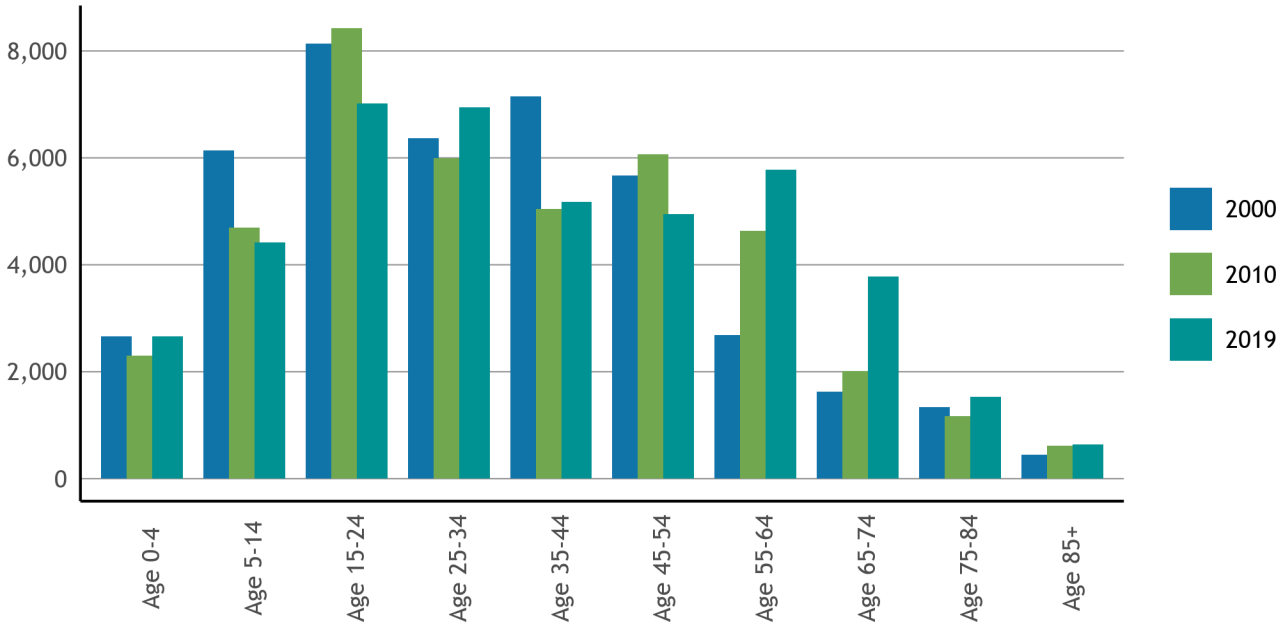

**Figure 1: Population Growth Trends**

*Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.*
*For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.*

## 4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Rohnert Park, the median age in 2000 was 30.9; by 2019, this figure had increased, landing at around 36 years. More specifically, the population of those under 14 has increased since 2010, while the 65- and-over population has increased (see Figure 2).

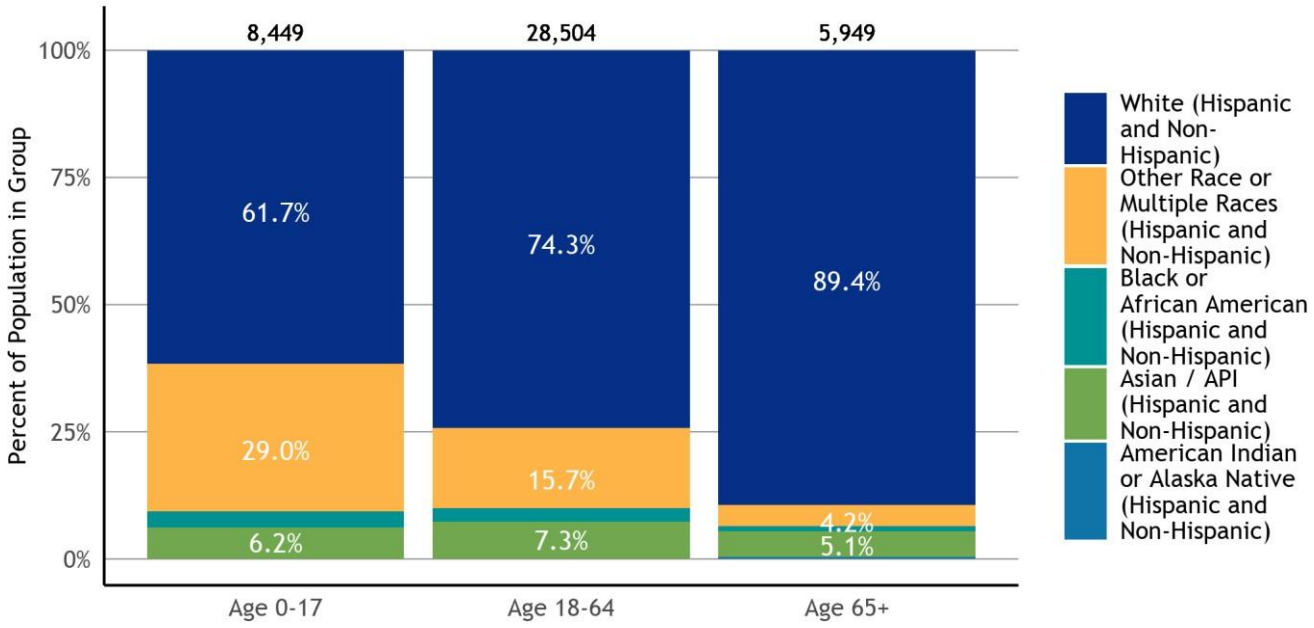



## Figure 2: Population by Age, 2000-2019

*Universe: Total population*
*Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.*

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[8] make up 10.6% of seniors and 38.3% of youth under 18 (see Figure 3).

[8] Here, we count all non-white racial groups




## Figure 3: Senior and Youth Population by Race

*Universe: Total population*
*Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.*

## 4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[9]. Since 2000, the percentage of residents in Rohnert Park identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 16.0 percentage points, with the 2019 population standing at 26,159 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

[9] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

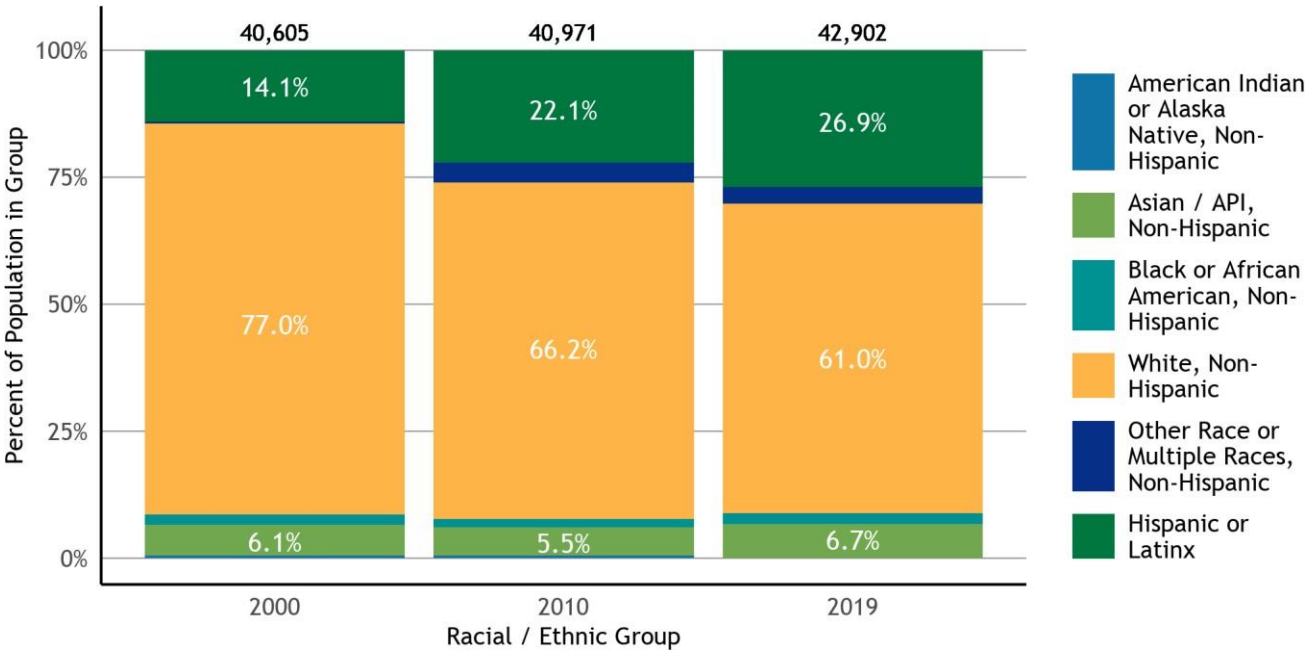



**Figure 4: Population by Race, 2000-2019**

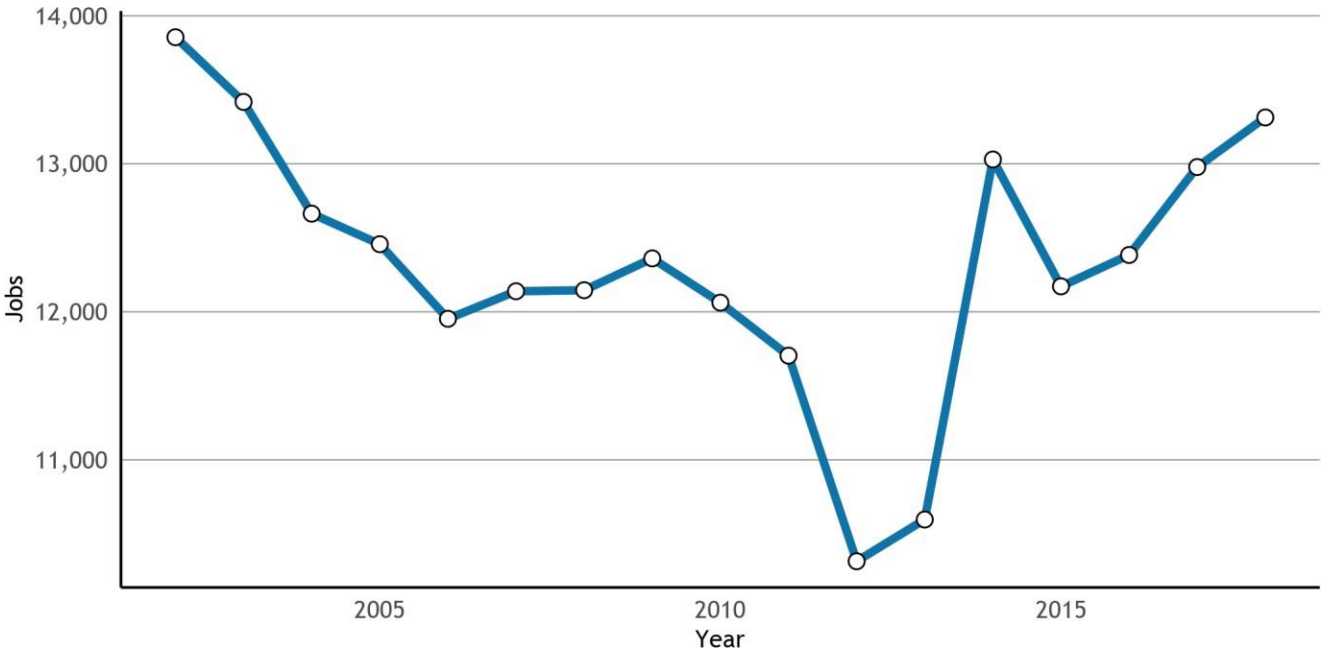
*Universe: Total population*
*Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.*
*Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019), Table B03002*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.*

## 4.4 Employment Trends

### *4.4.1 Balance of Jobs and Workers*

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Rohnert Park decreased by 3.9% (see Figure 5).




## Figure 5: Jobs in a Jurisdiction

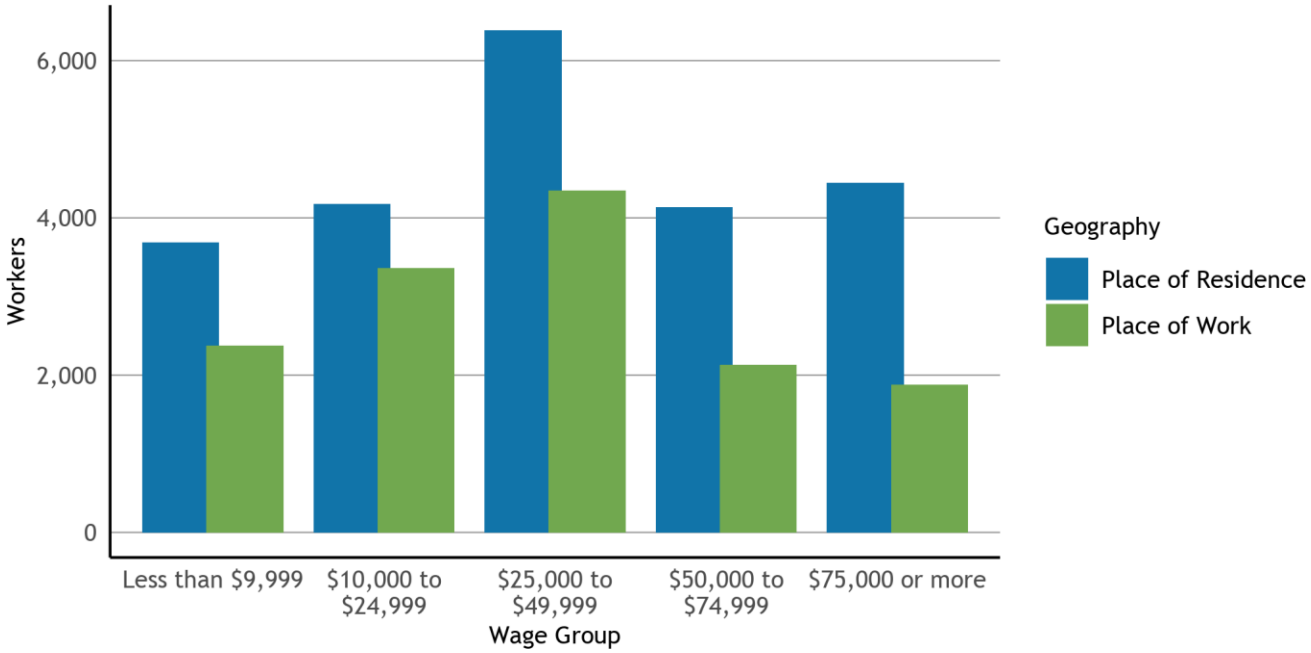
*Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*
*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.*
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.*

There are 22,830 employed residents, and 14,089 jobs[10] in Rohnert Park - the ratio of jobs to resident workers is 0.62; Rohnert Park is *a net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Rohnert Park has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than $25,000). At the other end of the

[10] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than $75,000) (see Figure 6).[11]

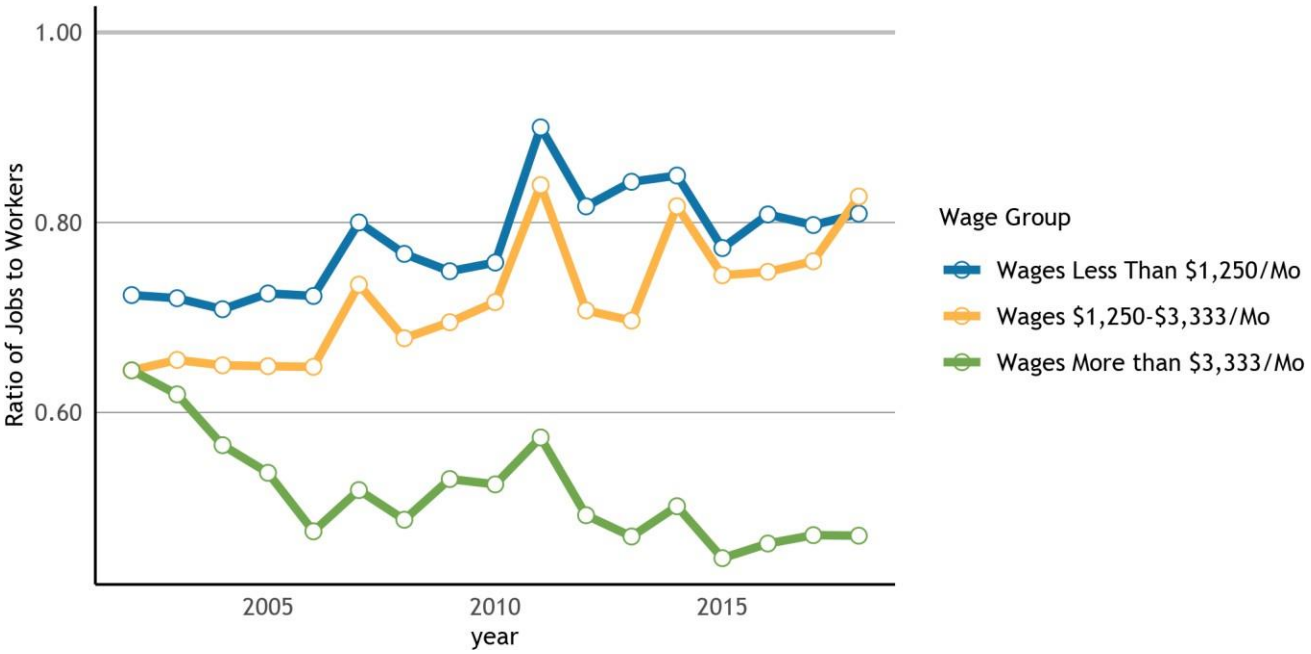



## Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

*Universe: Workers 16 years and over with earnings*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.*

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

[11] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

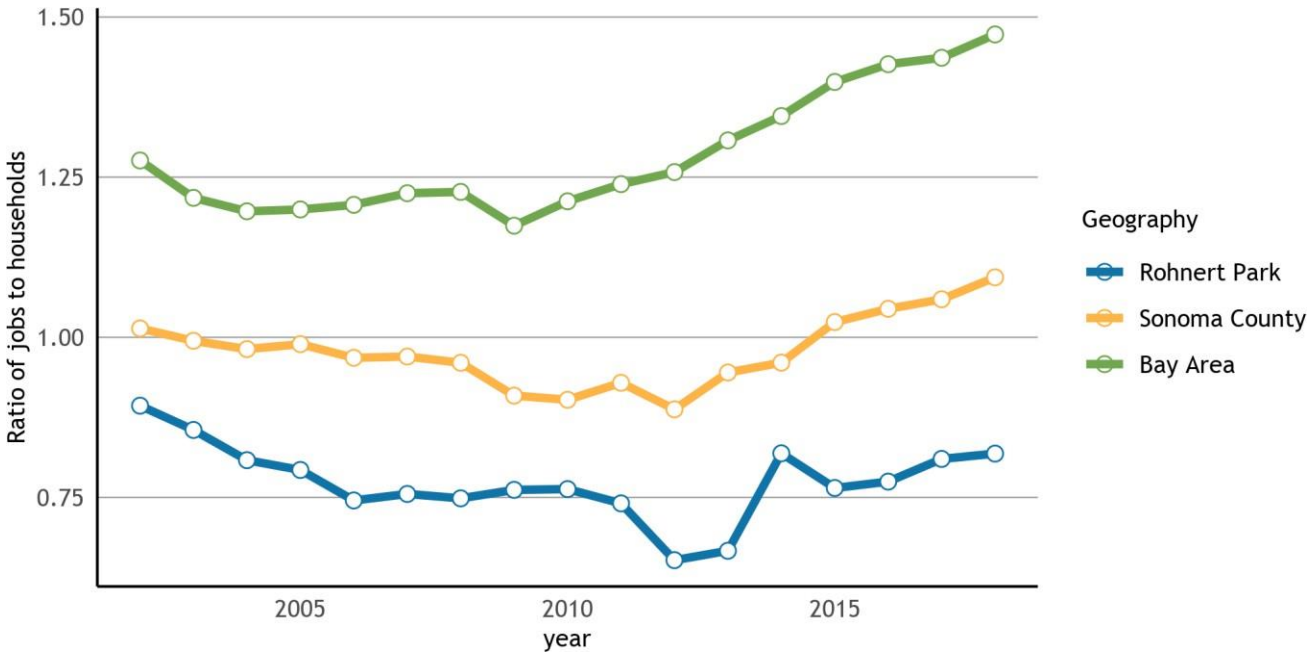



## Figure 7: Jobs-Worker Ratios, By Wage Group

*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*
*Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.*
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.*

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Rohnert Park has decreased from 0.89 in 2002, to 0.82 jobs per household in 2018 (see Figure 8).

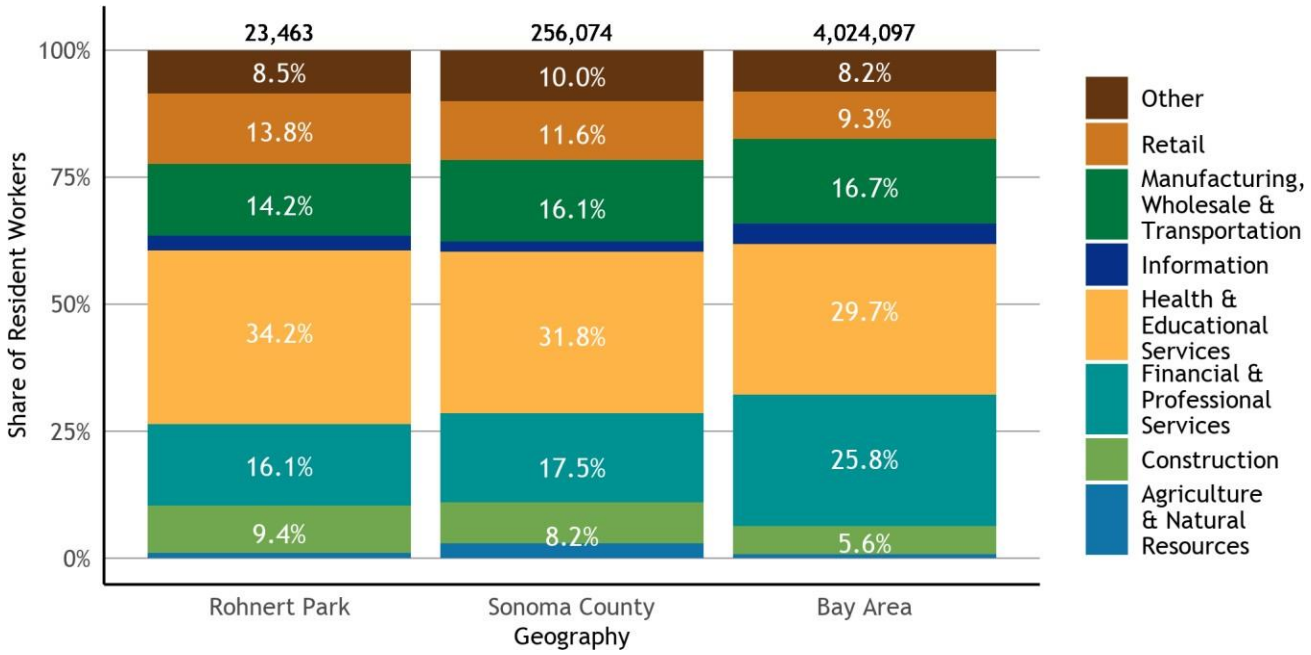



## Figure 8: Jobs-Household Ratio

*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction*
*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.*
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.*

### *4.4.2 Sector Composition*

In terms of sectoral composition, the largest industry in which Rohnert Park residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

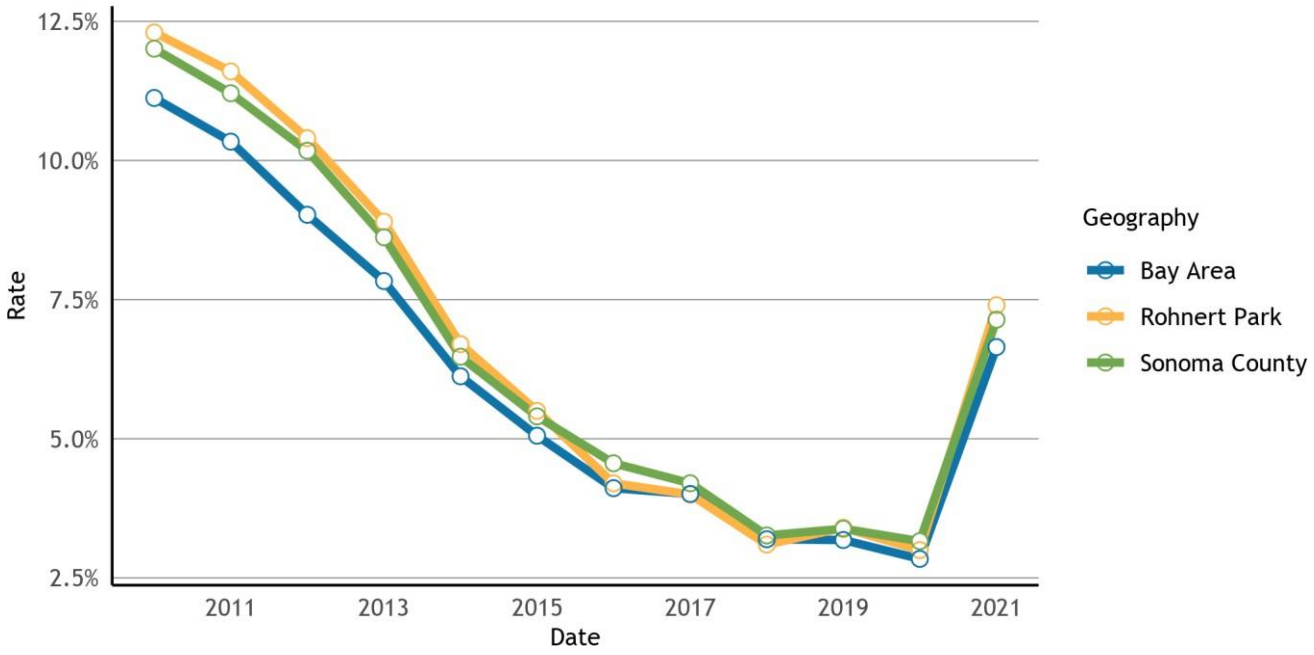



## Figure 9: Resident Employment by Industry

*Universe: Civilian employed population age 16 years and over*
*Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.*

### *4.4.3 Unemployment*

In Rohnert Park, there was a 4.9 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.




## Figure 10: Unemployment Rate

*Universe: Civilian noninstitutional population ages 16 and older*
*Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.*
*Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.*

## 4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state[12].

In Rohnert Park, 45.7% of households make more than 100% of the Area Median Income (AMI)[13], compared to 13.0% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

[12] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California.*
[13] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of $29,450 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

**Note on Estimating the Projected Number of Extremely Low-Income Households**

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Rohnert Park receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

**Option A:** *Assume that 59.8% of Rohnert Park's very low-income RHNA is for extremely low-income households.*

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

**Option B:** *Assume that 58.2% of Rohnert Park's very low-income RHNA is for extremely low-income households.*

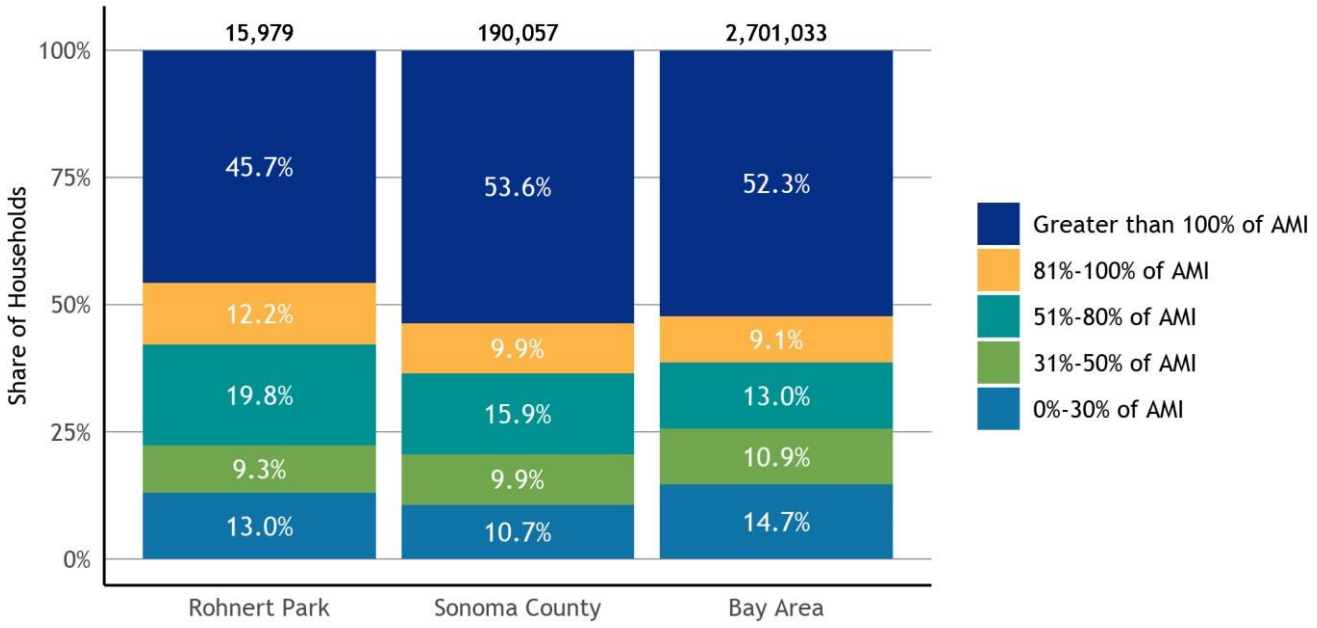
According to the data shown below (Figure 11), 3,565 of Rohnert Park's households are 0-50% AMI while 2,075 are extremely low-income. Therefore, extremely low-income households represent 58.2% of households who are 0-50% AMI, as 2,075 divided by 3,565 is 58.2%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

**Option C:** *Assume that 50% of Rohnert Park's very low-income RHNA is for extremely low-income households.*

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

---

percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

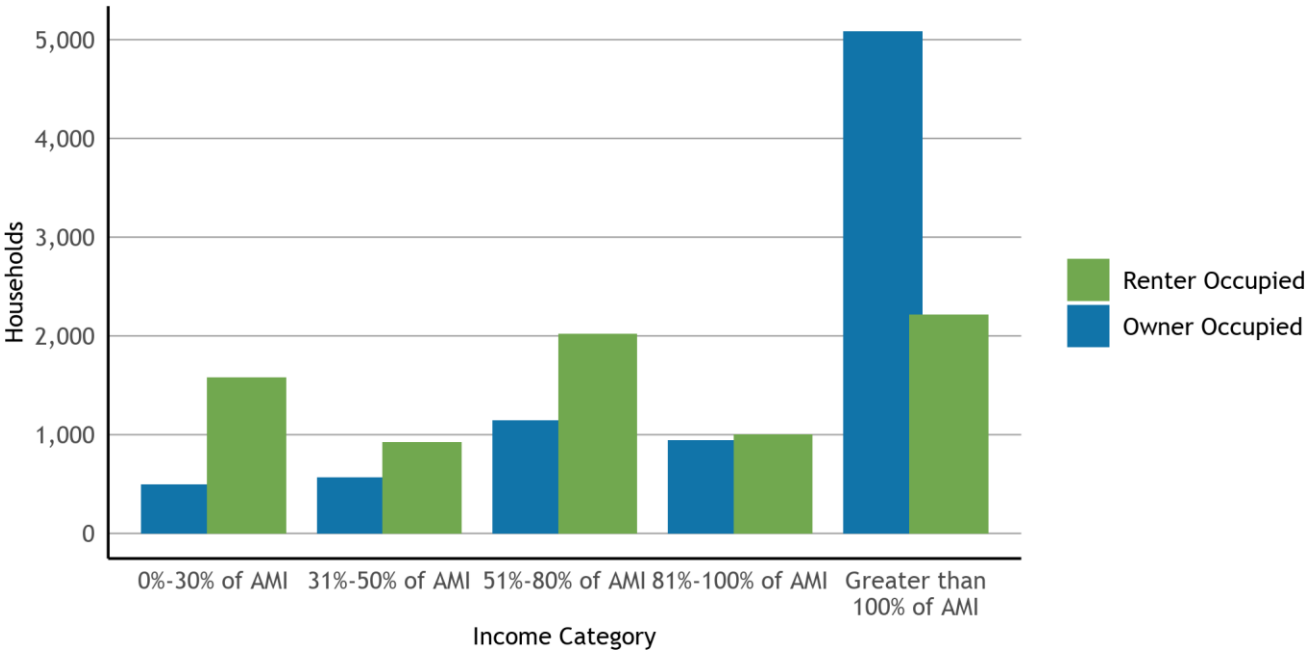



## Figure 11: Households by Household Income Level

*Universe: Occupied housing units*
*Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.*

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Rohnert Park, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

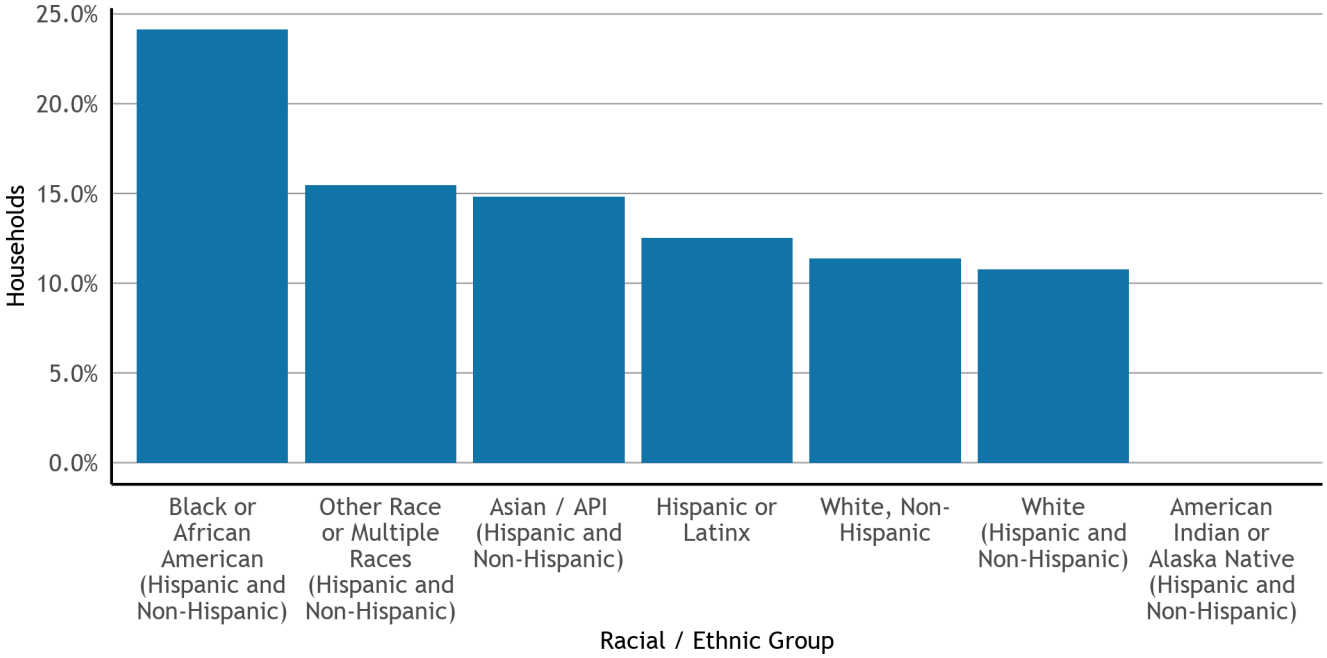



## Figure 12: Household Income Level by Tenure

*Universe: Occupied housing units*
*Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[14] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Rohnert Park, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 13).

[14] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

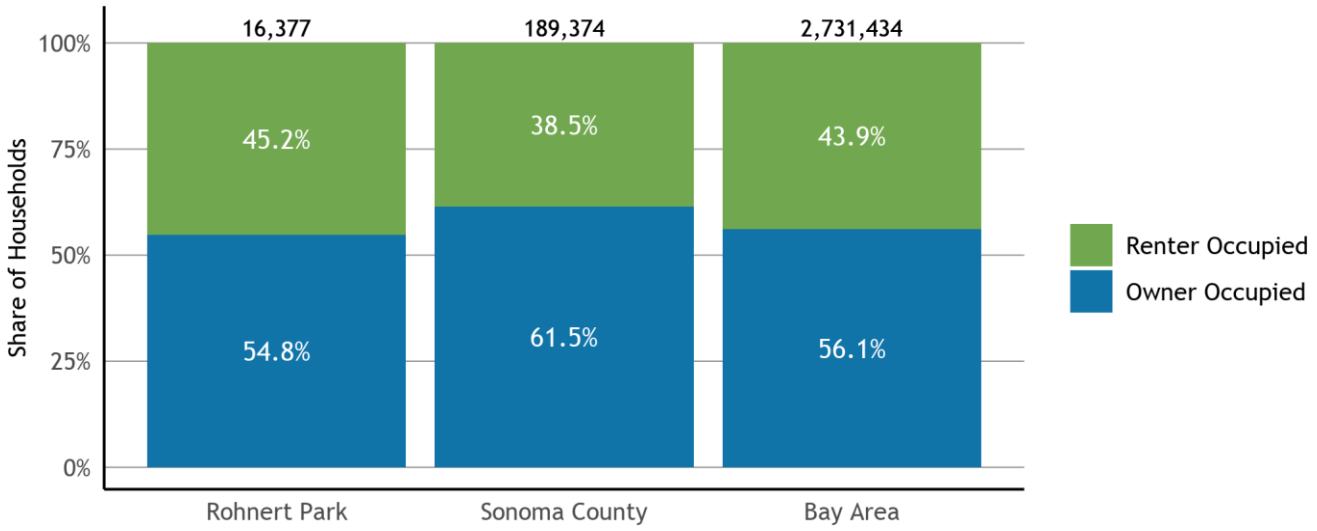



## Figure 13: Poverty Status by Race

*Universe: Population for whom poverty status is determined*
*Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.*

## 4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Rohnert Park there are a total of 16,377 housing units, and fewer residents rent than own their homes: 45.2% versus 54.8% (see Figure 14). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

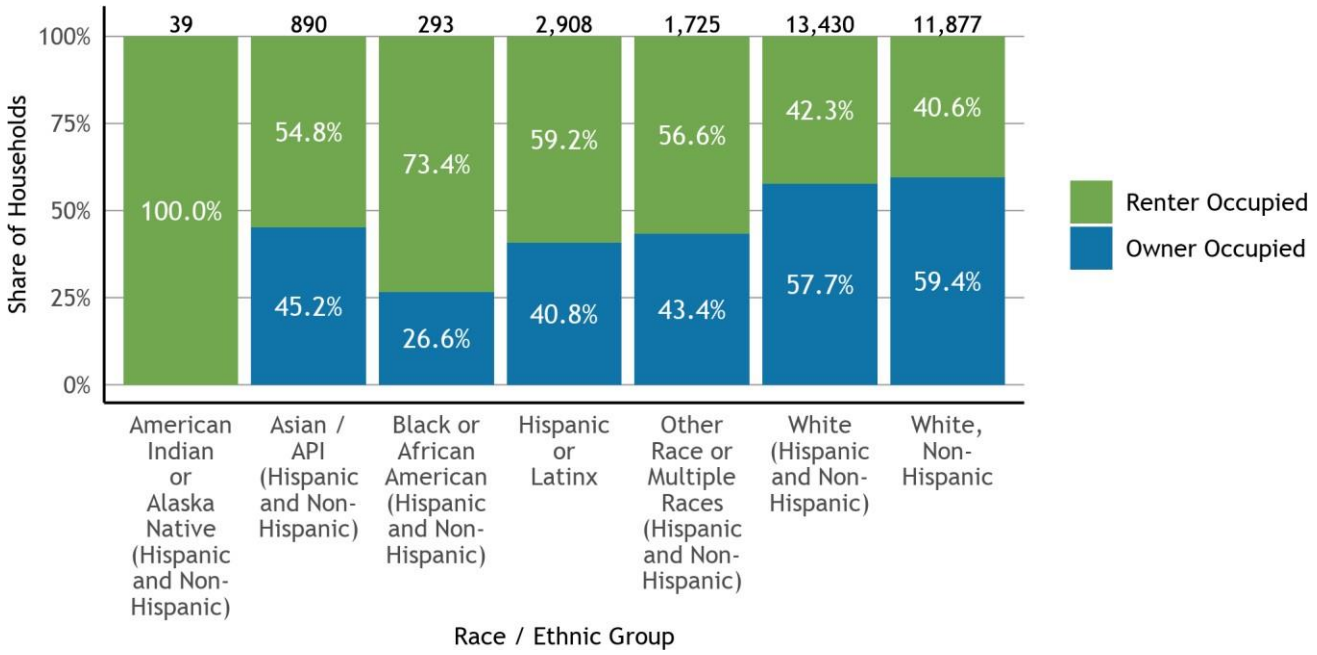



## Figure 14: Housing Tenure

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.*

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[15] In Rohnert Park, 26.6% of Black households owned their homes, while homeownership rates were 45.2% for Asian households, 40.8% for Latinx households, and 57.7% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[15] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

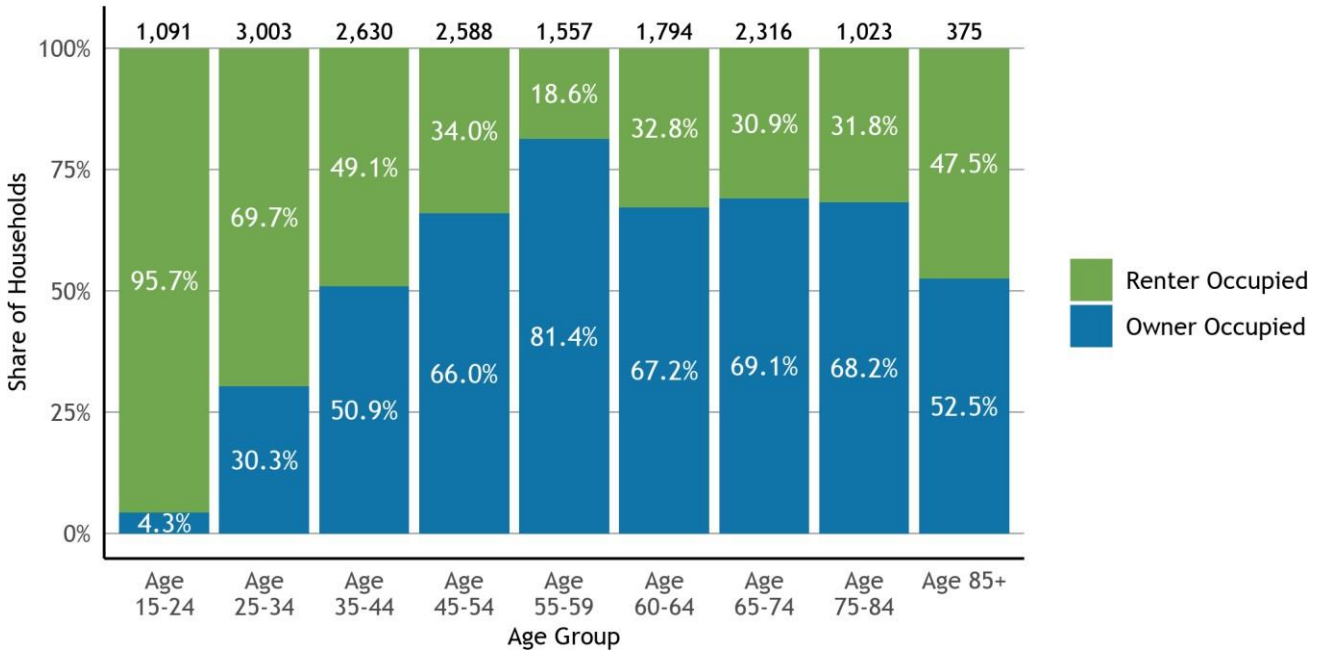



## Figure 15: Housing Tenure by Race of Householder

*Universe: Occupied housing units*
*Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.*

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

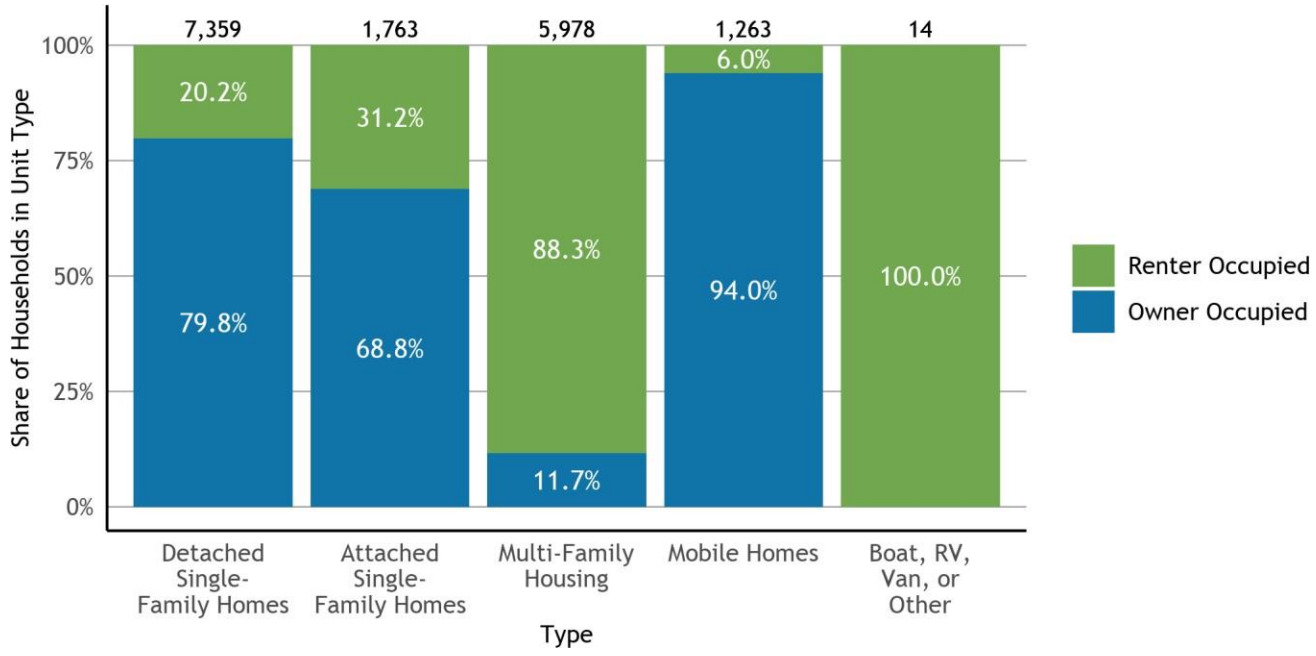
In Rohnert Park, 60.1% of householders between the ages of 25 and 44 are renters, while 32.8% of householders over 65 are (see Figure 16).




## Figure 16: Housing Tenure by Age

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.*

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Rohnert Park, 79.8% of households in detached single-family homes are homeowners, while 11.7% of households in multi-family housing are homeowners (see Figure 17).



## Figure 17: Housing Tenure by Housing Type

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.*

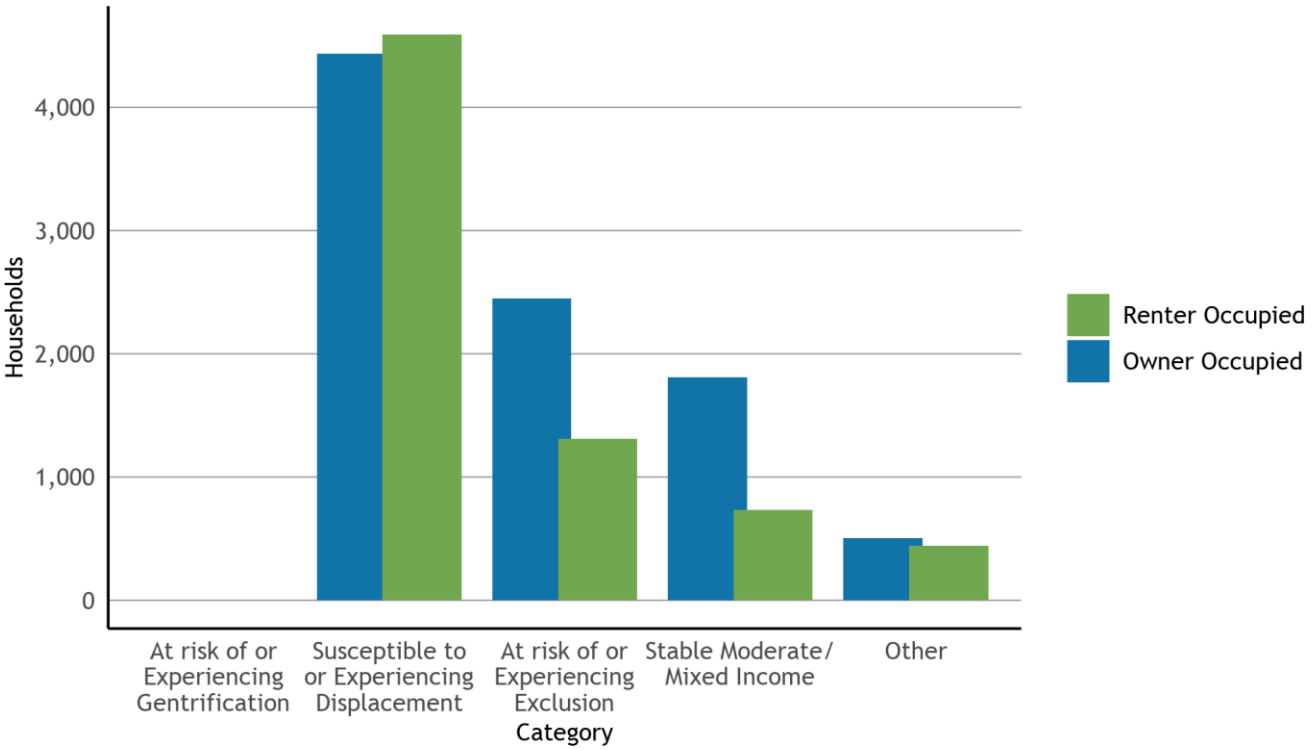
## 4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Rohnert Park, 55.5% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 23.1% of households in Rohnert Park live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[16]

[16] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement




## Figure 18: Households by Displacement Risk and Tenure

*Universe: Households*
*Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.*

# 5 HOUSING STOCK CHARACTERISTICS

## 5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Rohnert Park in 2020 was made up of 47.3% single family detached homes, 8.6% single family attached homes, 7.7% multifamily homes with 2 to 4 units, 27.4% multifamily homes with 5 or more units, and 9.0% mobile homes (see Figure 19). In Rohnert Park, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

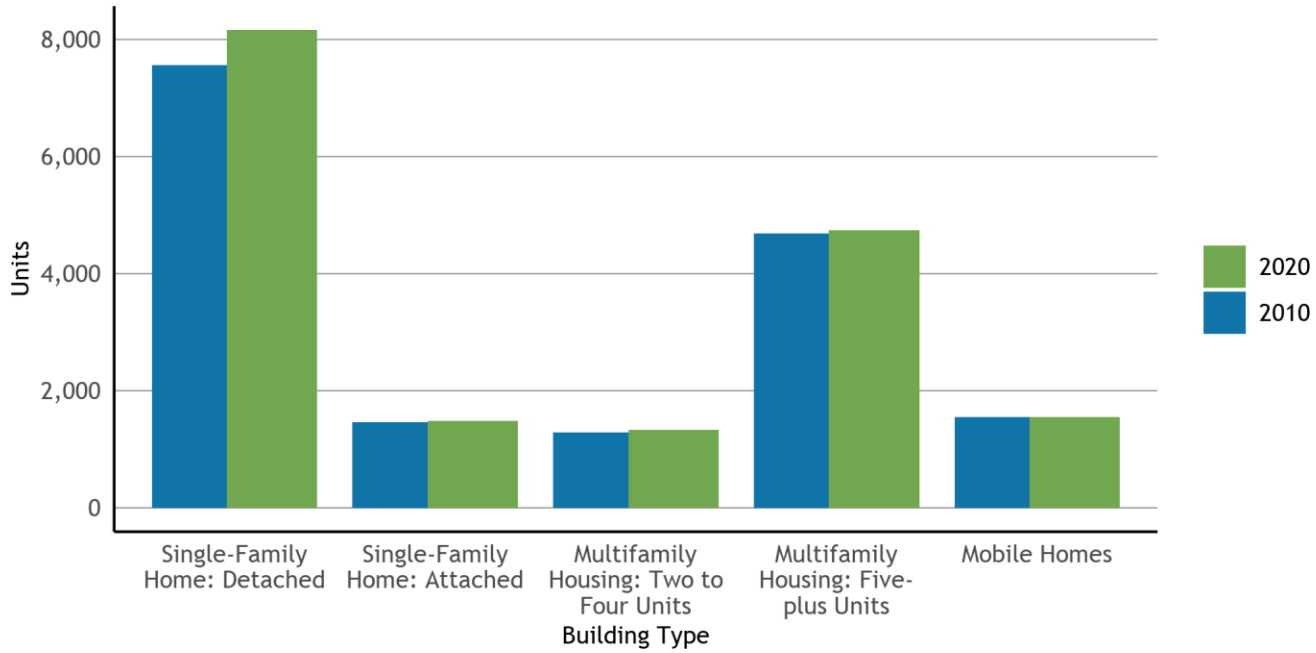
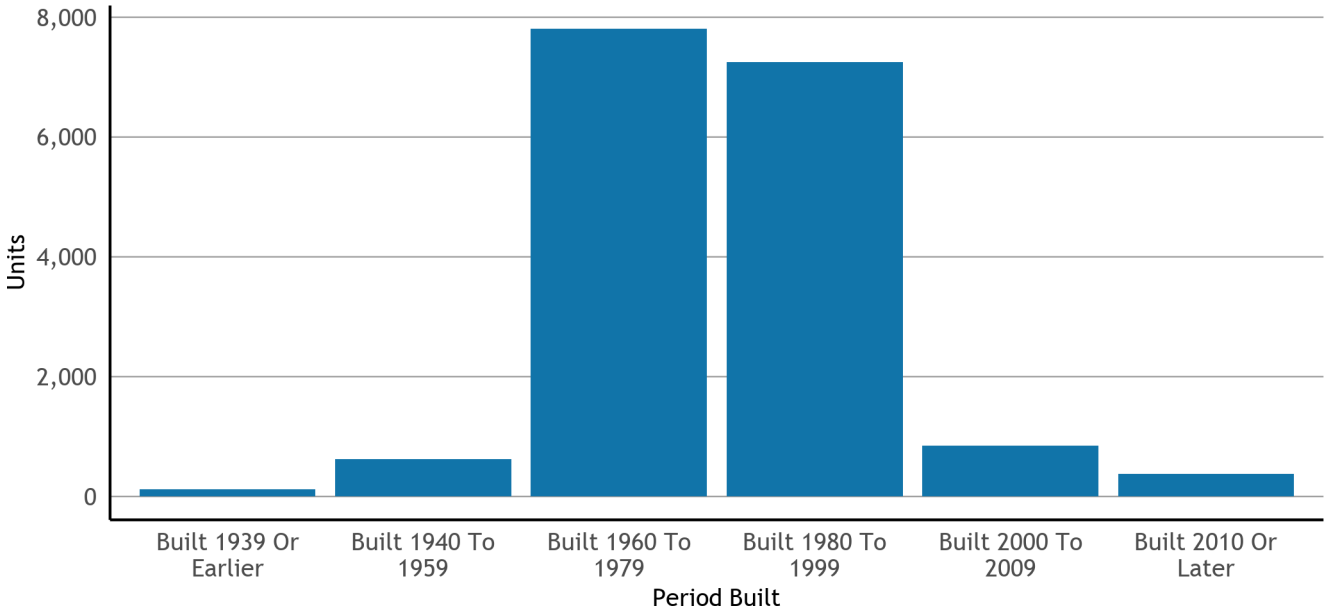



**Figure 19: Housing Type Trends**

*Universe: Housing units*
*Source: California Department of Finance, E-5 series*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.*

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Rohnert Park, the largest proportion of the housing stock was built 1960 to 1979, with 7,805 units constructed during this period (see Figure 20). Since 2010, 2.2% of the current housing stock was built, which is 374 units.




## Figure 20: Housing Units by Year Structure Built

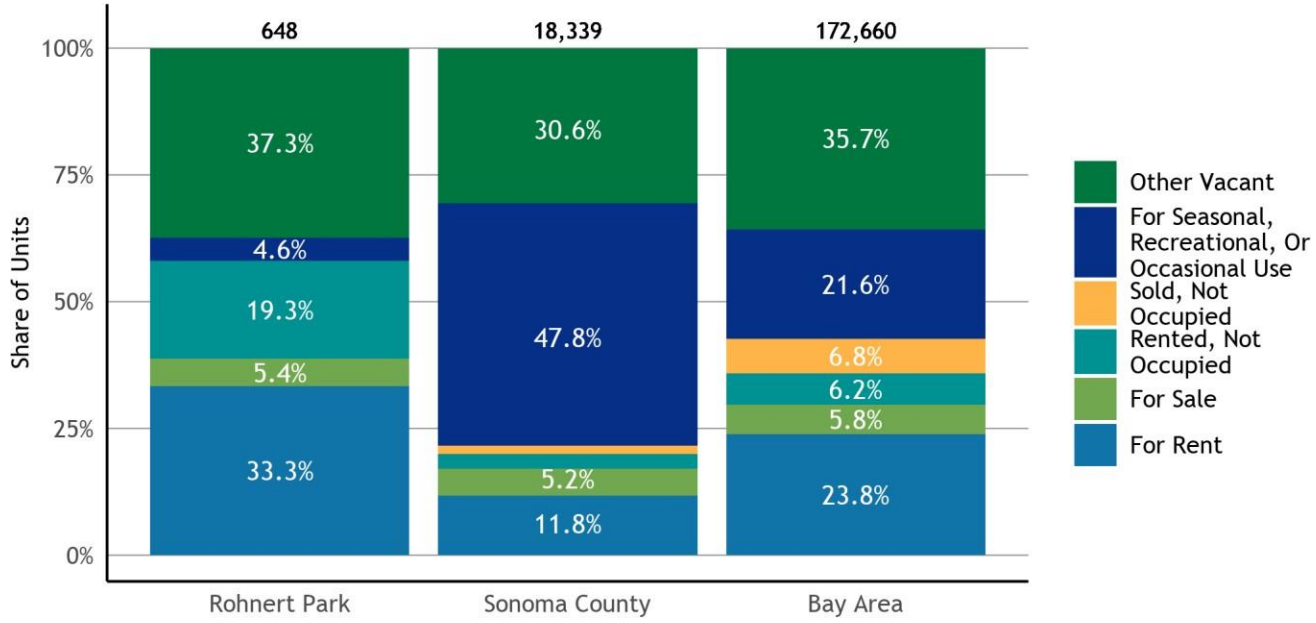
*Universe: Housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.*

Vacant units make up 3.8% of the overall housing stock in Rohnert Park. The rental vacancy stands at 4.4%, while the ownership vacancy rate is 0.4%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 21).[17]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[18] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting

[17] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a a significant number of vacancy categories, including the numerically significant *other vacant*.
[18] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.[19]




## Figure 21: Vacant Units by Type

*Universe: Vacant housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.*

Between 2015 and 2019, 1,491 housing units were issued permits in Rohnert Park. 83.6% of permits issued in Rohnert Park were for above moderate-income housing, 1.3% were for moderate-income housing, and 15.1% were for low- or very low-income housing (see Table 3).

## Table 3: Housing Permitting

| Income Group | value |
|---|---|
| Above Moderate Income Permits | 1247 |
| Very Low Income Permits | 116 |
| Low Income Permits | 109 |
| Moderate Income Permits | 19 |

*Universe: Housing permits issued between 2015 and 2019*
*Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the*

[19] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

*county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.*
*Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)*
*This table is included in the Data Packet Workbook as Table HSG-11.*

## 5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 519 assisted units in Rohnert Park in the Preservation Database. Of these units, 20.4% are at *High Risk* or *Very High Risk* of conversion.[20]

**Note on At-Risk Assisted Housing Developments**

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

### Table 4: Assisted Units at Risk of Conversion

| Income | Rohnert Park | Sonoma County | Bay Area |
|---|---|---|---|
| Low | 345 | 7195 | 110177 |
| Moderate | 68 | 68 | 3375 |
| High | 106 | 267 | 1854 |
| Very High | 0 | 149 | 1053 |
| Total Assisted Units in Database | 519 | 7679 | 116459 |

*Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.*

[20] California Housing Partnership uses the following categories for assisted housing developments in its database:
Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

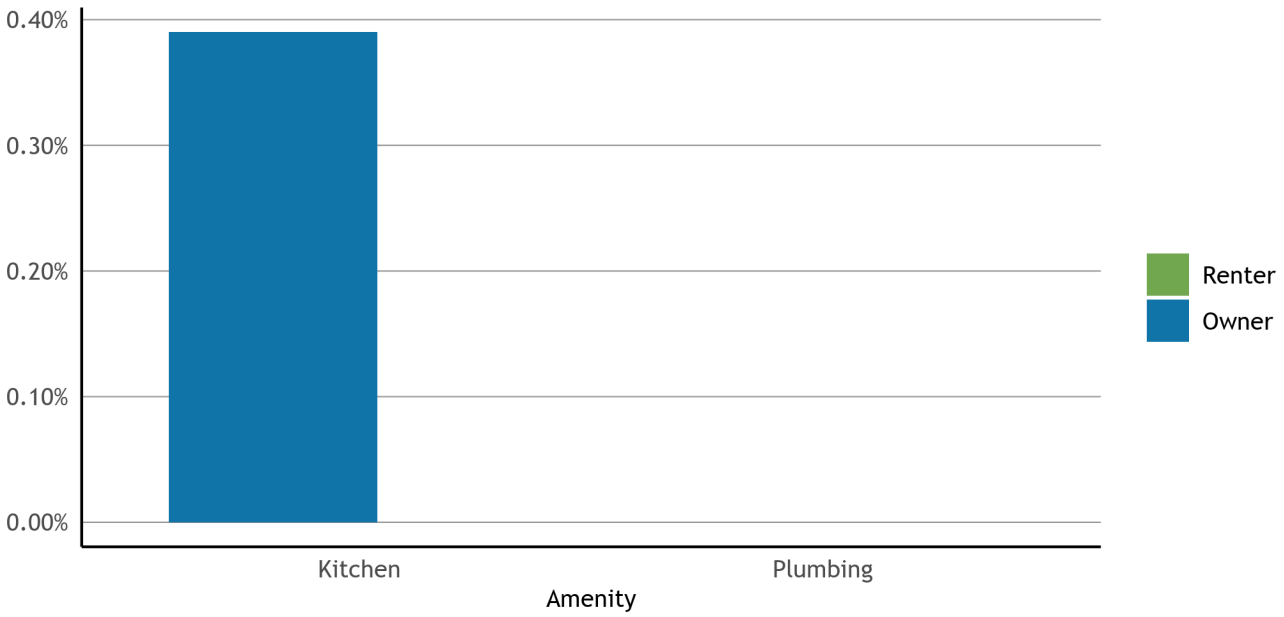
*Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at- risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.*

## 5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Rohnert Park. For example, 0.0% of renters in Rohnert Park reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

**Note on Substandard Housing**

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the



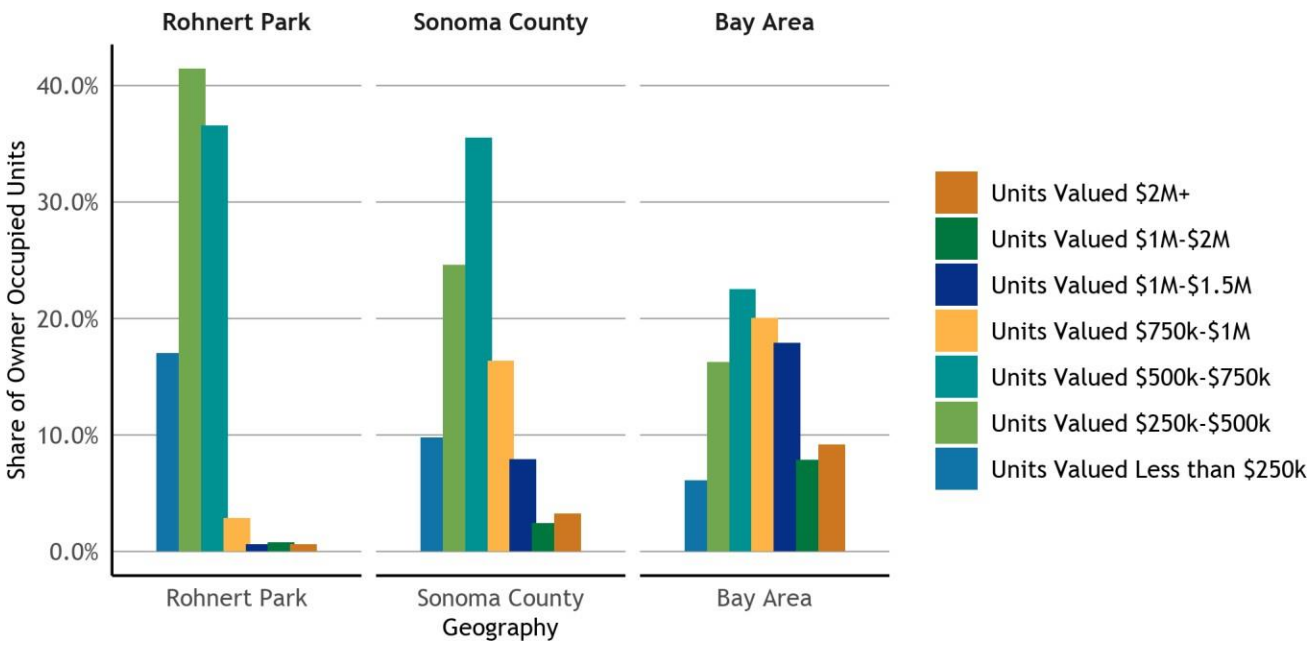

## Figure 22: Substandard Housing Issues

*Universe: Occupied housing units*
*Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.*

## 5.4 Home and Rent Values

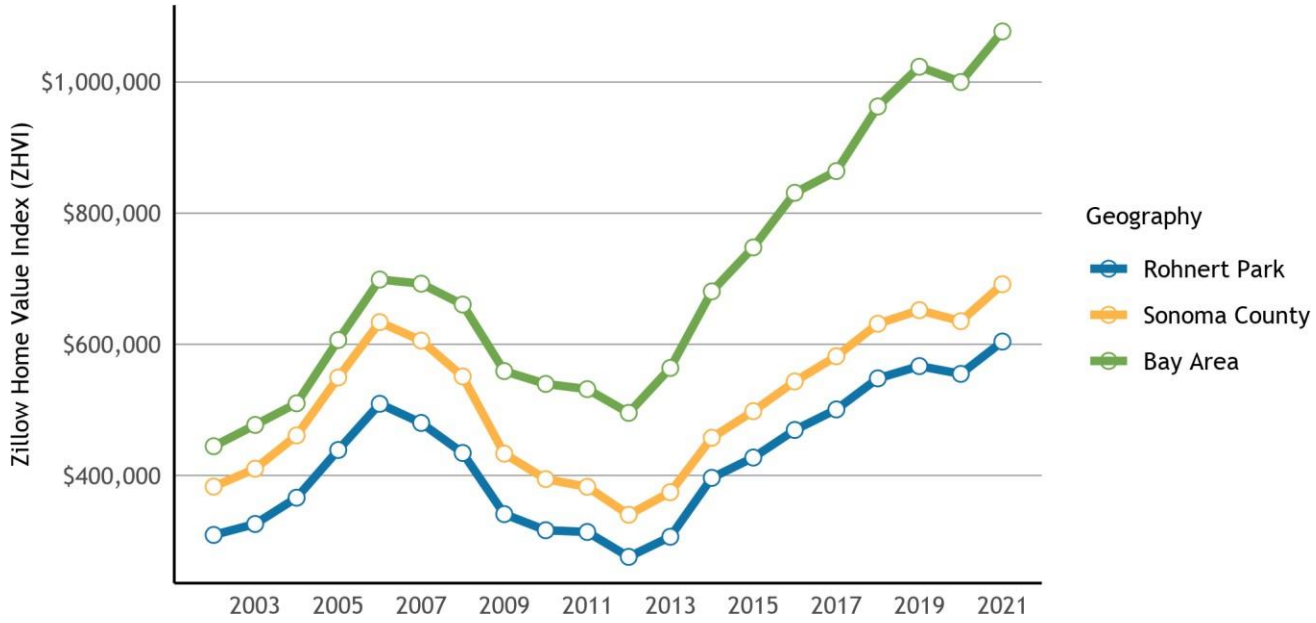
Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Rohnert Park was estimated at $604,170 by December of 2020, per data from Zillow. The largest proportion of homes were valued between $250k-$500k (see Figure 23). By comparison, the typical home value is $691,580 in Sonoma County and $1,077,230 the Bay Area, with the largest share of units valued $500k-$750k.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 95.4% in Rohnert Park from $309,180 to $604,170. This change is above the change in Sonoma County, and below the change for the region (see Figure 24).




## Figure 23: Home Values of Owner-Occupied Units

*Universe: Owner-occupied units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.*



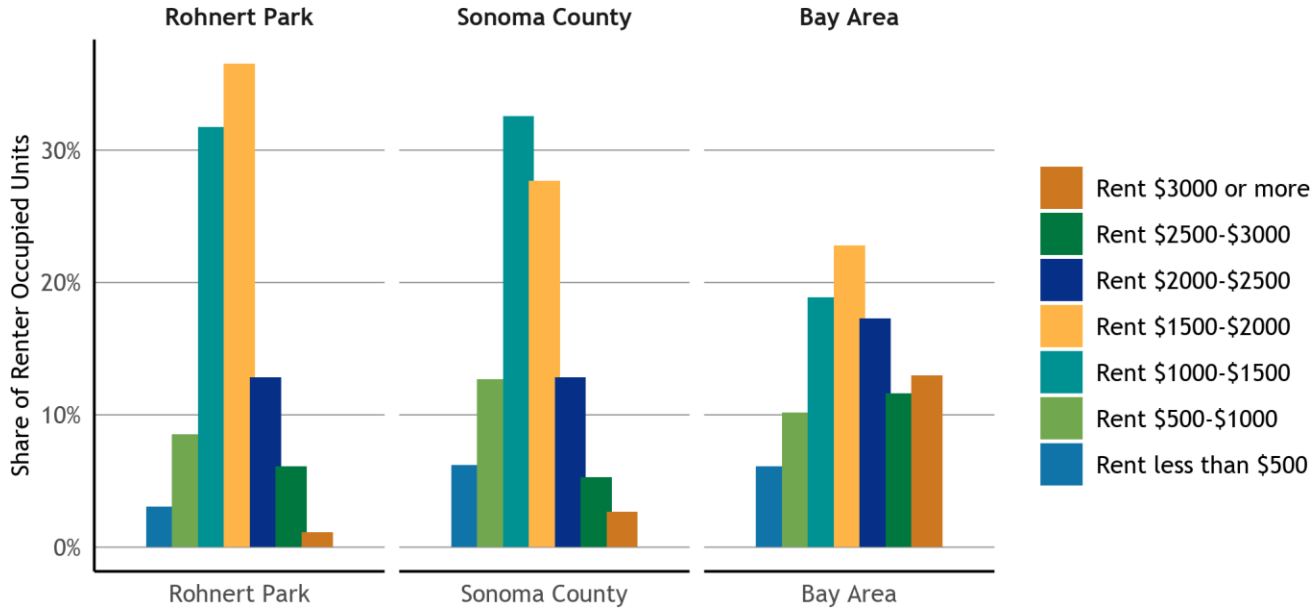

## Figure 24: Zillow Home Value Index (ZHVI)

*Universe: Owner-occupied housing units*
*Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The*

*ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.*
*Source: Zillow, Zillow Home Value Index (ZHVI)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.*

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Rohnert Park, the largest proportion of rental units rented in the *Rent $1500-$2000* category, totaling 36.5%, followed by 31.7% of units renting in the *Rent $1000-$1500* category (see Figure 25). Looking beyond the city, the largest share of units is in the *$1000-$1500* category (county) compared to the *$1500-$2000* category for the region as a whole.

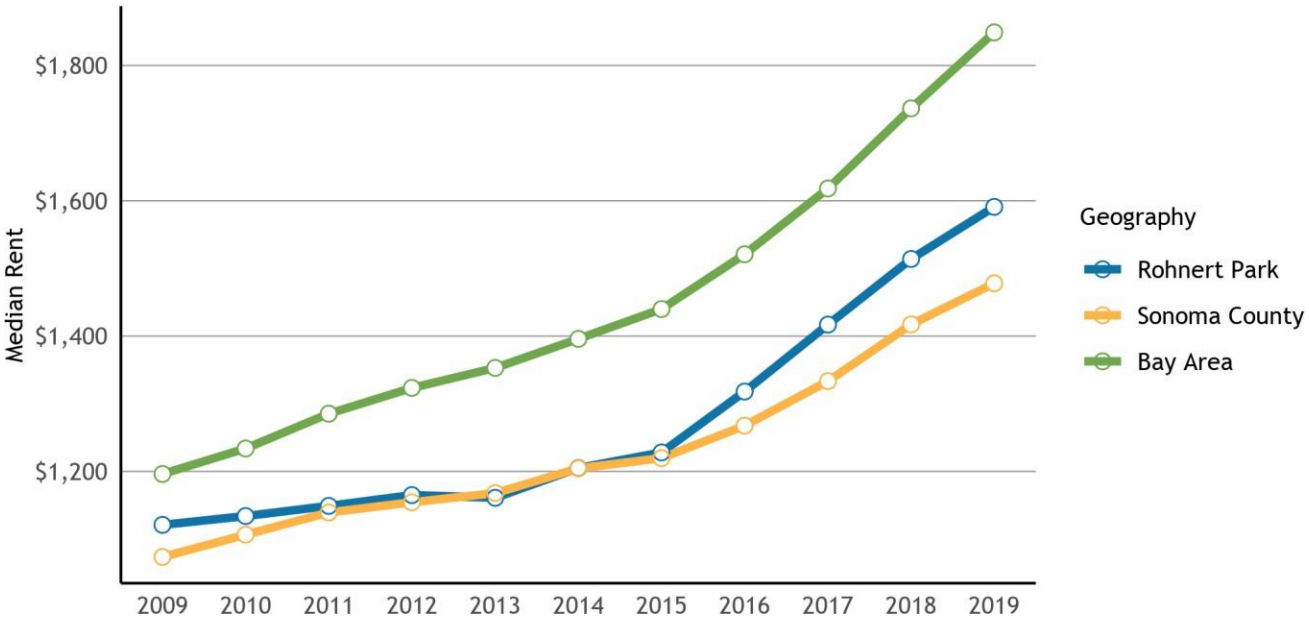



## Figure 25: Contract Rents for Renter-Occupied Units

*Universe: Renter-occupied housing units paying cash rent*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.*

Since 2009, the median rent has increased by 41.9% in Rohnert Park, from $1,200 to $1,590 per month (see Figure 26). In Sonoma County, the median rent has increased 22.7%, from $1,200 to $1,470. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

[21] While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the



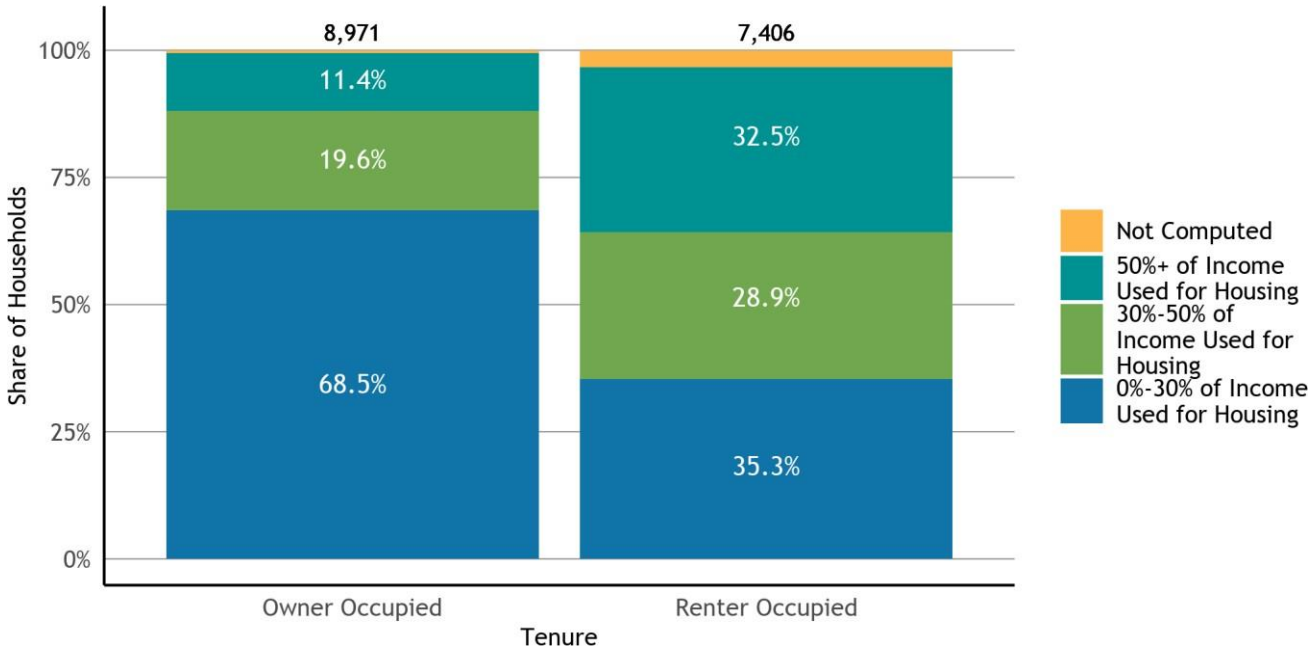

## Figure 26: Median Contract Rent

*Universe: Renter-occupied housing units paying cash rent*
*Notes: For unincorporated areas, median is calculated using distribution in B25056.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.*

## 5.5 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

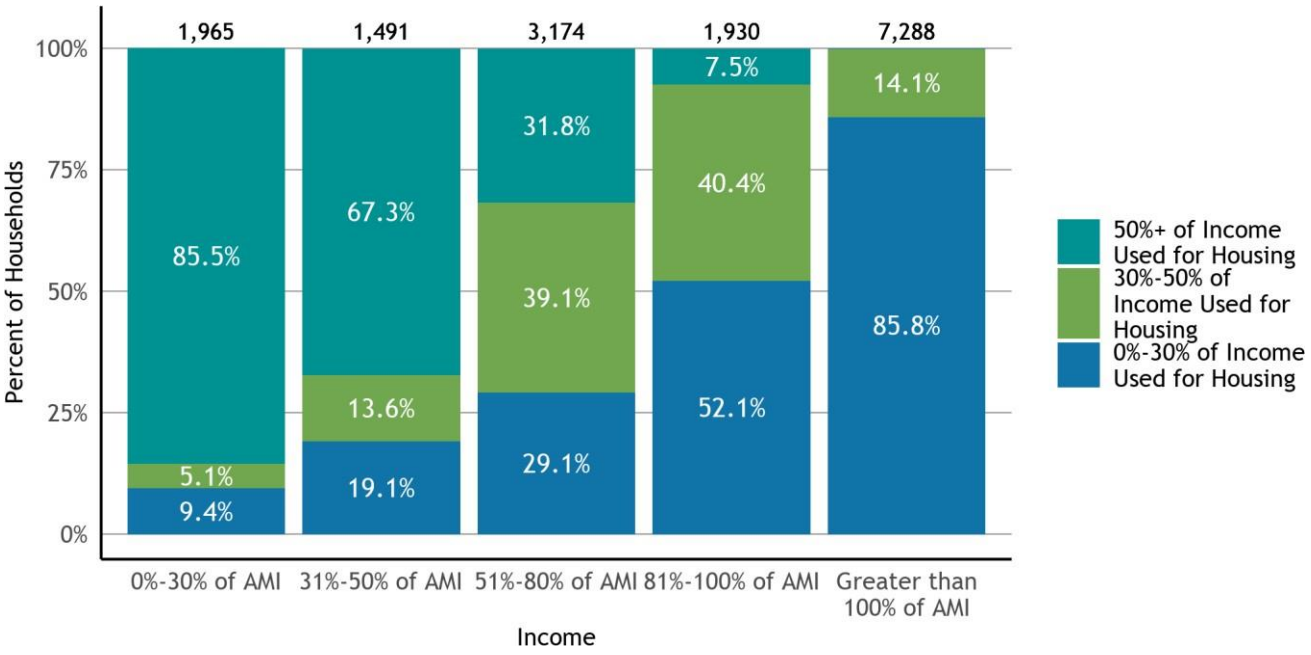



## Figure 27: Cost Burden by Tenure

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.*

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Rohnert Park, 28.9% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure 27). Additionally, 32.5% of renters spend 50% or more of their income on housing, while 11.4% of owners are severely cost-burdened.

In Rohnert Park, 24.3% of households spend 50% or more of their income on housing, while 21.1% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 85.5% of Rohnert Park households making less than 30% of AMI spend the majority of their income on housing. For Rohnert Park residents making more than 100% of AMI, just 0.2% are severely cost-burdened, and 85.8% of those making more than 100% of AMI spend less than 30% of their income on housing.

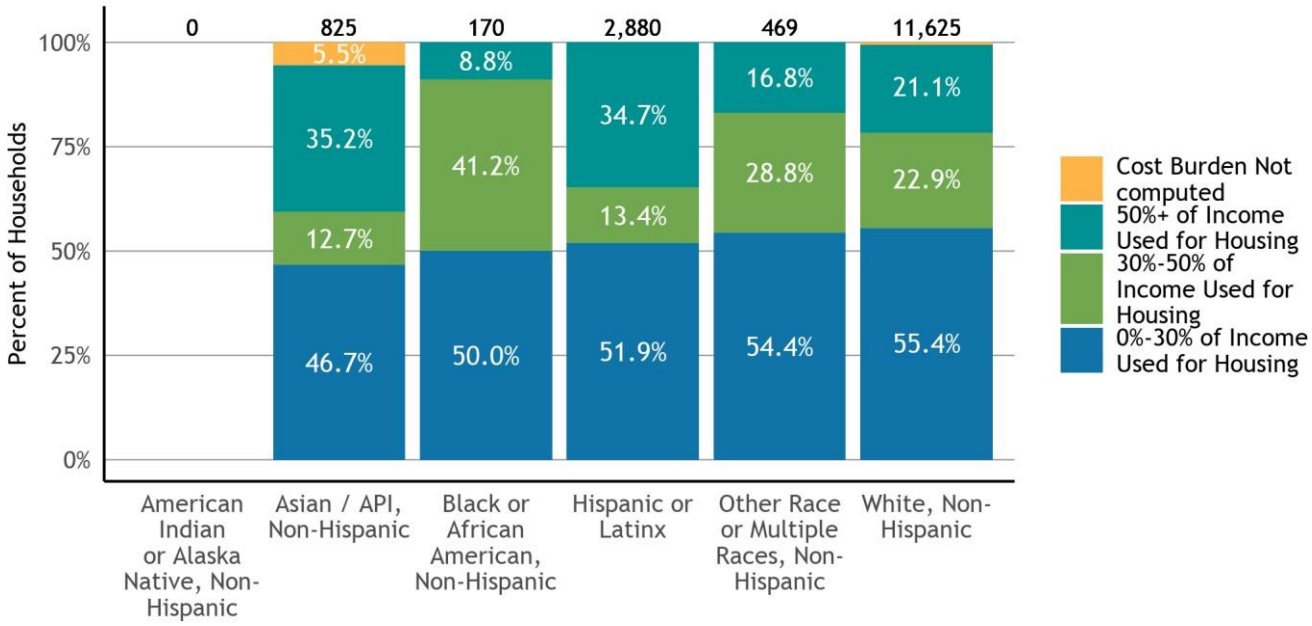



## Figure 28: Cost Burden by Income Level

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

*Black or African American, Non-Hispanic* residents are the most cost burdened with *41.2%* spending 30% to 50% of their income on housing, and *Asian / API, Non-Hispanic* residents are the most severely cost burdened with *35.2%* spending more than 50% of their income on housing (see Figure 29).

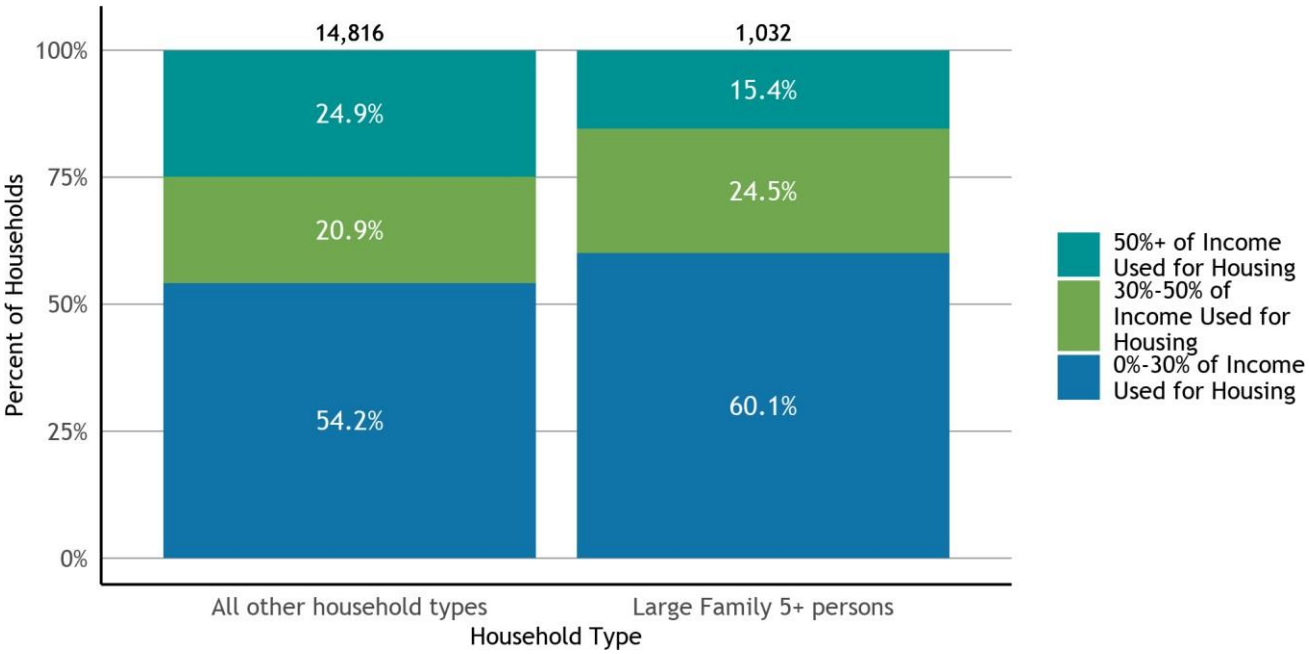



## Figure 29: Cost Burden by Race

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.*

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

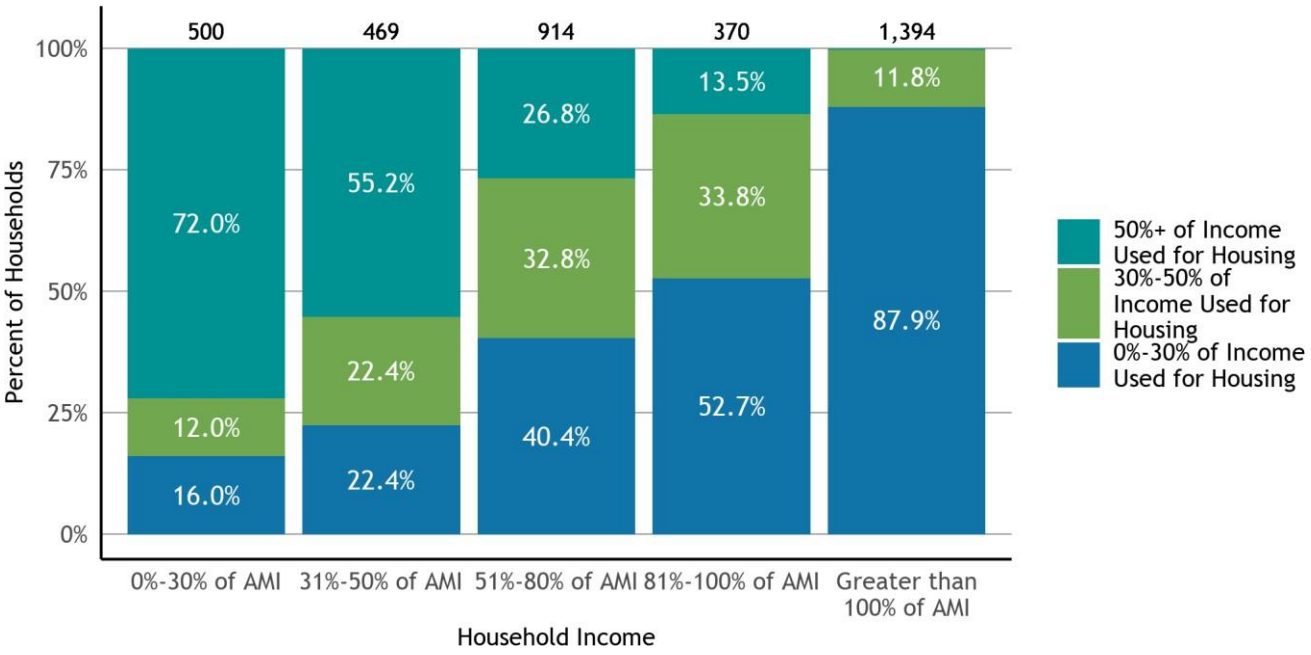
In Rohnert Park, 24.5% of large family households experience a cost burden of 30%-50%, while 15.4% of households spend more than half of their income on housing. Some 20.9% of all other households have a cost burden of 30%-50%, with 24.9% of households spending more than 50% of their income on housing (see Figure 30).




## Figure 30: Cost Burden by Household Size

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.*

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 72.0% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 87.9% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).

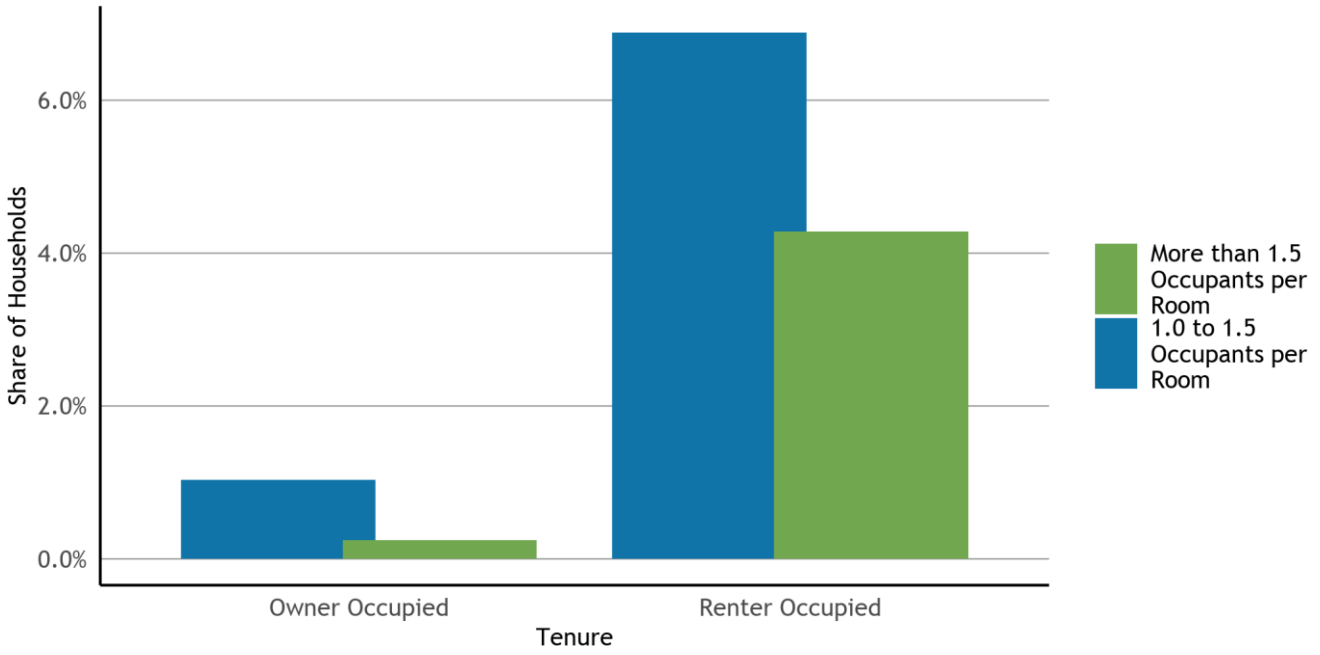



## Figure 31: Cost-Burdened Senior Households by Income Level

*Universe: Senior households*
*Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.*

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

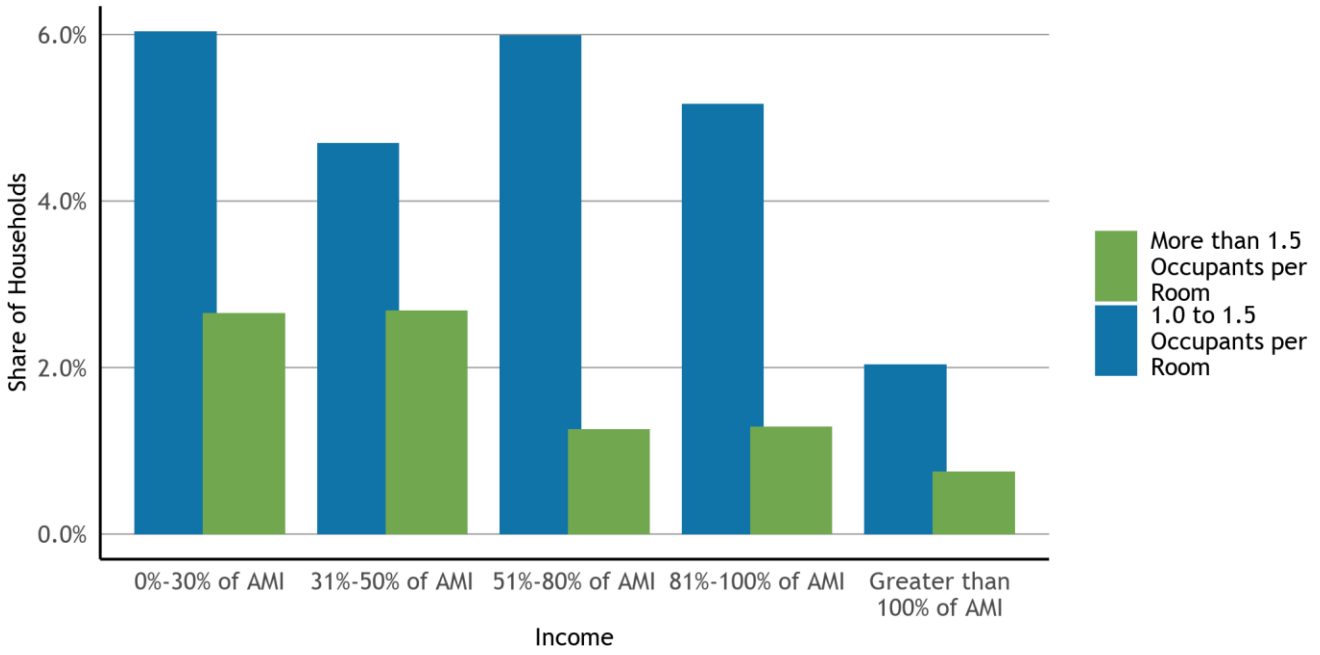
Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Rohnert Park, 4.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2% of households that own (see Figure 32). In Rohnert Park, 6.9% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.0% for those own.




## Figure 32: Overcrowding by Tenure and Severity

*Universe: Occupied housing units*
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.*

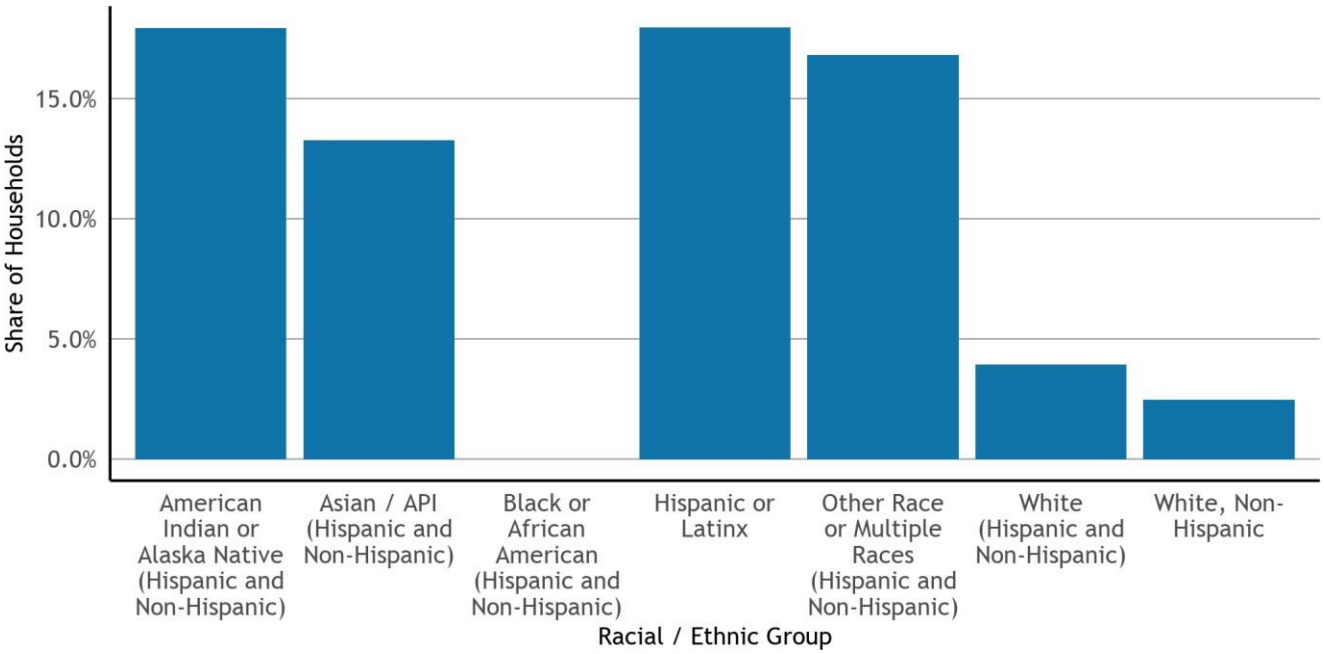
Overcrowding often disproportionately impacts low-income households. 2.7% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.8% of households above 100% experience this level of overcrowding (see Figure 33).




## Figure 33: Overcrowding by Income Level and Severity

*Universe: Occupied housing units*
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.*

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Rohnert Park, the racial group with the largest overcrowding rate is *Hispanic or Latinx* (see Figure 34)




## Figure 34: Overcrowding by Race

*Universe: Occupied housing units*
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non- Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.*

# 6 SPECIAL HOUSING NEEDS

## 6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Rohnert Park, for large households with 5 or more persons, most units (50.3%) are renter occupied (see Figure 35). In 2017, 21.1% of large households were very low-income, earning less than 50% of the area median income (AMI).

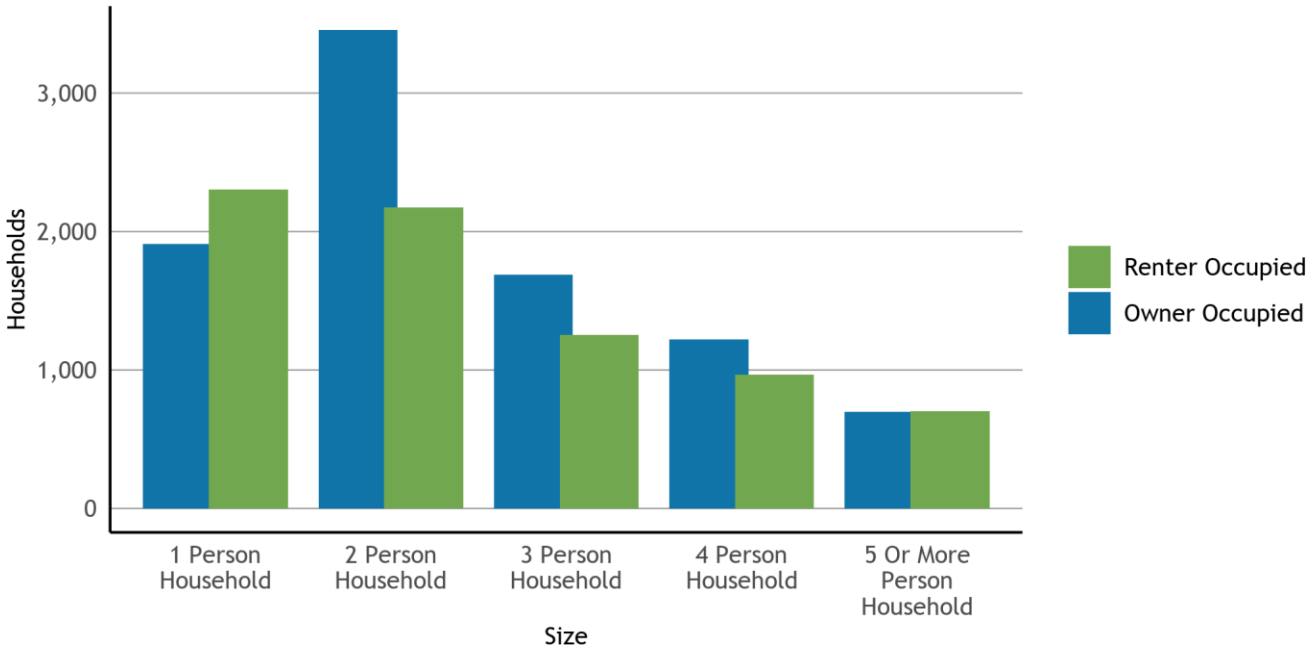



**Figure 35: Household Size by Tenure**

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 8,693 units in Rohnert Park. Among these large units with 3 or more bedrooms, 21.8% are owner-occupied and 78.2% are renter occupied (see Figure 36).

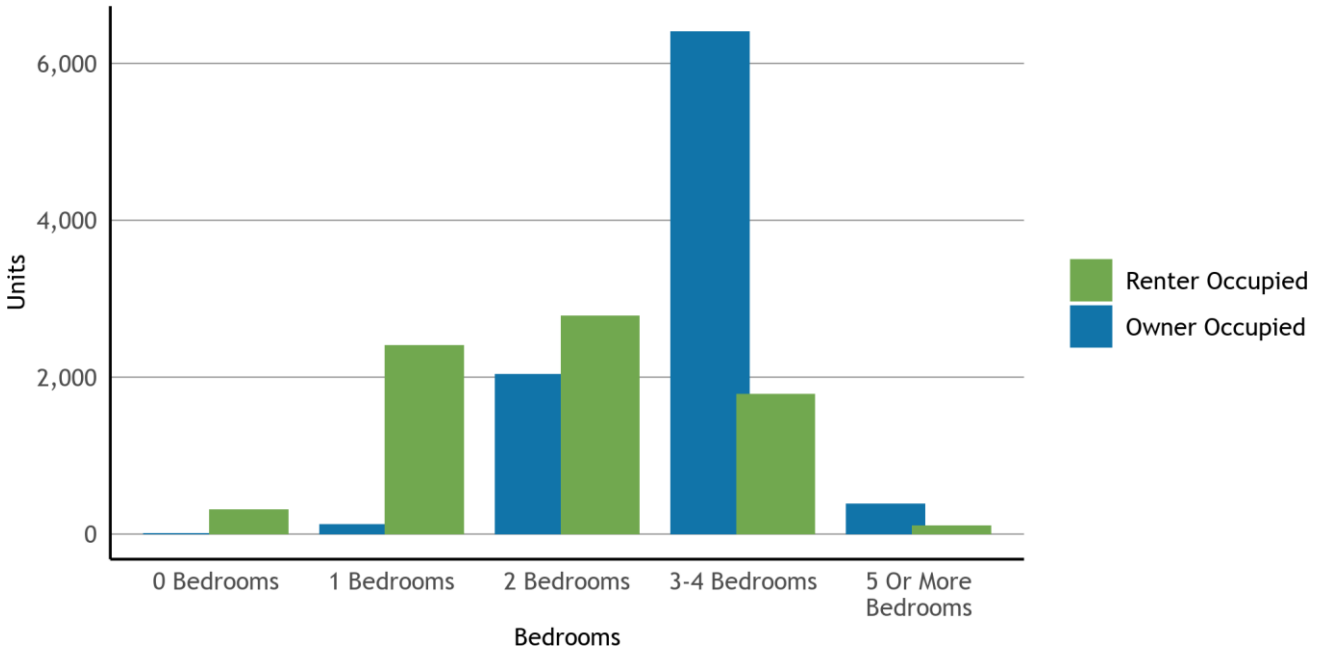
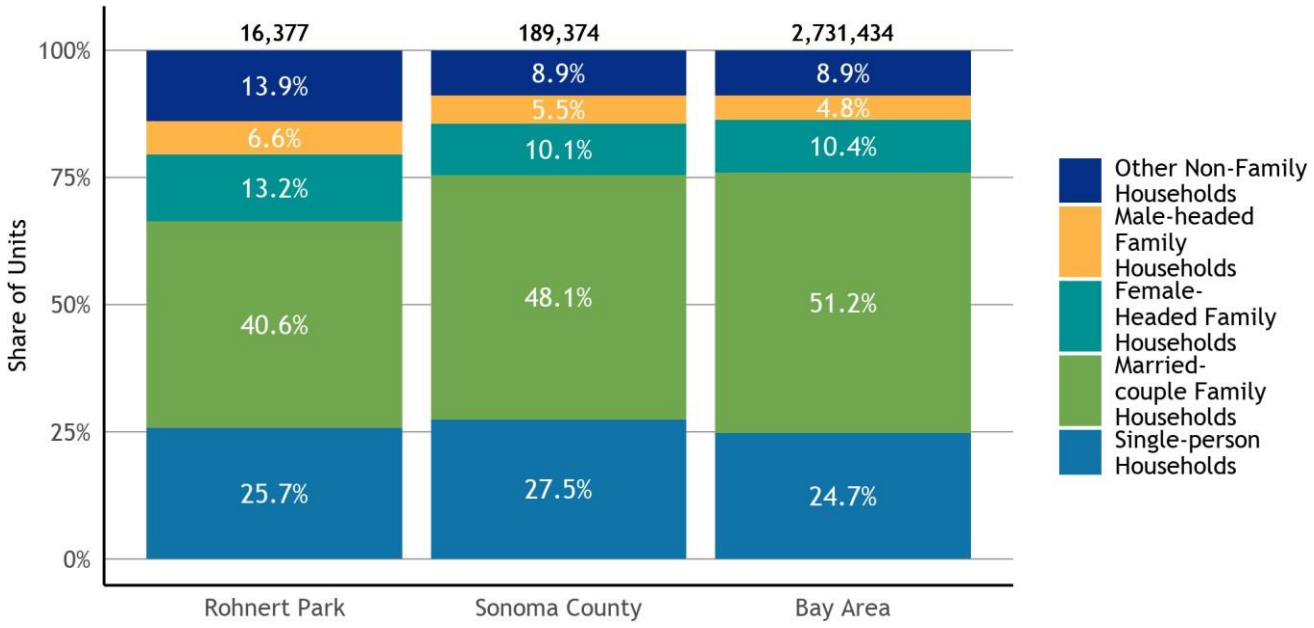



**Figure 36: Housing Units by Number of Bedrooms**

*Universe: Housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.*

## 6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Rohnert Park, the largest proportion of households is *Married-couple Family Households* at 40.6% of total, while *Female-Headed Households* make up 13.2% of all households.

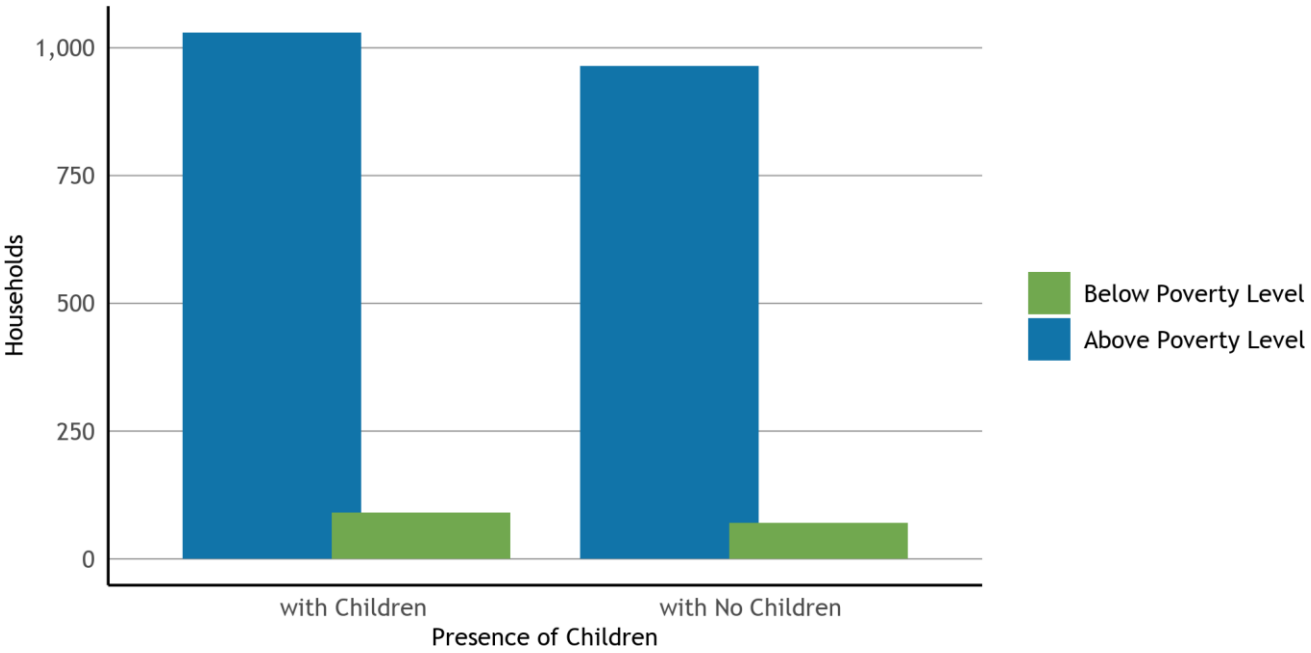



## Figure 37: Household Type

*Universe: Households*
*Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.*

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Rohnert Park, 8.1% of female-headed households with children fall below the Federal Poverty Line, while 6.8% of female-headed households *without* children live in poverty (see Figure 38).



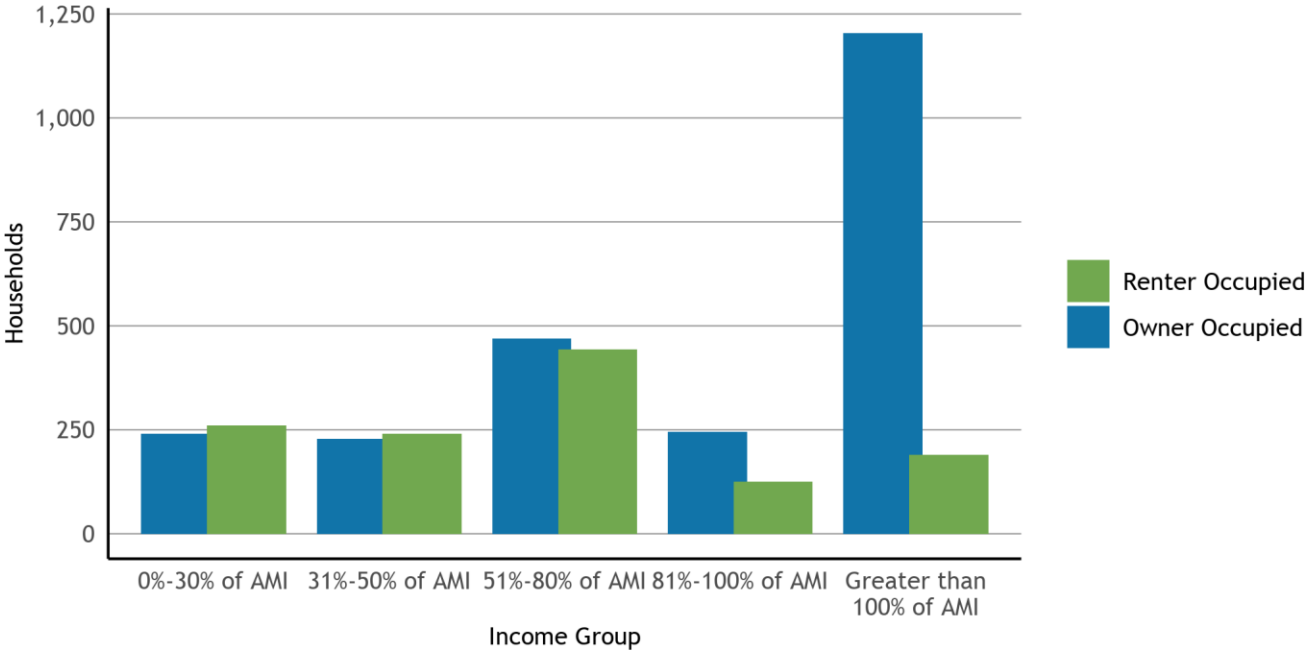

## Figure 38: Female-Headed Households by Poverty Status

*Universe: Female Households*
*Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.*

## 6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *51%-80% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).




## Figure 39: Senior Households by Income and Tenure

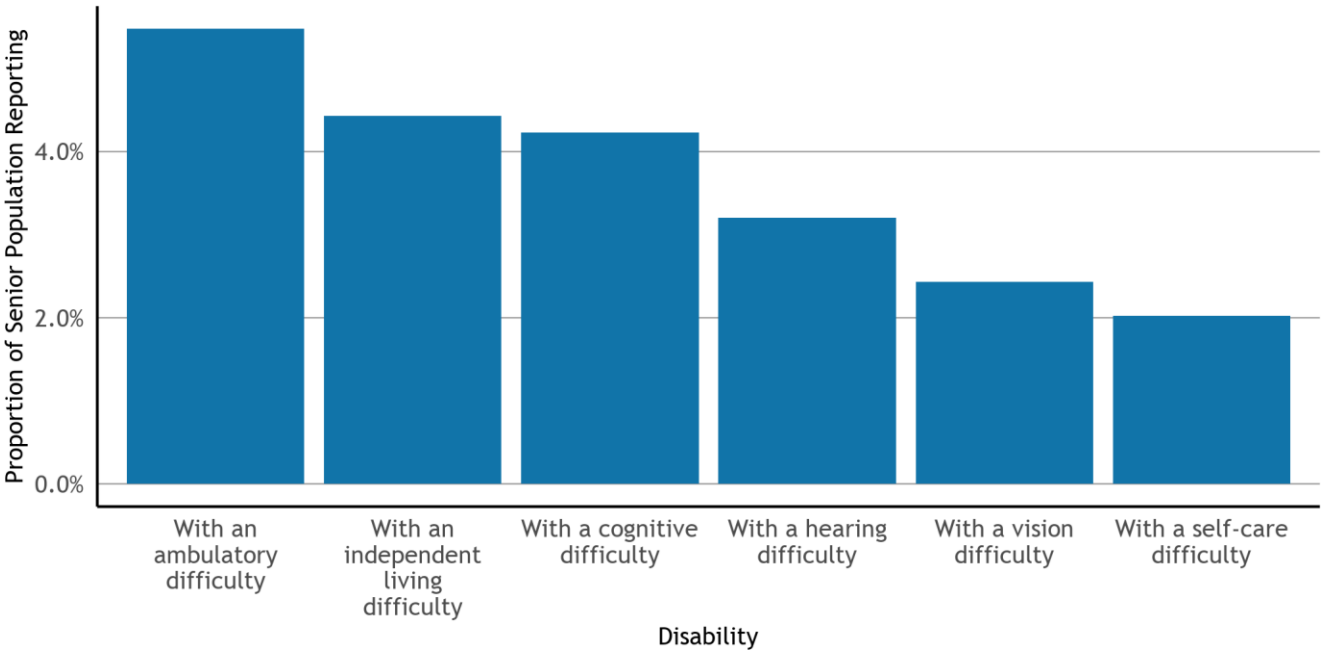
*Universe: Senior households*
*Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.*

## 6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 40 shows the rates at which different disabilities are present among residents of Rohnert Park. Overall, 11.9% of people in Rohnert Park have a disability of any kind.[22]

[22] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.




## Figure 40: Disability by Type

*Universe: Civilian noninstitutionalized population 18 years and over*
*Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[23]

In Rohnert Park, of the population with a developmental disability, children under the age of 18 make up 40.1%, while adults account for 59.9%.

[23] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

## Table 5: Population with Developmental Disabilities by Age

| Age Group | value |
|---|---|
| Age 18+ | 240 |
| Age Under 18 | 161 |

*Universe: Population with developmental disabilities*
*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*
*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020) This table is included in the Data Packet Workbook as Table DISAB-04.*

The most common living arrangement for individuals with disabilities in Rohnert Park is the home of parent /family /guardian.

## Table 6: Population with Developmental Disabilities by Residence

| Residence Type | value |
|---|---|
| Home of Parent /Family /Guardian | 273 |
| Independent /Supported Living | 101 |
| Community Care Facility | 23 |
| Foster /Family Home | 5 |
| Other | 0 |
| Intermediate Care Facility | 0 |

*Universe: Population with developmental disabilities*
*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*
*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020) This table is included in the Data Packet Workbook as Table DISAB-05.*

## 6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 41).

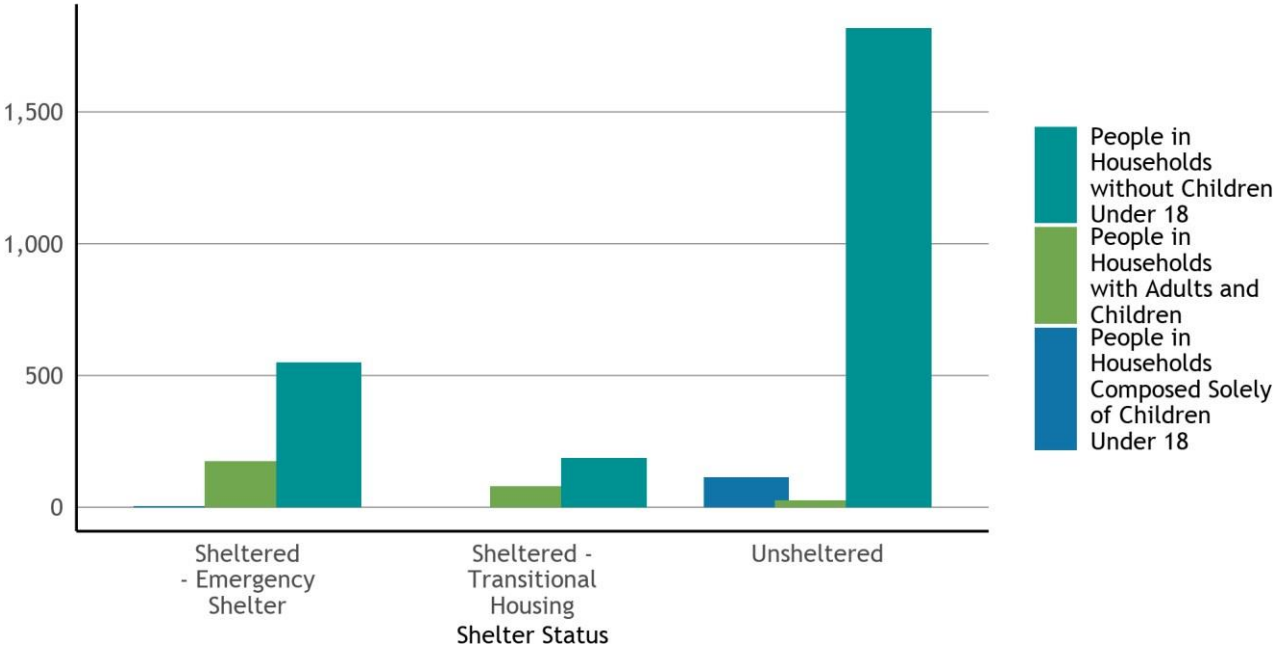
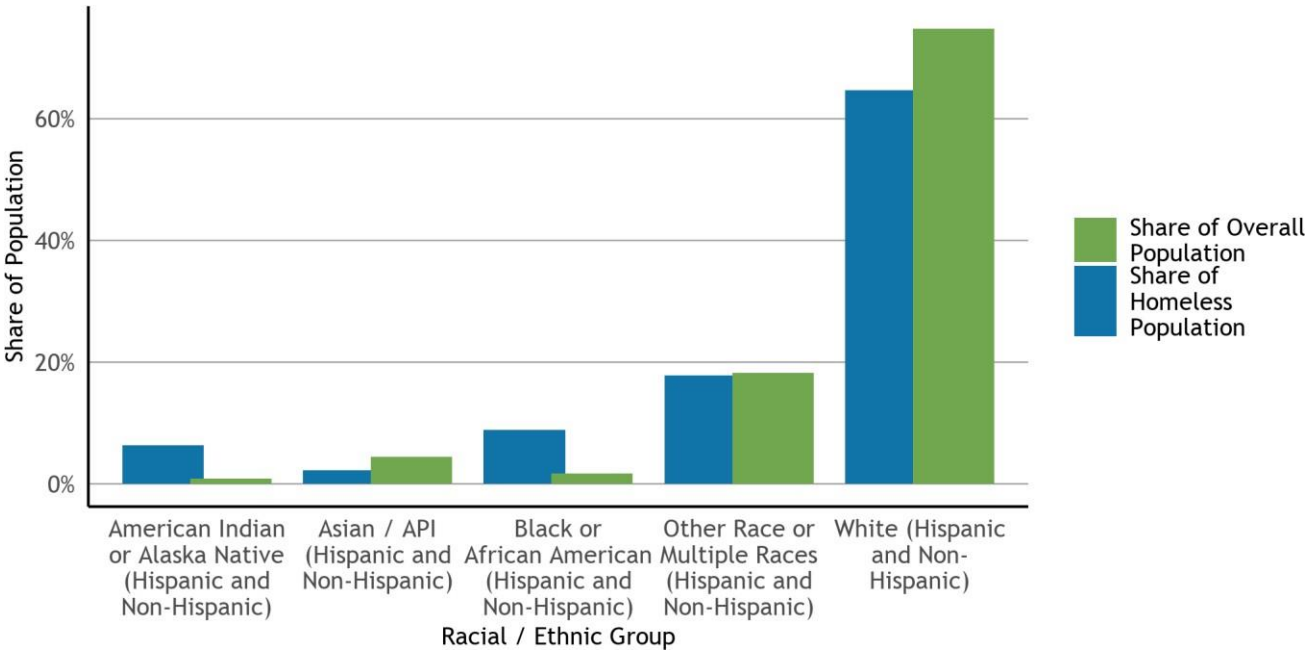



**Figure 41: Homelessness by Household Type and Shelter Status, Sonoma County**

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.*

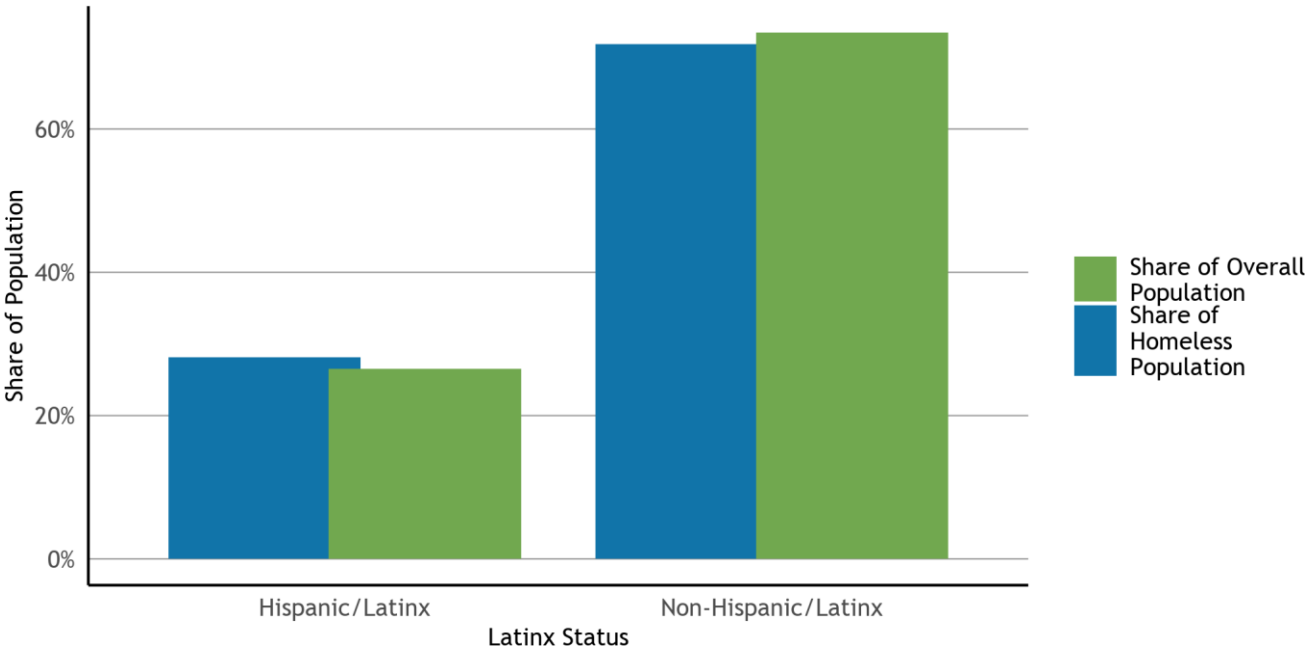
People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 42).




## Figure 42: Racial Group Share of General and Homeless Populations, Sonoma County

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.*

In Sonoma, Latinx residents represent 28.2% of the population experiencing homelessness, while Latinx residents comprise 26.5% of the general population (see Figure 43).



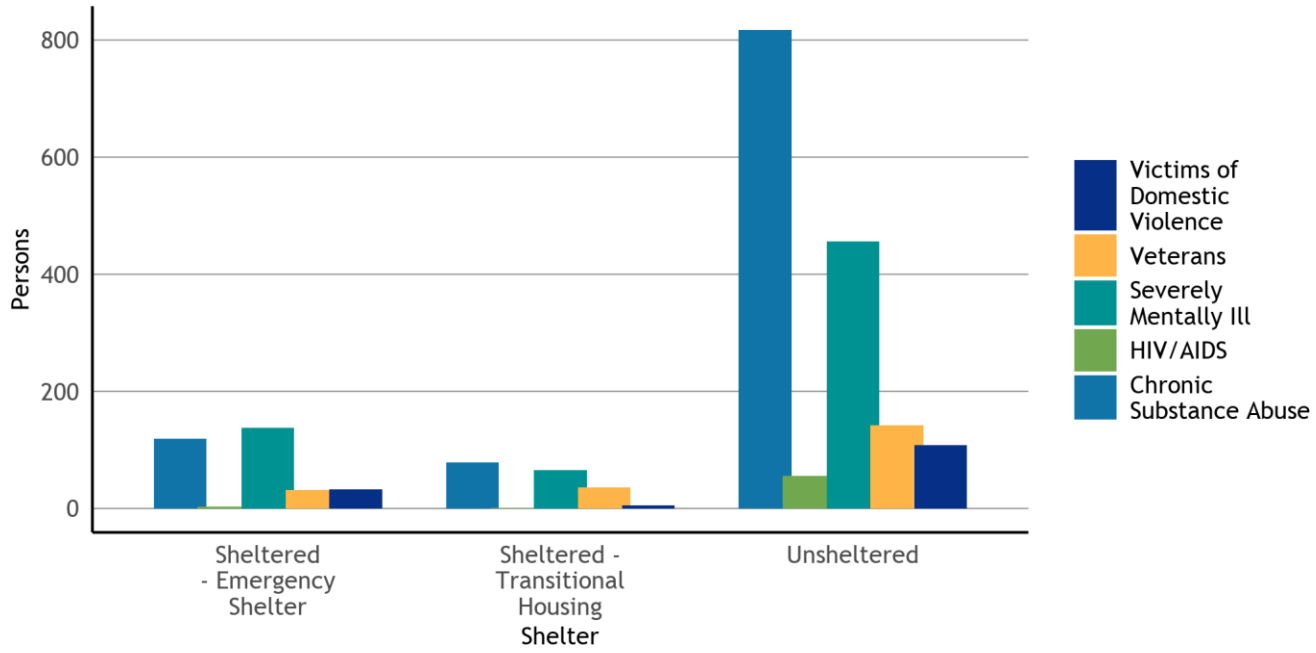

## Figure 43: Latinx Share of General and Homeless Populations, Sonoma County

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.*

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015 reporting this condition (see Figure 12). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

**Note on Homelessness Data**

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.[24]




## Figure 44: Characteristics for the Population Experiencing Homelessness, Sonoma County

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.*

In Rohnert Park, the student population experiencing homelessness totaled 19 during the 2019-20 school year and decreased by 45.7% since the 2016-17 school year. By comparison, Sonoma County has seen a

12.9% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%.
During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Rohnert Park experiencing homelessness in 2019 represents 3.2% of the Sonoma County total and 0.1% of the Bay Area total.

[24] For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml

## Table 7: Students in Local Public Schools Experiencing Homelessness

| AcademicYear | Rohnert Park | Sonoma County | Bay Area |
|---|---|---|---|
| 2016-17 | 35 | 690 | 14990 |
| 2017-18 | 67 | 1445 | 15142 |
| 2018-19 | 15 | 345 | 15427 |
| 2019-20 | 19 | 601 | 13718 |

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*
*Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*
*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*
*This table is included in the Data Packet Workbook as Table HOMELS-05.*

### 6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

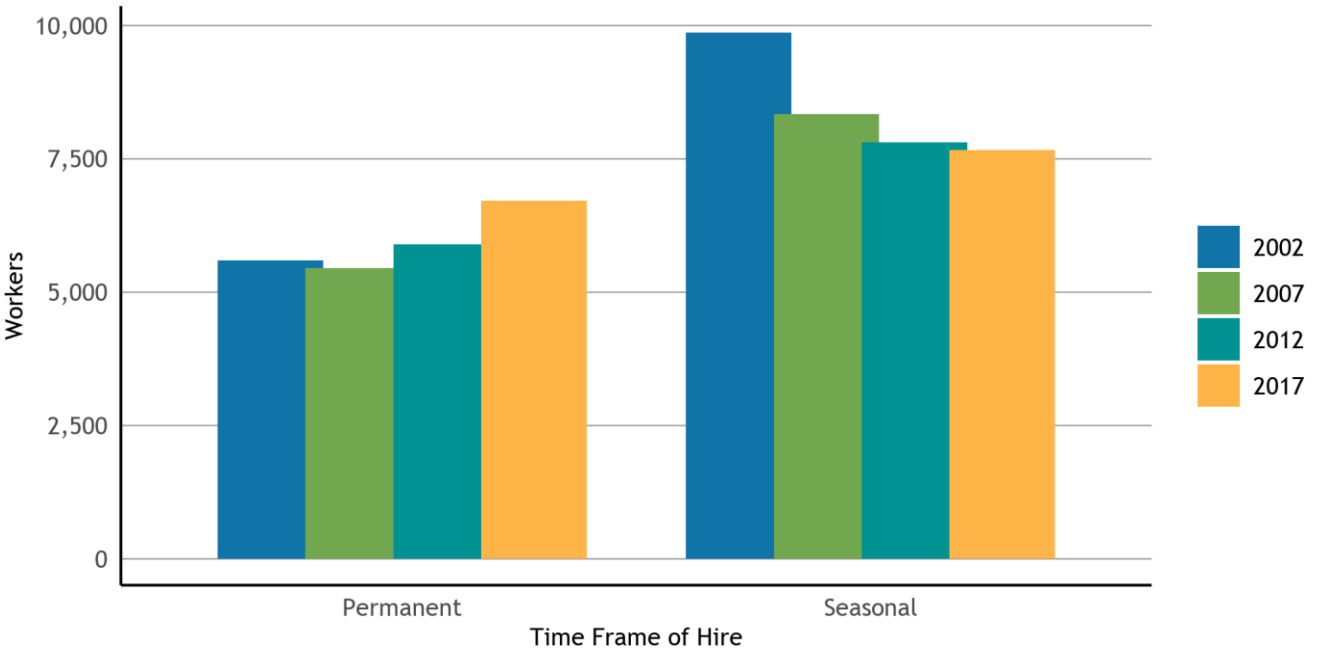
In Rohnert Park, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

## Table 8: Migrant Worker Student Population

| AcademicYear | Rohnert Park | Sonoma County | Bay Area |
|---|---|---|---|
| 2016-17 | 12 | 825 | 4630 |
| 2017-18 | 14 | 789 | 4607 |
| 2018-19 | 0 | 738 | 4075 |
| 2019-20 | 0 | 854 | 3976 |

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*
*Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*
*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*
*This table is included in the Data Packet Workbook as Table FARM-01.*

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure 45).

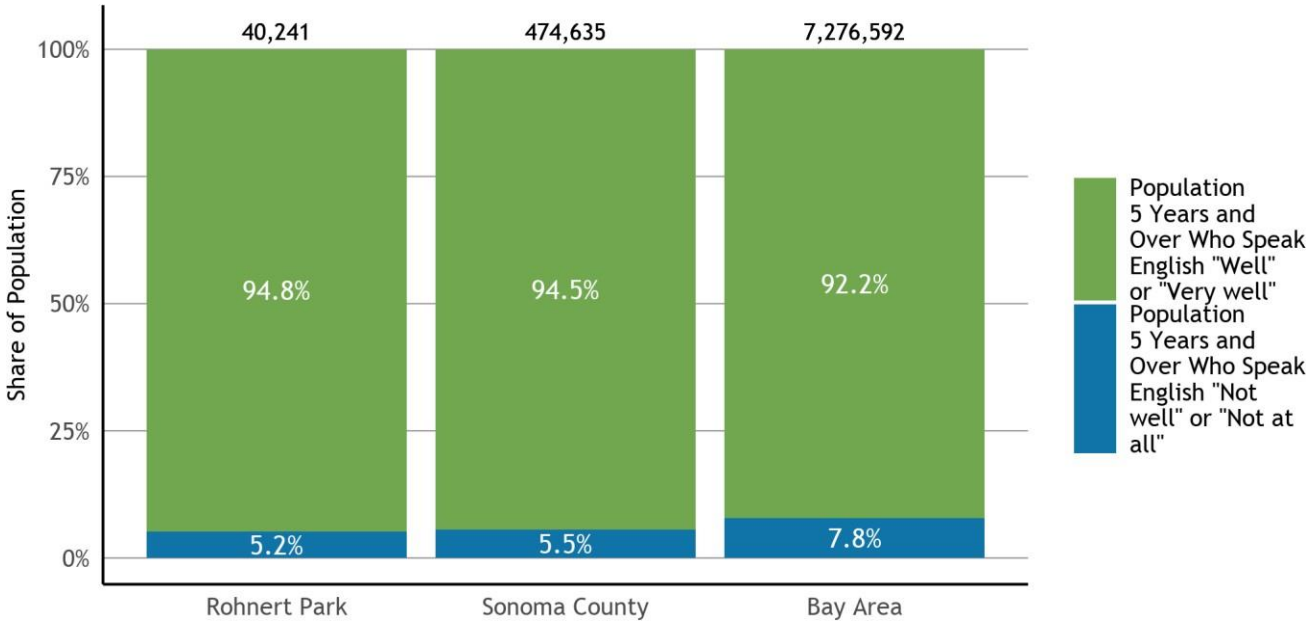



## Figure 45: Farm Operations and Farm Labor by County, Sonoma County

*Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)*
*Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*
*Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.*

## 6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Rohnert Park, 5.2% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.




## Figure 46: Population with Limited English Proficiency

*Universe: Population 5 years and over*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.*

# 9 Housing Sites Information

This appendix provides additional information and justification for the sites and assumptions discussed in Section 11-3 and demonstrates the City's capacity to meet its RHNA.

## Table 54 Site Inventory Table A

| Address | APN | Site | GPD | Zone | Min Density | Max Density [49] | Acres | Existing Use | Current Infra-structure | Publicly-Owned | Status | Used in Prior HE | Unit Capacity by Income | | | | Optional Information |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | LI | MI | AMI | Total | |
| 415 City Center Dr, 94928 | 143-051-066 | | Mixed-Use | PD | 0 | 0 | 0.33 | Grass and parking lot | YES - Current | NO - Privately-Owned | Pending Project | No | 0 | 0 | 42 | 42 | Unit capacity approved in Central Rohnert Park PDA |
| 6 City Center Dr, 94928 | 143-051-071 | | Mixed-Use | PD | 0 | 0 | 0.84 | Vacant | YES - Current | NO - Privately-Owned | Available | No | 2 | 2 | 17 | 21 | Unit capacity approved in Central Rohnert Park PDA |
| 0 City Center Dr, 94928 | 143-051-076 | | Mixed-Use | PD | 0 | 0 | 2.29 | Parking lot-underutilized | YES - Current | NO - Privately-Owned | Available | No | 2 | 3 | 27 | 32 | Unit capacity approved in Central Rohnert Park PDA |
| 6400 State Farm Dr, 94928 | 143-051-072 | | Mixed-Use | PD | 0 | 0 | 30 | Vacant | YES - Current | YES - City-Owned | Pending Project | No | 69 | 0 | 391 | 460 | Within existing PDA. Site recently acquired by City. |
| Portion of 6020 Labath Ave, 94928 | 143-040-140 | | PI | PD | 0 | 50 | 0.75 | Vacant | YES - Current | YES - City-Owned | Available | No | 37 | 0 | 0 | 37 | Site does not conform to parcel lines |
| 5154 Snyder Ln, 94928 | 045-253-019 | A | PI | SP | 4.1 | 6 | 3.91 | Vacant | YES - Current | YES - Other Publicly Owned | Available | No | 0 | 0 | 20 | 20 | Within University District Specific Plan |
| 5154 Snyder Ln, 94928 | 045-253-019 | A | PI | SP | 6.1 | 12 | 12.17 | Vacant | YES - Current | YES - Special District-Owned | Available | No | 10 | 10 | 103 | 123 | Within University District Specific Plan |
| 0 Rohnert Park Expy, 94928 | 143-391-001 | | PI | PI | 0 | 24 | 0.92 | Vacant | YES - Current | YES - City-Owned | Available | No | 20 | 0 | 0 | 20 | Site does not conform to parcel lines |
| 4901 Roberts Lake Rd, 94928 | 160-010-032 | | REC | PI | 0 | 24 | 1.73 | Parking lot-underutilized | YES - Current | YES - City-Owned | Available | No | 41 | 0 | 0 | 41 | Site does not conform to parcel lines |
| 1401 Medical Center Drive | 159-460-005 | | PI | PI | 0 | 0 | 0.83 | Vacant | YES - Current | NO - Privately-Owned | Pending Project | No | 76 | 0 | 0 | 76 | |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-009 | B | Mixed-Use | MU | 0 | 0 | 1.27 | Large parking lot, commercial | YES - Current | NO - Privately-Owned | Available | Yes -2 | 61 | 31 | 0 | 92 | |

[49] Max Density listed as 0 means no established maximum density. Realistic maximum density in these areas is based on allowed FAR, setbacks, and other development standards

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-012 | B | Mixed-Use | MU | 0 | 0 | 1.7 | Parking lot, commercial | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-023 | B | Mixed-Use | MU | 0 | 0 | 0.35 | Vacant | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-024 | B | Mixed-Use | MU | 0 | 0 | 0.09 | Vacant | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-010 | B | Mixed-Use | MU | 0 | 0 | 0.29 | Large parking lot, commercial | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| 6001 Commerce Blvd | 143-021-036 | | Mixed-Use | MU | 0 | 0 | 4.06 | Vacant | YES - Current | NO - Privately-Owned | Available | Yes -2 | 8 | 7 | 86 | 101 | Site does not conform to parcel lines |

## Table 55 Site Inventory Table B

| Address | APN | Unit Capacity | | | | Type of Shortfall | Acres | Current | | Proposed | | Min Density | Max Density | Units | Vacant/ Nonvacant | Description of Existing Uses | Current Infra-structure | Optional Information |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | VLI | LI | MI | AMI | | | GPD | Zone | GPD | Zone | | | | | | | |
| 5040 Snyder Ln, 94928 | 045-253-007 | 0 | 5 | 5 | 62 | Unaccommodated Need | 3.06 | RL | SP | HDR | R-H | 12.1 | 24 | 72 | Vacant | Vacant lot | Yes | |
| 5475 Snyder Ln, 94928 | 158-320-001 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-002 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-003 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-004 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-005 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Garden | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-006 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-009 | 6 | 4 | 0 | 0 | Unaccommodated Need | 0.33 | CO | CO | HDR | R-H | 12.1 | 24 | 10 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-010 | 4 | 2 | 0 | 0 | Unaccommodated Need | 0.21 | CO | CO | HDR | R-H | 12.1 | 24 | 6 | Vacant | Vacant | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-011 | 4 | 2 | 0 | 0 | Unaccommodated Need | 0.21 | CO | CO | HDR | R-H | 12.1 | 24 | 6 | Non-Vacant | Office/Church/Garden | Yes | Consolidated Site C |
| 5150 Snyder Ln, 94928 | 143-330-077 | 0 | 0 | 96 | 0 | Unaccommodated Need | 4.06 | PI | PI | HDR | R-H | 12.1 | 24 | 96 | Non-Vacant | Church/vacant lot | Yes | |

## Table 56 Multifamily Property Inventory for Adequate Sites Program Alternative

| APN | Acres | Deed Restricted Units | Total Units | Market Rate Units |
|---|---|---|---|---|
| 046-043-001 | 4.77 | | 105 | 105 |
| 046-051-029 | 6.67 | | 136 | 136 |
| 046-051-030* | 3.41 | | 80 | 80 |
| 143-040-129* | 11.09 | | 244 | 244 |
| 143-040-137 | 6.00 | | 135 | 135 |
| 143-040-145 | 5.40 | | 78 | 78 |
| 143-051-060 | 5.64 | | 230 | 230 |
| 143-051-081 | 2.34 | | 60 | 60 |
| 143-061-033 | 4.94 | | 100 | 100 |
| 143-061-057 | 0.00 | | 259 | 259 |
| 143-061-069 | 2.93 | | 48 | 48 |
| 143-061-070 | 2.78 | | 53 | 53 |
| 143-071-048 | 1.53 | | 72 | 72 |
| 143-150-039 | 2.59 | | 66 | 66 |
| 143-280-060 | 2.95 | | 90 | 90 |
| 143-300-031* | 8.64 | | 176 | 176 |
| 143-311-050 | 2.45 | | 100 | 100 |
| 143-311-063 | 15.83 | | 350 | 350 |
| 143-320-016 | 5.85 | | 62 | 62 |
| 143-340-070 | 3.43 | | 44 | 44 |
| 143-340-079 | 6.16 | | 120 | 120 |
| 143-350-025 | 2.88 | | 56 | 56 |
| 143-350-026 | 2.14 | 3 | 46 | 43 |
| 143-370-004 | 0.87 | | 44 | 44 |
| 143-380-013 | 2.23 | | 139 | 139 |
| 143-380-017 | 2.63 | | 60 | 60 |
| 143-380-040 | 2.28 | | 92 | 92 |
| 143-391-083 | 12.30 | | 232 | 232 |
| 143-470-035 | 2.27 | | 44 | 44 |
| 158-190-021 | 4.19 | | 116 | 116 |
| 158-310-059 | 2.14 | | 61 | 61 |
| 159-460-025 | 7.36 | | 207 | 207 |
| | | | | |
| Totals | Average= 4.58 acres | **3** | **3705** | **3702** |

*Property used for the preparation of the Adequate Sites Program Alternative Checklist to demonstrate the City's ability to meet its RHNA obligation.

## Burbank Housing Development Corporation Letter of Support

BURBANK HOUSING
OPENING DOORS. CHANGING LIVES.

January 3, 2023

Jenna Garcia
Housing Administrator
City of Rohnert Park

**Re: Essential Housing Bond Financing Program (Updated Analysis)**

Dear Ms. Garcia,

Starting in 2019, a few California real estate investment groups began leveraging Essential Function Bonds via Joint Powers Authorities ("JPAs") to address the housing needs of the low- and moderate-income workforce. As of August 31, 2021, these groups have closed 12 transactions valued at +/-$1.5 billion (in debt) in various cities across the state.

Low-income ("LI") and moderate-income ("MI") housing are difficult types of housing to produce due to insufficient development subsidies available to fund projects at these income levels. With the cost of housing drastically outpacing wage increases, many LI and MI households are finding themselves unable to afford to live in the communities they call home. The Essential Housing Bond Financing Program is an innovative approach to the creation and preservation of affordable housing, particularly because it doesn't involve the use of typical public subsidies, scarce programs like Low-Income Housing Tax Credit (LIHTC) or equity investments. In addition to accessing non-competitive bond financing, the program eliminates real estate property taxes to achieve its goals of lowering rents.

After careful review of the public offering documents for the previously closed transactions, conversations with industry experts, attending JPA/Essential Function Bond webinars and thorough research/modeling, we believe there's opportunity to enhance the current model and utilize it in a more cost-effective and community-oriented manner to create long-term affordable housing. Burbank Housing Development Corporation intends to pursue a modified approach to the JPA/Essential Function Bond model to finance the acquisition of market-rate multifamily properties for conversion to deed restricted properties or to secure the permanent financing for New Construction projects, restricted to very low-income ("VLI"), low-income ("LI") and moderate-income ("MI") households.

**Model:**

In this structure, a City joins a California Joint Powers Authority which then acquires a market rate apartment complex through the issuance of tax-exempt municipal bonds. The properties are 100% financed and purchased competitively on the open market. Because the JPA is the 100% owner of the real estate, the bonds do not require "private activity allocation" (competitive) and, because the JPA is a governmental enterprise, the project is removed from the real estate tax obligations. In return, the asset is encumbered by a deed restriction limiting the tenant's income and rent charged.

Over time, the owner will bring the market-rate units down to MI/LI/VLI levels through natural attrition and will not displace existing tenants including those that are over income. Economically, this works because of the automatic 100% tax abatement the property will realize under municipal ownership as the forgone tax revenue subsidizes the affordable units. Said otherwise, the property can afford/sustain lower rents because of the savings associated with not paying property taxes. Because the financing does not involve assembling layers of local, state, or federal funding, surplus project revenues are credited to the mortgage principal and are sent thereafter to the City.

**Enhancements to Current Model:**

The model currently in use has several disadvantages including: 1) most groups promoting this model are for-profits companies that charge extraordinarily high fees for projects, 2) there is no requirement for affordability covenants with the local jurisdictions, which limits oversight on projects, 3) rents for these projects are often set higher than the state requirements used for other affordable housing projects.

Burbank Housing's "enhanced" model was designed to improve and strengthen protections to the residents & community, the municipality, the physical & financial health of the property, and the investors. The most critical improvements to the existing model include:

- Eliminating or drastically reducing the large "Project Administrator" Fee
- Reducing the ongoing admin/asset management fees to a reasonable market rate
- In some cases, pursuing a private placement of the bonds to eliminate need for investment bankers & associated bond marketing costs
- Approaching acquisition pricing responsibly, sticking to underwritten valuation
- Conservatively underwriting a 30 or 35-year proforma ensuring fully amortized debt at or by maturity
- Recordation of a regulatory agreement with local jurisdiction that stipulates maximum rent calculation using the traditional method (30% of given area median income)
- Structuring a first-loss guaranty instead of a "free" $5 million subordinate B-piece, thus eliminating the compounding subordinate debt

**Responsibilities of the City:**

- City Council would need to approve a resolution to join a Joint Powers Authority;
- City would identify a to-be-acquired property and negotiate a Purchase Option Agreement with the JPA;
- Through the JPA, the City would authorize the issuance of tax-exempt bonds for the acquisition of the property in order to create and preserve low- and moderate-income housing.

**JPA Membership & Bond Issuance:**

The "participating City" (City in which the property is located) would need to join an appropriate JPA in order to leverage this model and issue 30- or 35-year Essential Function Bonds for the acquisition of the identified property. The JPA itself is the real estate owner, with the City being an indirect party to the real estate ownership and associated financing. This means that unless the participating City exercises its negotiated purchase option, it has no direct responsibility for the JPA property. Instead, the JPA entity bears the legal and financial responsibility associated with the transaction.

**Purchase Option:**

In conjunction with the closing of the JPA acquisition, the JPA will have the participating City enter into Purchase Option Agreement. The option will state that the City will retain the right to purchase the property at any time after the 15th year of JPA ownership. Should the City not desire to exercise the option, the City may assign the option to a non-profit affordable housing operator. The option/acquisition price would involve an assumption of the property debt, and all other existing property encumbrances. Further, the City or non-profit purchaser will acquire the property as-is.

**Excess Net Operating Income (NOI) & Surplus Cash:**

Each year after the senior bond debt service and the top-loss guarantee fee is paid, excess NOI will be applied to the A bond principal balance in the form of a special redemption. This effectively amortizes the interest-only bonds and gradually reduces the outstanding debt to $0 at or by the end of the bond term. With local professional property management, it's feasible the property cash flow is strong enough to retire the bonds prior to the end of the term, at which point surplus revenue will be generated for the City.

**City Financial Implications:**

The major financial implication to the City would be losing the associated property tax revenue. However, the City wouldn't be generating property tax revenue anyway for a non-profit owned deed-restricted housing complex. What the City gains in exchange for the property tax loss is very low-, low- and moderate-income housing units and potential revenue upon a future sale/debt amortization of the asset. Another financial implication to the City would be the costs associated with executing the purchase option after year 15, which could be mitigated by assigning the option to a non-profit affordable housing operator.

**Conclusion & Next Steps:**

Burbank Housing believes that by approaching this model with a non-profit motive, we can more effectively and efficiently create affordable (VLI-LI-MI) housing with local jurisdiction aligned incentives. Burbank understands that the City of Rohnert Park is currently a member of the California Statewide Communities Development Authority JPA, which is already set up to issue bonds for these types of projects, and is willing to work with Burbank Housing on acquiring projects in Rohnert Park. The Rohnert Park City Council has already indicated that they support including a program in its Housing Element Update to implement the Essential Housing Bond Financing Program.

Burbank Housing has tentatively identified 2-3 projects with a total of approximately 500 units for sale today that would meet the criteria for this model and expects that it could acquire and convert at least 300 existing market-rate units into deed-restricted units affordable to VLI, LI and MI households using the bond financing model. To demonstrate economic feasibility of this model, attached to this letter is an analysis of hypothetical acquisitions of multiple unrestricted multifamily complexes totaling 500 units, consisting of 1/3 naturally occurring affordable units and 2/3 market rate units.

We look forward to pursuing this innovative tool to obtain and preserve affordable housing in our community. Please feel free to reach out to me with any questions.

Sincerely,

Charles Crowe
Director of Finance, Burbank Housing Development Corporation

# Exhibit A

## Hypothetical Acquisition of Market-Rate Complexes in Rohnert Park

To demonstrate the economic feasibility of the proposed program, we've modeled hypothetical acquisitions of multiple unrestricted multifamily complexes totaling 500 units in Rohnert Park, CA.

**Background:** The subject properties are unrestricted (market) multifamily complexes located in Rohnert Park, CA. The properties consist of 1-bedroom (371) and 2-bedroom units (129).

The properties are marketed as "value-add" opportunities with significant upside. The current owners have invested nearly $10 million in capital improvements, and future owners have the ability to implement additional interior and common area enhancements to drive rental income. Approximately 22% of the units have received modern interior upgrades, allowing for significant rental upside through continued renovations. The existing renovated units would also benefit from incremental upgrades to drive rental income, including the potential installation of in-unit laundry. Furthermore, future owners will be able to capture the property's substantial loss-to-lease estimated at 14% prior to completing the renovation and 22% after current ownership's renovation. 30% of the units are both unrenovated and naturally affordable at the "LI" or 80% of AMI level, although with no regulatory agreement it's likely that many of those units are occupied by over-income households.

**Opportunity:** Through the use of the JPA Essential Function Bond model, Rohnert Park has the opportunity to acquire, upgrade and income/rent restrict the apartment complexes for the long-term benefit of very-low, low- and moderate-income renters.

## Analysis

**Acquisition:** Leveraging market property performance data, and applying a low 4.60% capitalization rate, the modeled combined purchase price is projected to be $171,435,000 ($342,871 per unit).

**Rent Roll/Restrictions:** Though the subject complexes currently do not restrict units by household income, about 1/3 of the units are charging below market rents consistent with the "low-income" levels (157 LI and 343 market units). This is specifically due to the age of the property with several of the units currently un-renovated. The implication is that though some of the rents are naturally-occurring "affordable", the tenant base is not necessarily low-income. If acquired and converted into deed-restricted affordable housing, the post-conversion rent roll would reflect income- and rent-restricted units consisting of 172 VLI, 197 LI, and 131 middle/market units.

**Income & Expense:** For the purposes of the proforma, hypothetical existing revenue and expenses (other than rental revenue) were utilized as a baseline. Rental revenue was reduced by $1,900,745 (or 16%) to account for all of the budgeted rental reductions/restrictions. The operating expense-to-effective gross revenue ratio is 30%.

**Debt:** Inclusive of the various reserve funds, improvement funds, costs of issuance, etc., the total debt is modeled at $191,264,100. In this particular model, we're pursuing a public offering at a 4% coupon priced at par.

**Debt-Service Coverage:** Because there will be no over-income related evictions or relocations, restricting units to low-income tenants only occurs upon natural turnover of occupied units. Under the hypothetical, extreme and exceptionally unlikely scenario that on "Day 1" every single eligible unit (212) turned over and became restricted per the regulatory agreement, the interest-only debt-service coverage ratio would be 1.07x. In a more realistic (but still aggressive) scenario where 10% of the units (50) turnover immediately, the resulting interest-only debt-service coverage ratio would be a much more comfortable 1.19x.

**Ongoing Performance:** Underwriting conservatively to 3% revenue increases, 3.5% expense increases annually, and to all excess cash-flow paying down the bond principal, the debt-service coverage ratio increases in strength substantially each year. Over the bond term, it's expected that all debt is retired by year 32 at which point all excess cash flow is swept to the City. By year 35, the City should have collected nearly $63M in excess cash flow.

## Adequate Sites Program Alternative Checklist

Checklists in this section are prepared for three representative projects identified in Table 56 that total 500 acquired units, with 369 of the acquired units converted to affordable through committed assistance. The following table summarizes the distribution of units acquired, converted, and the financial commitment necessary to convert these units.

Table 57 Summary of Representative Conversion Projects

| | Project A | Project B | Project C | Total |
|---|---|---|---|---|
| **Total Units** | 80 | 244 | 176 | 500 |
| **Existing LI Units** | 27 | 81 | 59 | 167 |
| **Existing AMI Units** | 53 | 163 | 117 | 333 |
| **New VLI Units** | 27 | 84 | 61 | 172 |
| **New LI Units** | 32 | 96 | 69 | 197 |
| **Remaining AMI Units** | 21 | 64 | 46 | 131 |
| **Converted Units** | 59 | 180 | 130 | 369 |
| **Committed Assistance (Tax-Exempt Governmental Purpose Bonds)** | $30,602,256 | $93,336,881 | $67,324,963 | $191,264,100 |
| **Committed Assistance (Staff Hours)** | 200 | 200 | 200 | 600* |

*Staff will also provide 200 hours of in-kind assistance to set up the program, as well as an additional 200 hours for each acquisition project.

## Table 58 Checklist for Representative Conversion Projects

| **Representative Project A** | | |
|---|---|---|
| Requirements | Response | Page Number |
| 65583.1(c)(4)<br>Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist. | ☒ Yes<br>☐ No | 42-43 |
| 65583.1(c)(1)(A)<br>Has the local government identified the specific source of "committed assistance" funds?<br>If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement).<br>$: 30,602,256.00 Date: By 1/15/2026 | ☒ Yes<br>☐ No | 42-43 |
| 65583.1(c)(3)<br>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?<br><br>Specify the number of affordable units permitted/constructed in the previous period.<br><br>Specify the number affordable units permitted/constructed in the current period and document how affordability was established. | ☒ Yes<br>☐ No<br><br>134 VLI and 136 LI Deed restricted units were permitted/constructed in the 5th Cycle<br><br>94 VLI and 45 LI Deed restricted units have been permitted/constructed in the 6th Cycle to date | 76<br><br>21<br><br>59-60 |
| 65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. | Number of units receiving committed assistance: 59<br>Funding source: Tax-exempt governmental purpose bonds; foregone property tax revenue; in-kind staff time | 42-43, 64 |
| 65583.1(c)(1)(B)<br>Will the funds be sufficient to develop the identified units at affordable costs or rents? | ☒ Yes<br>☐ No | 42-43, 64 |
| 65583.1(c)(1)(C)<br>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Conversion | ☒ Yes<br>☐ No | 42-43, 75 |
| **Include reference to specific program action in housing element.** | Program HO-3.C | 42-43 |
| 65583.1(c)(2)(B)<br>Specify the number of multifamily rental (3 or more units) to be converted | 59 multifamily rental units to be converted | 42-43, 73-75 |
| Specify the number multifamily ownership units to be converted. | N/A | |

| | | |
|---|---|---|
| Specify the number of foreclosed properties acquired. | N/A | |
| Date Acquired? | Target acquisition date 1/15/2026 or earlier | 42-43, 73-75 |
| Will these units be for rent? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(i)<br>Will the acquired units be made affordable to low- or very low-income households? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(ii)<br>For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?<br>For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iii)<br>If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iv)<br>Will units be decent, safe, and sanitary upon occupancy? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(v)<br>Will affordability and occupancy restrictions be maintained at least 55 years? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(vi)<br>For conversion of multifamily ownership units:<br>Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)<br>Specify the number of affordable multifamily rental units constructed in the planning period. | ☐ Yes<br>☐ No | N/A |
| **Representative Project B** | | |
| Requirements | Response | Page Number |
| 65583.1(c)(4)<br>Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist. | ☒ Yes<br>☐ No | 42-43 |

| | | |
|---|---|---|
| 65583.1(c)(1)(A)<br>Has the local government identified the specific source of "committed assistance" funds?<br>If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement).<br>$: $93,336,881 Date: By 1/15/2026 | ■ Yes<br>☐ No | 42-43 |
| 65583.1(c)(3)<br>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?<br>Specify the number of affordable units permitted/constructed in the previous period.<br>Specify the number affordable units permitted/constructed in the current period and document how affordability was established. | ■ Yes<br>☐ No<br><br>134 VLI and 136 LI Deed restricted units were permitted/constructed in the 5th Cycle<br><br>94 VLI and 45 LI Deed restricted units have been permitted/constructed in the 6th Cycle to date | 21, 76, 59-60 |
| 65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. | Number of units receiving committed assistance: 180<br>Funding source: Tax-exempt governmental purpose bonds; foregone property tax revenue; in-kind staff time | 42-43, 64 |
| 65583.1(c)(1)(B)<br>Will the funds be sufficient to develop the identified units at affordable costs or rents? | ■ Yes<br>☐ No | 42-43, 64 |
| 65583.1(c)(1)(C)<br>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Conversion | ■ Yes<br>☐ No | 42-43, 75 |
| Include reference to specific program action in housing element. | Program HO-3.C | 42-43 |
| 65583.1(c)(2)(B)<br>Specify the number of multifamily rental (3 or more units) to be converted | 180 multifamily rental units to be converted | 42-43, 73-75 |
| Specify the number multifamily ownership units to be converted. | N/A | |
| Specify the number of foreclosed properties acquired. | N/A | |
| Date Acquired? | Target acquisition date 1/15/2026 or earlier | 42-43, 73-75 |
| Will these units be for rent? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(i)<br>Will the acquired units be made affordable to low- or very low-income households? | ■ Yes<br>☐ No | 42-43, 73-75 |

| | | |
|---|---|---|
| 65583.1(c)(2)(B)(ii)<br>For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?<br>For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for<br>acquisition? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iii)<br>If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iv)<br>Will units be decent, safe, and sanitary upon occupancy? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(v)<br>Will affordability and occupancy restrictions be maintained at least 55 years? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(vi)<br>For conversion of multifamily ownership units:<br>Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)<br>Specify the number of affordable multifamily rental units constructed in the planning period. | ☐ Yes<br>☐ No | N/A |
| **Representative Project C** | | |
| Requirements | Response | Page Number |
| 65583.1(c)(4)<br>Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist. | ■ Yes<br>☐ No | 42-43 |
| 65583.1(c)(1)(A)<br>Has the local government identified the specific source of "committed assistance" funds?<br>If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement).<br>$: $67,324,963 Date: By 1/15/2026 | ■ Yes<br>☐ No | 42-43 |

| | | |
|---|---|---|
| 65583.1(c)(3)<br>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?<br>Specify the number of affordable units permitted/constructed in the previous period.<br>Specify the number affordable units permitted/constructed in the current period and document how affordability was established. | ☒ Yes<br>☐ No<br><br>134 VLI and 136 LI Deed restricted units were permitted/constructed in the 5th Cycle<br><br>94 VLI and 45 LI Deed restricted units have been permitted/constructed in the 6th Cycle to date | 21, 76, 59-60 |
| 65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. | Number of units receiving committed assistance: 130<br>Funding source: Tax-exempt governmental purpose bonds; foregone property tax revenue; in-kind staff time | 42-43, 64 |
| 65583.1(c)(1)(B)<br>Will the funds be sufficient to develop the identified units at affordable costs or rents? | ☒ Yes<br>☐ No | 42-43, 64 |
| 65583.1(c)(1)(C)<br>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Conversion | ☒ Yes<br>☐ No | 42-43, 75 |
| Include reference to specific program action in housing element. | Program HO-3.C | 42-43 |
| 65583.1(c)(2)(B)<br>Specify the number of multifamily rental (3 or more units) to be converted | 130 multifamily rental units to be converted | 42-43, 73-75 |
| Specify the number multifamily ownership units to be converted. | N/A | |
| Specify the number of foreclosed properties acquired. | N/A | |
| Date Acquired? | Target acquisition date 1/15/2026 or earlier | 42-43, 73-75 |
| Will these units be for rent? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(i)<br>Will the acquired units be made affordable to low- or very low-income households? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(ii)<br>For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?<br>For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for<br>acquisition? | ☒ Yes<br>☐ No | 42-43, 73-75 |

| | | |
|---|---|---|
| 65583.1(c)(2)(B)(iii)<br>If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iv)<br>Will units be decent, safe, and sanitary upon occupancy? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(v)<br>Will affordability and occupancy restrictions be maintained at least 55 years? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(vi)<br>For conversion of multifamily ownership units:<br>Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)<br>Specify the number of affordable multifamily rental units constructed in the planning period. | ☐ Yes<br>☐ No | N/A |

## Accessory Dwelling Unit Projections and RHNA: ABAG Report




# Using ADUs to Satisfy RHNA

### Technical Memo

### Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

### Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

## Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

| Percent | Income Category |
|---|---|
| 30% | Very low income |
| 30% | Low income |
| 30% | Moderate income |
| 10% | Above moderate |

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

### Sample Housing Element Write Up

*The following is what a jurisdiction might include in their sites inventory section of the housing element.*

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

| Year | Building Permits |
|---|---|
| 2017 | 2 |
| 2018 | 1 |
| 2019 | 10 |
| 2020 | 15 |
| 2021 | 10 |
| 2022 | 16 (estimate based on first 6 months) |

Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

| Income Category | Percentages | Totals |
|---|---|---|
| Very low | 30% | 30 |
| Low | 30% | 31 |
| Moderate | 30% | 31 |
| Above moderate | 10% | 10 |

Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

| | V Low | Low | Mod | Above Mod | Total |
|---|---|---|---|---|---|
| RHNA | 200 | 200 | 100 | 200 | 700 |
| Pipeline / Approved Units | 0 | 0 | 0 | 0 | 0 |
| ADUs | 30 | 31 | 31 | 10 | 102 |
| *Remaining RHNA* | 170 | 169 | 69 | 190 | 598 |

### ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)

# Glossary of Terms

**100-Year Flood**. That flood event that has a one-percent chance of occurrence in any one year.

**Acre, Gross.** Area of a site calculated to the centerline of bounding streets and other public rights-of-way.

**Acre, Net.** The portion of a site that can actually be built upon. Not included in the net acreage of a site are public or private road rights-of-way, public open space, and flood ways.

**Ambient Conditions.** Initial background concentration sensed/measured at a monitoring/sampling site, as in air quality or noise.

**Aquifer.** A natural underground formation that is saturated with water, and from which water can be withdrawn.

**Arterial.** A street whose primary function is to carry high-speed through-traffic in a continuous route across an area.

**Attainment Area.** An area determined to have met federal or State air quality standards, as defined in the federal Clean Air Act or the California Clean Air Act. An area may be an attainment area for one pollutant and a non-attainment area for others.

**Auto-oriented Uses.** Land uses designed to accommodate customers who use autos to travel to the site, including automobile sales and service, building supplies and materials and drive-up or drive-through uses.

**Bike Lanes (Class II facilities).** Lanes on the outside edge of roadways reserved for the exclusive use of bicycles, so designated with special signing and pavement markings.

**Buildout.** That level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not necessarily assume parcels are developed at maximum allowable intensities.

**Capital Improvement Program (CIP).** The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

**Carbon Monoxide (CO).** A colorless, odorless gas formed by the incomplete combustion of fuels, which is toxic because of its tendency to reduce the oxygen-carrying capacity of the blood.

**Collector.** A street that connects arterials with local streets and provide access and circulation within neighborhoods.

**Curb Cut.** The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for wheelchair users.

**Day-Night Average Sound Level (Ldn).** The A-weighted average sound level in decibels during a 24-hour period with a 10 dB weighing applied to nighttime sound levels (10 p.m. to 7 a.m.). This exposure method is similar to the CNEL, but deletes the additional weight given in that measurement to noise during the evening time period (7 p.m. to 10 p.m.).

**Decibel (dB).** A unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel measuring scale is logarithmic. Zero (0 dB) on the scale is the lowest sound level that a normal ear can detect under very quiet ("laboratory") conditions and is referred to as the "threshold" of human hearing. On the logarithmic scale, 10 decibels are 10 times more intense, 20 decibels are 100 times more intense, and 30 decibels are 1,000 times more intense than 1 decibel.

**Easement.** A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary.

**Environmental Impact Report (EIR).** A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project's potential impacts in an Environmental Impact Report (EIR).

**Endangered Species, California.** A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

**Endangered Species, Federal.** A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

**Environmental Setting.** The physical conditions in an area, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance, which will be affected by a proposed project. The area involved shall be the area in which signifi-

cant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

**Equivalent Noise Level (Leq).** A single-number representation of the fluctuating sound level in decibels over a specified period of time. It is a sound-energy average of the fluctuating level.

**Erosion.** The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

**Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and little potential for movement.

**Floor Area, Gross.** The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

**Floor Area Ratio (FAR).** The ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.

**Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e. aquifers).

**Habitat.** The natural environment of a plant or animal.

**Hazardous Material.** A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment.

**Hazardous Waste.** Waste which requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

**Household.** Person or persons living in one housing unit.

**Housing Unit, Multifamily.** Units with two or more housing units in one structure sharing a common floor/ceiling.

**Housing Unit, Single-Family Attached.** Single-family units that are attached to other units with adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line. Each unit has its own heating system.

**Housing Unit, Single-Family Detached.** Single-family units that are detached from any other house with open space on all four sides.

**Hydrocarbons (HC).** Gases emitted from incomplete combustion of gasoline and from evaporation of petroleum fuels, representing unburned and wasted fuel.

**Impervious Surface.** Any material which reduces or prevents absorption of water into land.

**Infill.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Infiltration.** The introduction of underground water, such as groundwater, into wastewater collection systems. Infiltration results in increased wastewater flow levels.

**Infrastructure.** Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

**Jobs-Employed Residents Balance.** Total jobs divided by total employed residents (i.e. people who live in the area, but may work anywhere). A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Jobs-Housing Balance.** Total jobs divided by total housing units. A more appropriate measure is the jobs/employed resident ratio.

**LAFCO.** Local Agency Formation Commission of Sonoma County.

**Less than Significant Impact.** An impact that would not result in a substantial and adverse change in the environment and would not require mitigation.

**Level of Service (LOS).** A qualitative measure of the effect of traffic flow factors such as special travel time, interruptions, freedom to maneuver, driver comfort, and convenience, and indirectly, safety and operating cost. Levels of service are usually described by a letter rating system of A through F, with LOS A indicating stable traffic flow with little or no delays and LOS F indicating excessive delays and jammed traffic conditions.

**Liquefaction.** A sudden large decrease in the shearing resistance of a cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

**Mitigation Measure.** Action taken to reduce or eliminate environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant impacts are identified.

**Neighborhood Shopping Centers.** A small retail center with up to 120,000 square feet of space on an 8-12 acre site serving a trading area population of 5,000 to 15,000. The principal tenant typically is a supermarket.

**Nitrogen Dioxide ($NO_2$).** A reddish brown gas that is a byproduct of the combustion process and is a key to the ozone production process.

**Nitrogen Oxides (NOx).** Chemical compounds containing nitrogen and oxygen; reacts with volatile organic compounds, in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.

**Ozone.** A compound consisting of three oxygen atoms, that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Ozone can initiate damage to the lungs as well as damage to trees, crops, and materials. There is a natural layer of ozone in the upper atmosphere, which shields the earth from harmful ultraviolet radiation.

**PM-10**. The current standard for measuring the amount of solid or liquid matter suspended in the atmosphere ("particulate matter including dust"). Refers to the amount of particulate matter over 10 micrometers in diameter. The smaller PM-10 particles penetrate to the deeper portions of the lung, affecting sensitive population groups such as children and people with respiratory diseases.

**Peak Hour.** The busiest one-hour period for traffic during a 24-hour period. The PM peak hour is the busiest one hour period of traffic during the evening commute period. The AM peak hour is the busiest one hour period during the morning commute.

**Pedestrian-oriented Development.** Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

**Point Source.** A source of pollutants which may be traced to a discrete point of emission.

**Precursor.** A chemical compound that leads to the formation of a pollutant. Reactive organic gases and nitrogen oxides are precursors of photochemical oxidants.

**Rare Species.** A condition in which a species or subspecies, although not currently threatened with extinction, exists in such small numbers throughout its range that it may be endangered if the quality of its environment worsens.

**Response Time.** The amount of time for an emergency service response, measured from the time of the distress call until arrival on the scene.

**Retention Area.** A pond, pool, lagoon, or basin used for the storage of water runoff.

**Richter Scale.** A logarithmic scale developed in 1935/36 by Dr. Charles F. Richter and Dr. Beno Gutenberg to measure earthquake magnitude by the amount of energy released, as opposed to earthquake intensity as determined by local effects on people, structures, and earth materials.

**Right-of-Way.** A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Riparian.** Pertaining to the bank of a natural course of water, whether seasonal or annual. Riparian habitat is defined by the surrounding vegetation or presence of known wildlife movement pathways; it borders or surrounds a waterway.

**Sedimentation.** Process by which material suspended in water is deposited in a body of water.

**Sensitive Receptors.** Persons or land users that are most sensitive to negative effects of air pollutants. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

**Significant Impact.** CEQA (§ 21068) defines a significant impact as that which has “a substantial, or potentially substantial, adverse change in the environment.” Mitigation measures are proposed, where feasible, to reduce the magnitude of significant impacts.

**Significant and Unavoidable Impact.** An impact that would result in a substantial adverse effect on the environment which would not be mitigable to a less-than-significant level. A project with such an impact could still proceed, provided the City prepare a Statement of Overriding Considerations, pursuant to Section 15093 of the CEQA Guidelines, explaining why the City would proceed with the project despite the occurrence of such an impact.

**Siltation.** The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

**Solid Waste.** Unwanted or discarded material, including garbage, with insufficient liquid content to be free flowing.

**Sphere of Influence (SOI).** The ultimate service area of the City of Rohnert Park as established by Sonoma County LAFCO.

**Stationary Source.** A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

**Sulfur Dioxide ($SO_2$).** A heavy, pungent, colorless air pollutant formed primarily by the combustion of fossil fuels. It is a respiratory irritant, especially for asthmatics and is the major precursor to the formation of acid rain.

**Threatened Species, California.** A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy form one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors: or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in: Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

**Threatened Species, Federal.** A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Threshold of Significance.** The established and identifiable quantitative, qualitative, or performance levels of environmental effect beyond which environmental impacts are considered to be significant. Thresholds of significance are based on current City policy and other normally-accepted standards for environmental review.

**TOT.** Transient Occupancy Tax. Levied on those staying in overnight facilities such as hotels, to help defray provision of City services related to the occupancy.

**Trip Generation.** The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site. A trip end is defined as a single vehicle movement. Roundtrips consist of two trip ends.

**Transportation Demand Management (TDM).** Measures designed to reduce demand for automobile trips, typically focused on peak-periods.

**Transportation Systems Management (TSM).** Measures designed to reduce peak-period auto traffic by making a more efficient use of existing resources, and emphasizing transit, signal coordination, ridesharing, and non-automobile alternatives. TDM is a subset of TSM.

**Urban Growth Boundary (UGB).** The line within which all urban development is to be contained.

**Vehicle Miles Traveled (VMT).** A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

**Viewshed.** The geographic area visible from a fixed point.

**Volatile Organic Compounds (VOCs).** A group of chemicals that react in the atmosphere with nitrogen oxides in the presence of heat and sunlight to form ozone: does not include methane and other compounds determined by EPA to have negligible photochemical reactivity. Examples of VOCs include gasoline fumes and oil-based paints.

**Volume-to-Capacity Ratio (V/C).** In reference to public services or transportation, ratio of peak hour use to capacity.

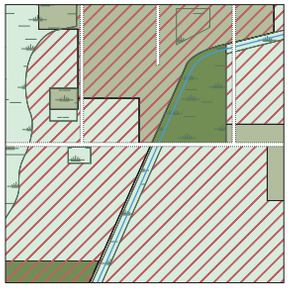
**Wetlands.** An area at least periodically wet or flooded; where the water table stands at or above the land surface (bogs and marshes). Also those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Wildlife Corridors.** A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

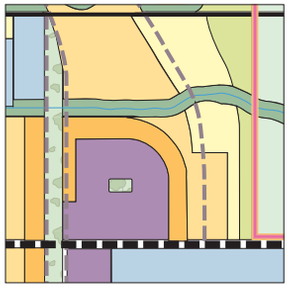
**Williamson Act.** Known formerly as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land, whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions must be met prior to approval of an agreement.

# *Our Place ...Rohnert Park 2020*

A PLAN FOR THE FUTURE







# GENERAL PLAN

Adopted
July 2000

*Ninth Edition*

# City of Rohnert Park

# GENERAL PLAN

*Prepared by*

**DYETT & BHATIA**
Urban and Regional Planners

Adopted
July 2000

*Ninth Edition*

*Printed September 2024*

# ROHNERT PARK GENERAL PLAN - 9TH Ed.
# LOG OF AMENDMENTS THROUGH
# September 2024

Listed below are resolutions or actions for General Plan amendments occurring since the publishing of the first edition of the Rohnert Park General Plan adopted on July 25, 2000 (City Council Resolution No. 2000-152). The amendments are listed in sequence according to the date of the amendment.

---

**2000**

**11/07/00**: Amendments to the General Plan based on the adoption of Measure N (2000), Urban Growth Boundary, and technical corrections.

**2001**

**01/23/01:** Resolution No. 2001-24

**07/24/01:** Resolution No. 2001-161

**08/28/01**: Resolution No. 2001-192

**2002**

**10/22/02:** Resolution No. 2002-247

**2003**

**10/14/03:** Resolution No. 2003-236

**10/14/03:** Resolution No. 2003-238

**2005**

**09/27/05:** Resolution No. 2005-296

**2006**

**05/23/06:** Resolution No. 2006-142

**06/13/06:** Resolution No. 2006-161

**2008**

**06/10/08:** Resolution No. 2008-87

**2010**

**05/11/10:** Resolution No. 2010-052

**08/24/10:** Resolution No. 2010-102

**12/07/10:** Resolution No. 2010-133

**12/07/10:** Resolution No. 2010-135

**2013**

**11/12/13:** Resolution No. 2013-153

**11/12/13:** Resolution No. 2013-155

**2014**

**04/08/14:** Resolution No. 2014-033

**05/24/14:** Resolution No. 2014-033A

**11/25/14:** Resolution No. 2014-156

**11/25/14:** Resolution No. 2014-162

**2016**

**03/22/16:** Resolution No. 2016-029

**2017**

**02/10/17:** Resolution No. 2017-09

**2018**

**11/13/18:** Resolution No. 2018-152

**2019**

**04/23/19:** Resolution No. 2019-043

**09/10/19:** Resolution No. 2019-116

**11/26/19:** Resolution No. 2019-095

**2020**

**02/25/20:** Resolution No. 2020-018

**05/12/20:** Resolution No. 2020-038

**2021**

**03/09/21:** Resolution No. 2021-029

**08/24/21:** Resolution No. 2021-097

**2023**

**01/24/23:** Resolution No. 2023-004

**08/08/23:** Resolution No. 2023-063

**2024**

**06/25/24:** Resolution No. 2024-046

**07/23/24:** Resolution No. 2024-068

## CITY OF ROHNERT PARK

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# 1 Introduction and Overview

## 1.1 ROHNERT PARK: A CAPSULE HISTORY

Rohnert Park was founded as a master-planned community on the former site of the Rohnert Seed Farm, located along the Northwestern Pacific railroad right-of-way. The original 1954 master plan was based on the "neighborhood unit" concept of clustering single-family homes around local schools and parks. The master plan featured eight neighborhoods, each with 200 to 250 homes, a 10-acre school, and a five-acre park.

In 1956, the Rohnert Park Community Services District was founded, and work began on digging wells, building a sewage plant, and installing water lines, sewer lines, and streets. By 1957, the first homes had been constructed. At the same time, the segment of US 101 from Petaluma north past Cotati was completed, making Rohnert Park more easily accessible from points throughout the region. Also, the California Legislature approved funds for Sonoma State University (SSU), which was located within Rohnert Park until moving to its current site in 1966, initiating the City's long relationship with the University.

In 1962, at the time of incorporation, Rohnert Park had a population of 2,775, and the City limits encompassed 1,325 acres (approximately 2.1 square miles). The city grew quickly as the Bay Area economy continued to grow, and the demand for housing exploded. By 1980, urban uses extended from US 101 in the west to Snyder Lane in the east.

The 1980s saw growth extend west of US 101; "G" section, east of Snyder Lane, was built in this period. Growth in the 1990s was slower because of limited availability of vacant land within the City limits. In 1999, the city had a population of about 41,000 and an area of nearly 4,400 acres (6.9 square miles), with nearly half the land dedicated to residential uses. Figure 1.1-1 shows the evolution of Rohnert Park from 1965 to 1999.

In conjunction with residential growth, Rohnert Park also attracted commercial and industrial development and acquired a sizeable job base of almost 22,000 employees by 1999. Commercial and industrial uses are concentrated west of the railroad tracks and north of Copeland Creek. Major employers include Hewlett-Packard, located within an industrial campus in the southeast corner of the city, State Farm Insurance, and SSU. The Double Tree Hotel, Rohnert Park Municipal Golf Course, and the Sonoma County Wineries Association make Rohnert Park a popular hospitality center.

Rohnert Park's limited Sphere of Influence (SOI) includes the Wilfred-Dowdell Specific Plan area (24 acres in size; plans for which were developed in 1999) and Canon Manor, where further development is hindered by the need for public facility improvements and the ongoing debate about how to fund the improvements. SSU is located outside the City's SOI.

## 1.2 PURPOSE OF THE GENERAL PLAN

The Rohnert Park General Plan is a document required by State law and adopted by the City Council that addresses issues related to physical development, growth, and conservation of City resources. It:

- Outlines a vision of long-range physical and economic development and resource conservation that reflects the aspirations of the community;
- Provides strategies and specific implementing actions that will allow this vision to be accomplished;
- Establishes a basis for judging whether specific development proposals and public projects are in harmony with Plan policies and standards;
- Allows City departments, other public agencies, and private developers to design projects that will enhance the character of the community, preserve and enhance critical environmental resources, and minimize hazards; and
- Provides the basis for establishing and setting priorities for detailed plans and implementing programs, such as the Zoning Ordinance, specific plans, and the Capital Improvement Program.

### WHY HAS THIS PLAN BEEN PREPARED?

General plans typically look out 20 years in the future and are revised every five to 10 years. Rohnert Park adopted a General Plan in 1990. This plan was updated in 1995, but with a horizon of 2000. In 1996, Rohnert Park voters approved Measure N, which confirmed the existing City limits, along with a 24-acre area (Wilfred-Dowdell Specific Plan area), as the boundary for urban growth for a four-year period, slated to expire in July 2000.

As of mid-1999, the city is almost entirely built out. Only about 190 acres of commercial and industrial land within the City Limits are vacant and available; more than half of the available non-residential land is part of the existing Hewlett-Packard development. There are no remaining residential sites.

Thus, this General Plan has been prepared to:

- Respond to the need of having policies to guide Rohnert Park's growth before urban boundary provisions of Measure N expire.
- Ensure that the General Plan reflects Rohnert Park's current planning context, and includes goals, policies, and desires of Rohnert Park citizens; and
- Address the issue of land availability to meet the City's economic development objectives, the need for housing in the community, and State law requirements for Rohnert Park to accept its "fair share" of the regional housing needs.

**Figure 1.1-1: Sequence of Development**

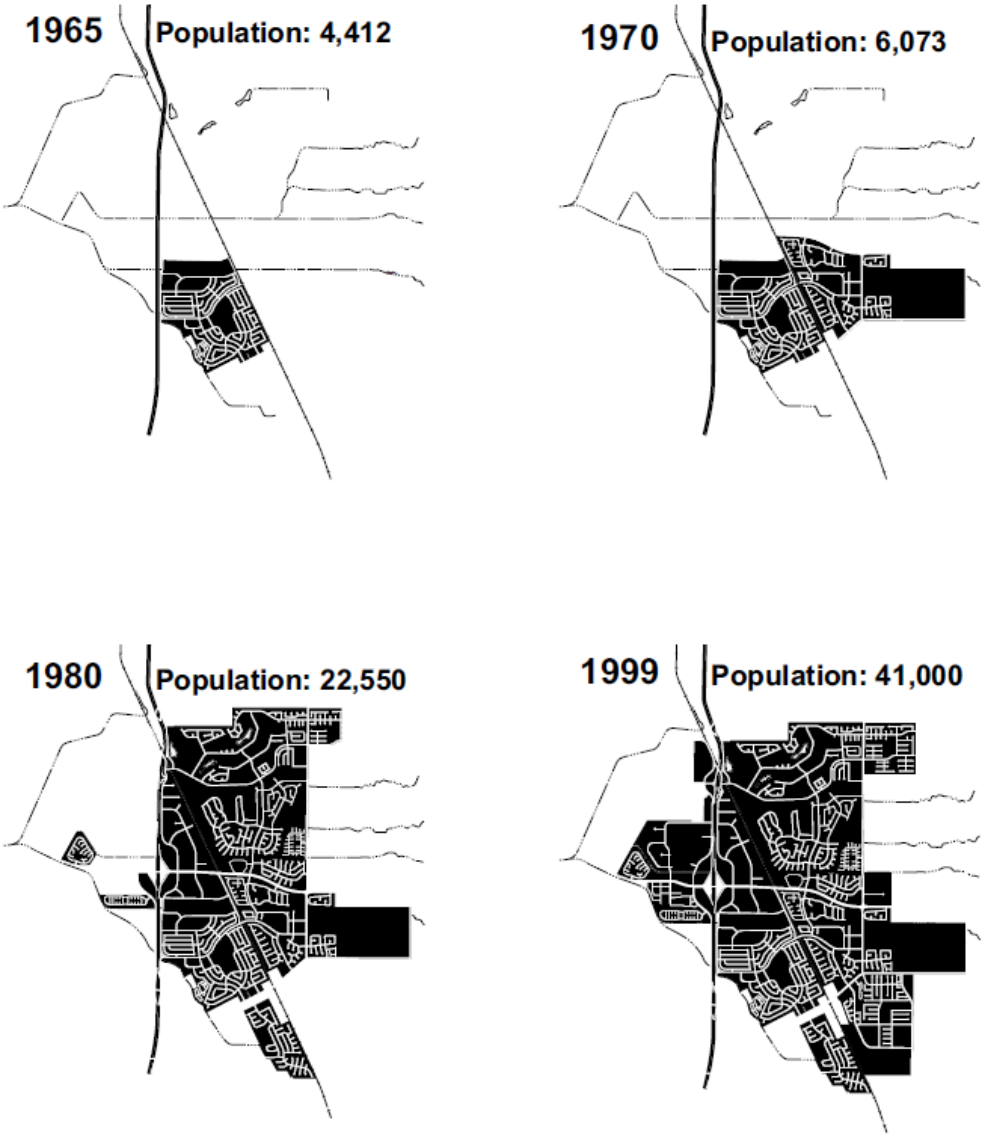



*Figure 1.1-1*
Sequence of Development

## ROHNERT PARK GENERAL PLAN: VISIONARY AND REALISTIC

The General Plan articulates a vision for the city, but it is not merely a compendium of ideas and wish lists. Broad objectives such as "quality of life" and "community character" are meaningful only when translated into tangible, feasible actions. Thus, while each element of the General Plan articulates long-term goals, it also includes action-oriented policies that outline concrete and achievable steps to attain these goals.

The Plan is comprehensive and long-range in scope. It will be used on an on-going basis, because many City regulations, requirements, and actions are required by State law to be consistent with the General Plan. Since the Plan is general, there will be circumstances and instances when detailed studies are necessary before policies can be implemented.

## PLAN PREPARATION PROCESS

To help prepare this General Plan, the City Council established an Oversight Committee that included two City Council members, two Planning Commissioners, consultants, and key staff members. This Committee was charged with reviewing results of previous work done on the General Plan, such as the 1997 community summit, and preparing a General Plan that defines a long-term vision of the city.

The Committee met on a frequent basis and considered input from randomly chosen focus groups, open public workshops, and other methods of outreach. A community workshop was held in January 1999 to solicit ideas for the General Plan and was attended by 110 people. A wide variety of viewpoints were expressed by a mix of participants from all segments of the community. A second workshop held in February 1999, and attended by 120 people, provided an opportunity to gather input on three alternative land use scenarios and served as the basis for the preferred plan. Subsequent workshops helped refine the preferred plan and the proposed Urban Growth Boundary.

## 1.3 GENERAL PLAN REQUIREMENTS

State law requires each California city and county to prepare a general plan. A general plan is defined as "a comprehensive, long-term general plan for the physical development of the county or city, and any land outside its boundaries, which in the planning agency's judgment, bears relation to its planning." State requirements call for general plans that "comprise an integrated, internally consistent and compatible statement of policies for the adopting agency."

A city's general plan has been described as its "constitution" for development – the framework within which decisions on how to grow, provide public services and facilities, and protect and enhance the environment must be made. California's tradition of allowing local authority over land use decisions means that the State's cities have considerable flexibility in preparing their general plans.

While they allow considerable flexibility, State planning laws do establish some requirements for the issues that general plans must address. The California Government Code establishes both the content of general plans and rules for their adoption and subsequent amendment. Together, State law and judicial decisions establish three overall guidelines for general plans.

- *The General Plan Must Be Comprehensive.* This requirement has two aspects. First, the general plan must be geographically comprehensive. That is, it must apply throughout the entire incorporated area and it should include other areas that the City determines are relevant to its planning. Second, the general plan must address the full range of issues that affects the city's physical development.
- *The General Plan Must Be Internally Consistent.* This requirement means that the general plan must fully integrate its separate parts and relate them to each other without conflict. "Horizontal" consistency applies as much to figures and diagrams as to the general plan text. It also applies to data and analysis as well as policies. All adopted portions of the general plan, whether required by State law or not, have equal legal weight. None may supersede another, so the general plan must resolve conflicts among the provisions of each element.
- *The General Plan Must Be Long-range.* Because anticipated development will affect the city and the people who live or work there for years to come, State law requires every general plan to take a long-term perspective.

## 1.4 OBJECTIVES AND THEMES

### GENERAL PLAN OBJECTIVES

Several objectives for the General Plan were identified and considered by the Oversight Committee, based on public outreach conducted early in the General Plan process. The objectives provide s foundation for development of the goals and policies in the General Plan, and include:

- Establish a 20-year Urban Growth Boundary;
- Keep the city's small-town feel;
- Provide for slow, managed, and predictable growth;
- Increase housing affordability and diversity;
- Establish better cross-town connections;
- Maintain or increase open space ratios within the City;
- Encourage local jobs and maintain the jobs/housing balance;
- Build and maintain infrastructure in anticipation of growth;
- Integrate land use planning with SSU expansion plans and establish better connections with the University;
- Uphold or improve current levels of city services;
- Encourage socioeconomic diversity;
- Ensure legal adequacy and address external jurisdictional issues, including coordination with the Sonoma County Local Agency Formation Commission (LAFCO), Sonoma County, and Rohnert Park's neighbors;
- Increase pedestrian and bike access;
- Provide a framework for design standards that reflect these objectives; and
- Create options for the city's edges. Allow for soft boundaries and scenic corridors.

### THEMES

Building on these overall objectives, the General Plan is structured around several themes, which form the basis of goals and policies throughout the document.

1. *An Urban Growth Boundary and Growth Management Program*. The General Plan establishes a 20-year growth boundary, "trigger" caps on development, and adequate public facility requirements. These policies and programs will ensure phased and orderly development, and a sustained high quality of life.

2. *A "Greenbelt" around the city, with targeted growth areas.* Growth is targeted in selected areas to the east and northwest to reinforce a contiguous and compact urban form. Land surrounding the city, where Rohnert Park's boundaries do not coincide with Cotati's, are maintained in open space. An open space buffer is also maintained between

new growth areas and Petaluma Hill Road. The buffer varies in width and includes both open land and recreational facilities.

3. *City/University Integration, and Mixed-Use Centers.* The General Plan designates a new pedestrian-oriented University District—envisioned with a mix of residential, retail, entertainment, and office uses that cater to students, faculty, and staff, as well as residents—along Rohnert Park Expressway north of the campus. In addition, the City Center, adjacent to the Expressway and Commerce Boulevard, is designated for a mix of public, office, residential, and retail uses. In addition to these two new centers, the Wilfred-Dowdell Village is already being planned as of 1999 and provides a variety of shops and commercial uses, in a pedestrian-oriented enclave on the westside.

4. *Balanced Neighborhoods.* A guiding premise of the Plan is that activities and facilities used on a frequent basis, such as stores and parks, should be easily accessible to residents. Land uses are designated to ensure balanced neighborhood development with a mix of uses and housing types, provision of parks and schools, and easy access to mixed-use and commercial activity centers.

5. *Increased Connectivity and Accessibility.* The city's existing neighborhoods have few interconnecting streets, and US 101 limits east-west access. Improved connections between neighborhoods, as well as new connections across the highway are included in the General Plan. Roadway improvements and new streets are also proposed to link different neighborhoods and to connect residential areas with SSU.

6. *A Network of Open Space.* Using creeks as the armature, an interconnected network of open space, parks, and trails is provided. These will also enable connections from existing neighborhoods to open space areas beyond Petaluma Hill Road and the SSU campus.

7. *Pedestrian- and Bicycle-Friendly Environments.* Policies for land uses, mixes, intensities, and urban design are established to encourage walking and bicycling. In activity centers like the University District, policies are also established to promote small block sizes and frequent local streets, which help maximize the permeability of a neighborhood for people walking or bicycling.

8. *Enhanced Community Character.* The General Plan establishes specific urban design policies at a citywide, neighborhood, and street scale. Connections between neighborhoods, transitions between urban and open space areas, city and neighborhood edges, community orientation of development, building massing, and streetscapes are all addressed. Policies are also included for viewshed protection.

## 1.5 REGIONAL LOCATION AND PLANNING BOUNDARIES

### REGIONAL LOCATION

As shown in Figure 1.5-1, Rohnert Park is located in central Sonoma County along US 101, in the northern San Francisco Bay Area. The Russian River, the Sonoma and Mendocino coasts, and the Sonoma-Napa wine country are all short distances away. The Pacific Ocean to the west, with its cool marine air, and the warm Sonoma Valley to the east combine to create a mild climate, with mild, wet winters, dry summers, and seasonal fogs.

Sonoma County as a whole is characterized by rolling hills and a series of valleys. Rohnert Park lies within the broad Cotati Valley, which is bounded by the low, rolling coastal hills to the west and the Sonoma Mountains to the east. Several creeks run into the city from the eastern ridgeline. The hills, along with the surrounding crop fields and pastures, provide a rural backdrop to the city.

Figure 1.5-1 shows Rohnert Park's regional location. The city shares its boundaries with Cotati to the southwest. Santa Rosa's Urban Boundary at its closest point comes to within 1,000 feet of Rohnert Park. The city shares portions of its northern and northwestern boundary with two County-designated Community Separators – open spaces that separate Rohnert Park and Santa Rosa. SSU is located just outside the city's eastern boundary.

### PLANNING BOUNDARIES

State law requires that each city adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which ... bears relation to its planning." Figure 1.5-2 shows the Planning Area. The boundaries of the Planning Area are Stony Point Road to the northwest, Todd Road and the Santa Rosa Urban Boundary to the north, the Taylor Mountain and Sonoma Mountain ridgelines to the east, and Lichau Creek and the Northwestern Pacific railroad right-of-way to the southeast. To the west the Planning Area boundary is conterminous with the 1999 City Limits, because Rohnert Park abuts the Cotati City Limits and SOI on that side.

The Planning Area does not represent the area contemplated for annexation or development, but is the extent of area around the city that was studied and considered in preparing the plan. For example, ridgeline views (the Sonoma Mountain ridgeline is located approximately four miles east of Petaluma Hill Road) are addressed in Chapter 3: Community Design. The Planning Area has not changed from the 1995 General Plan.

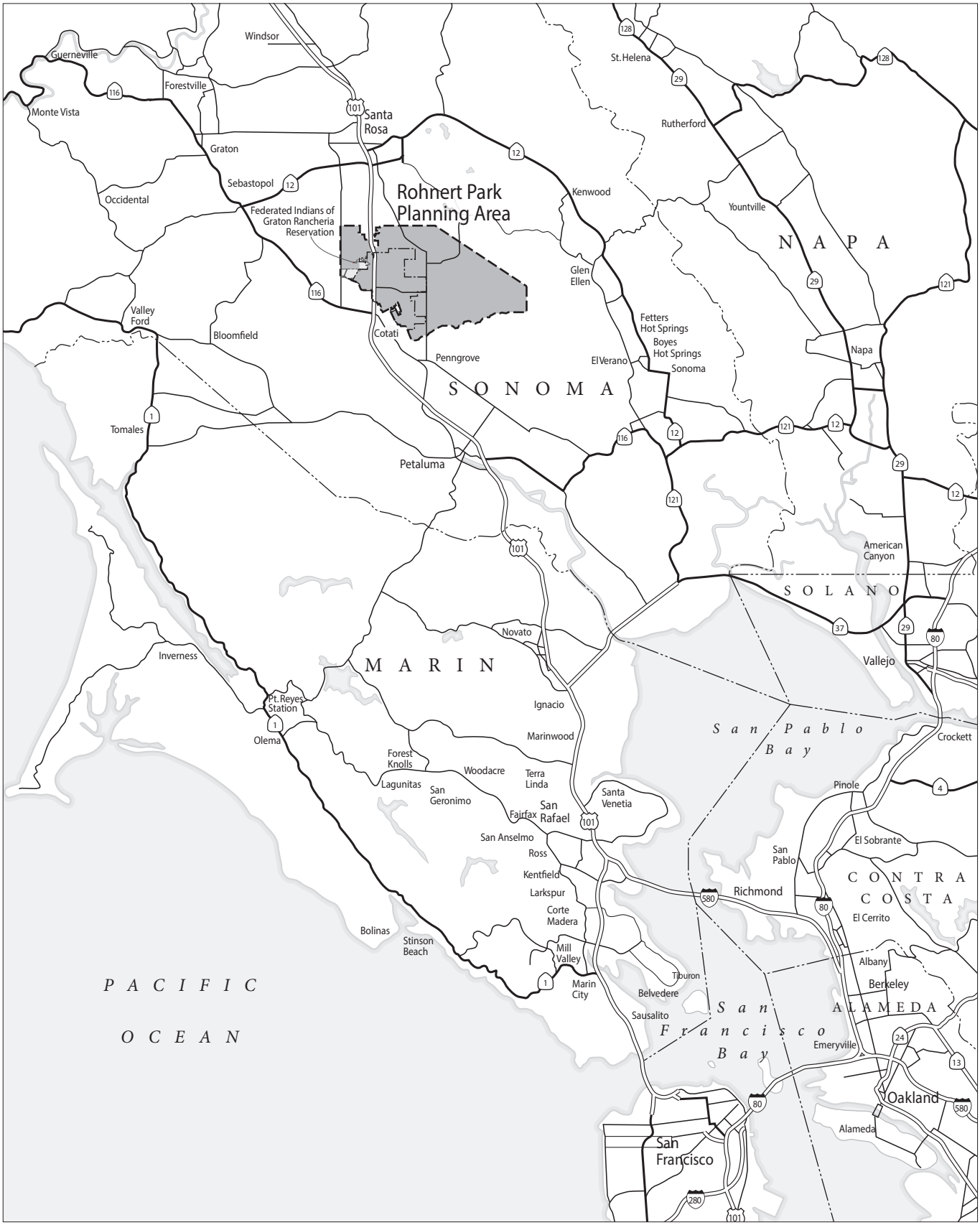
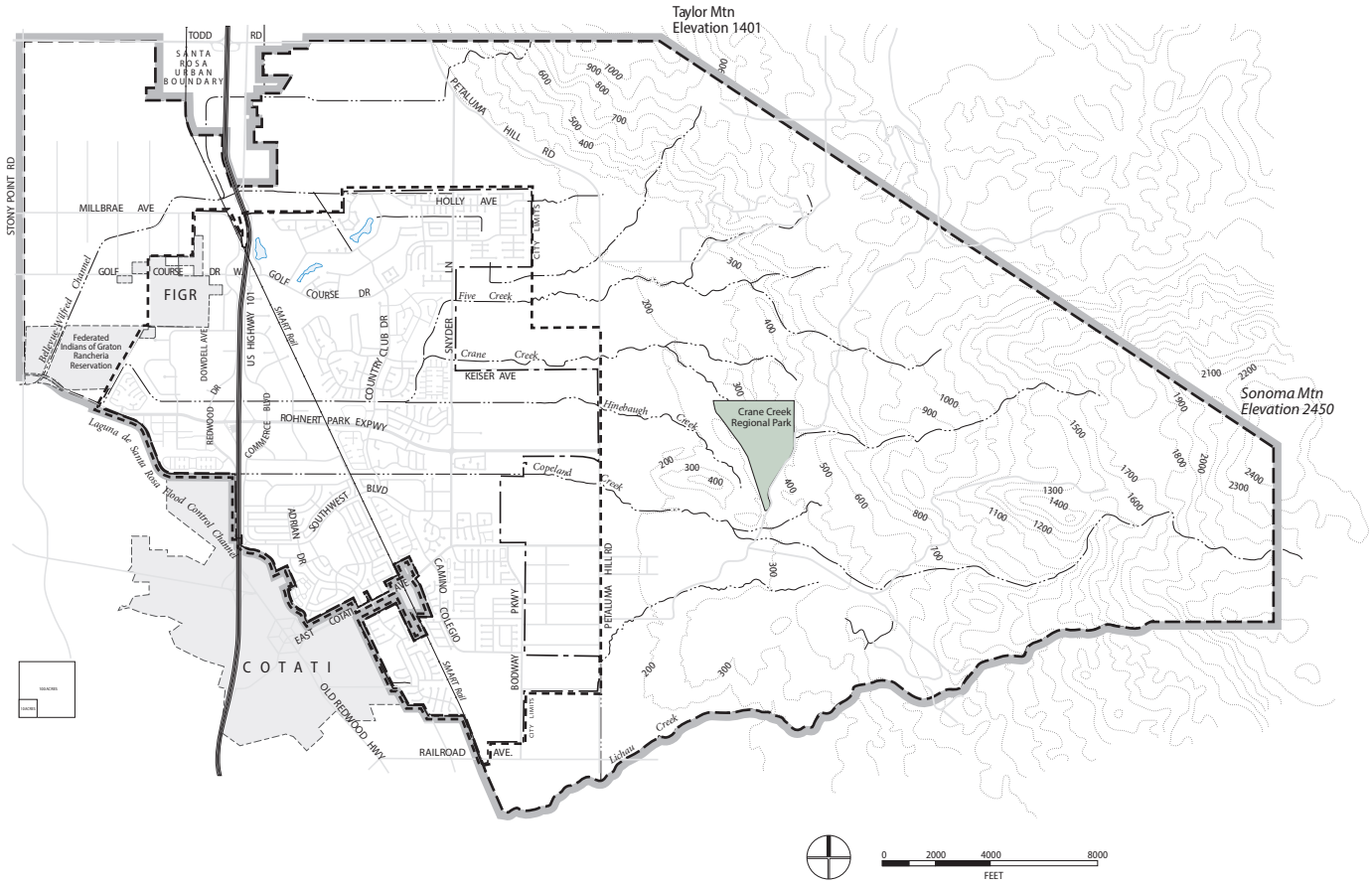



*Figure 1.5-1*

# Regional Location




Planning Area

City Limits (2024)

Sphere of Influence (2024)

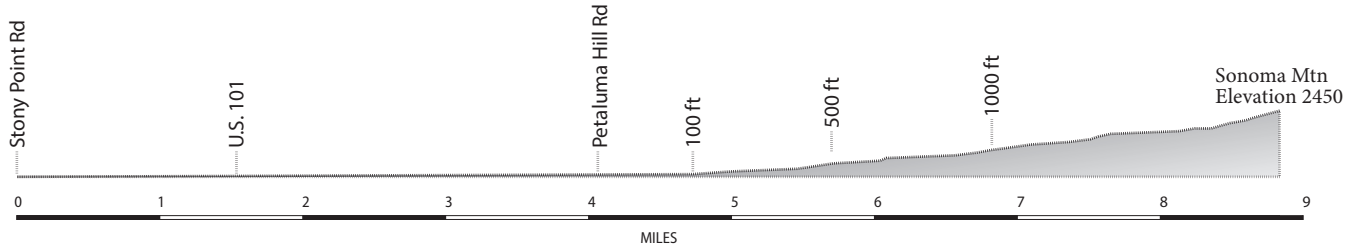



*Figure 1.5-2*

# Planning Area

## 1.6 THE PLANNING PROCESS

The City's planning process includes monitoring and updating the General Plan and implementing Plan policies, updating the Zoning Ordinance, preparing other implementing ordinances, specific plans, design guidelines, and other studies called for in the General Plan. An annual General Plan Report will provide an overview of the status of the General Plan and its implementation.

Ordinances and documents the City must update or prepare upon adoption of the General Plan include:

- *Zoning Ordinance.* The Zoning Ordinance is one of the primary implementation tools of the General Plan, and it is required to be consistent with the General Plan by State law. The Land Use and Growth Management Element, as well as the Community Design Element, call for specific revisions to the Zoning Ordinance. A comprehensive update of the Zoning Ordinance will be necessary in order to implement the new General Plan Diagram and land use classifications, land use policies, and policies relating to the intensity, bulk, and character of new development.
- *Specific Plans.* The City has already prepared a specific plan for the Wilfred-Dowdell area, located on the westside. To provide additional direction for new development, policies in the Land Use and Growth Management Element call for preparation of specific plans for all new development areas and identify the boundaries of the new specific plan areas. Requirements for specific plans are laid out in the State's Government Code.
- *Neighborhood and Special Area Plans.* A concept plan for the City Center was prepared in early 1999 and the Central Rohnert Park Priority Development Area Plan (PDA plan) was prepared in early 2016. Both documents are intended to guide future development within the central portion of Rohnert Park. The City may consider establishing neighborhood and special area plans for additional areas with unique planning needs. Neighborhood and special area plans need not necessarily address all the topics required by State law for specific plans. All specific plans and neighborhoods and special area plans must be consistent with the General Plan. The City retains the authority to require specific plans for areas in addition to the ones included in the General Plan.
- *Redevelopment Plans.* The City's Community Development Area is the City's redevelopment area, as authorized by the State's community redevelopment law, and includes most sites in the city that were vacant as of 1999. In redevelopment areas, the property tax increment from new development is reinvested into the redevelopment area, whether through public improvements, economic development strategies, or other measures. Redevelopment plans are required to be consistent with a city's general plan.
- *Growth Management Ordinance.* A Growth Management Ordinance is called for, in order to establish a comprehensive growth management program. The ordinance would establish conditions of approval for new development, annual "trigger" caps on development, requirements for adequate public facilities, and other relevant provisions.
- *Subdivision Regulations.* Revisions to the City's subdivision regulations may be necessary in conjunction with establishment of the Growth Management Ordinance.

Conditions on approval of tentative subdivision maps would need to be established in order to reflect the goals and policies of the growth management program.

- *Capital Improvements Program.* A Capital Improvement Program would need to be established to review and program public facility needs within the city, in conjunction with new development. The program is established through policies in the Land Use and Growth Management Element, as part of an overall growth management strategy.

## AMENDMENTS TO THE GENERAL PLAN

As the city's guide for development, the General Plan is the heart of the planning process. It is intended to be a living document and, as such, will be subject to more site-specific and comprehensive amendments over time. Amendments also may be needed from time to time to conform to State or federal law passed after adoption, and to eliminate or modify policies that may become obsolete or unrealistic due to changed conditions (such as completion of a task or project, development on a site, or adoption of an ordinance or plan).

State law limits the number of times a jurisdiction can amend its general plan. Generally, no jurisdiction can amend any mandatory element of its general plan more than four times in one year, although each amendment may include more than one change to the general plan. This restriction, however, does not apply to amendments to:

- Optional elements (such as the Community Design Element);
- Allow development of affordable housing; or
- Comply with a court decision.

## ANNUAL REPORT

The California Government Code requires City staff to "provide an annual report to the legislative body on the status of the General Plan and progress in its implementation" (Government Code § 65400(b)). This report must also be submitted to the Governor's Office of Planning and Research and the Department of Housing and Community Development. It must include an analysis of the progress in meeting the city's share of regional housing needs and local efforts to remove governmental constraints to maintenance, improvement, and development of affordable housing (Government Code § 65583, 65584).

In addition, any mitigation monitoring and reporting requirements prescribed by the California Environmental Quality Act (CEQA) identified in the General Plan environmental impact report (EIR) should be addressed in the annual report because they are closely tied to plan implementation. Finally, the annual report should include a summary of all general plan amendments adopted during the preceding year and an outline of upcoming projects and general plan issues to be addressed in the coming year, along with a work program.

The Rohnert Park General Plan Annual Report will be prepared by City staff during the early stages of the budget process and submitted for review to the Planning Commission, which will make a recommendation to the City Council. Public comments on the Annual Report may be submitted in writing to the Planning and Community Development Department. The Planning Commission and the City Council also will hear public comments on the Annual Report at duly noticed public hearings.

## PERIODIC REVIEW

The City will prepare an Implementation Plan within six months of the General Plan's adoption. That Implementation Plan shall contain language that allows for technical changes to be made in the General Plan. Furthermore, implementing ordinances required by the policies of this General Plan shall be adopted as soon as appropriate.

The City will undertake a periodic review of the General Plan, to determine how well the General Plan has performed, that is, whether policies related to development and conservation have been effective. This review will include:

- Analysis of the effectiveness of implementation programs and strategies initiated to carry out the Plan;
- Assessment of the City's job/housing balance;
- Review of growth trends since Plan adoption, assessment of future urban land needs, and review of growth phasing; and
- Review of Performance Indicators, which reflect progress towards implementation of the General Plan.

The first review of the plan will start five years after adoption of the Plan. As part of the review, a target date for a comprehensive update of the General Plan will be established. A report summarizing City staff's findings and recommendations will be circulated for public comment and then presented to the Planning Commission. The Planning Commission will review the report and make a recommendation to the City Council. The Planning Commission and the City Council also will hear comments on the report at duly noticed public hearings.

## 1.7 PLAN ORGANIZATION

The Rohnert Park General Plan is organized into the following chapters:

1. *Introduction and Overview*. This includes General Plan objectives and themes, State requirements, and requirements for Plan monitoring, review, and amendments.

2. *Land Use and Growth Management*. This Element provides the physical framework for development in the City. It establishes policies related to the location and intensity of new development, citywide land use policies, and growth management policies.

3. *Community Design*. This Element outlines policies to ensure that new development protects and enhances the community character. Urban form, edges, and views, and neighborhoods, buildings, streets, and parks are all addressed.

4. *Transportation*. This Element includes policies, programs, and standards to maintain efficient circulation. It identifies future street and bikeway improvements, and addresses alternative transportation modes and parking.

5. *Open Space, Parks, and Public Facilities*. This Element outlines policies and standards relating to regional and local open space, parks and recreational facilities, and public facilities, including schools, water, and wastewater.

6. *Environmental Conservation*. This chapter outlines policies relating to habitat and biological resources, water quality, air quality, and historic and archaeological resources.

7. *Health and Safety*. This Element addresses the risks posed by seismic and geologic hazards, flooding, as well as other topics, including solid waste management and recycling, hazardous materials, and emergency management.

8. *Noise*. This Element includes policies to limit the impacts of noise from traffic, railroad service, and other sources throughout the city.

9. *Housing*. This Element, which addresses housing availability and affordability according to State requirements, is bound in a separate volume.

10. *Youth and Family* (Reserved). This Element, when completed, will establish policies to promote the health, safety, and welfare of youth and their families.

11. *Economic Development* (Reserved). This Element, when completed, will establish policies to promote economic expansion and job growth in the city, balanced with the need to maintain the city's character.

### CORRESPONDENCE TO REQUIRED ELEMENTS

The General Plan includes the seven elements required by State law – Land Use, Circulation, Open Space, Conservation, Safety, Noise, and Housing. The General Plan also includes an optional Community Design Element. Table 1.7-1 shows how the Rohnert Park General Plan elements correspond to State-required elements.

**Table 1.7-1:**
**Correspondence Between Required Elements and Rohnert Park General Plan Elements**

| *Required Element* | *General Plan Element* |
|---|---|
| Land Use | Chapter 2: Land Use and Growth Management |
| Circulation | Chapter 4: Transportation |
| Open Space | Chapter 5: Open Space, Parks, and Public Facilities |
| Conservation | Chapter 6: Environmental Conservation |
| Safety | Chapter 7: Health and Safety |
| Noise | Chapter 8: Noise |
| Housing | Chapter 9: Housing |

## POLICY STRUCTURE

Each element of the General Plan is introduced by brief background information that establishes the policy context. This background material is neither a comprehensive statement of existing conditions nor does it contain any adopted policy, except where specifically stated otherwise. Readers interested in a more detailed description of issues related to a particular topic should refer to the "related documents" listed at the end of this Chapter.

This background information is followed by goals and policies:

- *Goals*. Building on the General Plan objectives, goals are statements of overall philosophy and approach to resolving major issues.
- *Policies*. Policies are specific actions that implement the stated goals. They may establish procedures, standards, or programs or call for specific City actions.

Explanatory material accompanies some of the goals and policies; it provides background information or is intended to guide Plan implementation. The use of "should" or "would" indicates that a statement is advisory, not binding; details will need to be resolved in Plan implementation. Statements of "shall" or "will" are mandatory. Where the same topic is addressed in more than one chapter, sections and policies are cross-referenced, typically in *italics* for easy reference.

### Policy Numbering System

Policies in the General Plan are organized using a two-part numbering system that is intended to give each goal and policy a discrete, easily referenced number. The first part refers to the element (or the subsection within the element), and the second refers to the specific goal or policy. The first part is represented by the abbreviated initials of the element or subsection (such as LU for Land Use and GM for Growth Management). For the second part, goals are represented by a capital letter and policies by a number. Thus, the first goal in Chapter 6: Environmental Conservation is EC-A and the first policy is EC-1.

**RELATED DOCUMENTS**

As part of General Plan preparation, several technical studies were conducted to document environmental conditions and analyze alternatives for development and conservation. While these background studies and environmental documents have guided Plan preparation, they do not represent adopted City policy. Documents include:

- *Environmental Setting for the City of Rohnert Park General Plan Update*, October 1997;
- *Community Issues Report*, January 1998;
- *Land Use Alternatives and Preferred Plan*, May 1999;
- *Fiscal Impacts of General Plan Alternatives*, May 1999;
- *Draft Environmental Impact Report*, October 1999;
- *Revised Draft Environmental Impact Report*, May 2000; and
- *Final Environmental Impact Report* [to be prepared after completion of the public hearing period].

## 1.8 GENERAL PLAN APPLICABILITY

This General Plan shall apply to all development proposals within the existing and/or proposed city limits, unless otherwise specified in the provisions of this Plan. Applications for development submitted prior to the approval of the General Plan (July 25, 2000) (including applications that have been presented for development and architectural review and other discretionary permit applications) are hereby exempted from this General Plan and are considered "grandfathered" into the Plan.

# 2 Land Use and Growth Management

Land use and growth management represent the prime planning concerns of most Rohnert Park residents. Based on input from public workshops, most residents want the City to ensure that any new development is in keeping with the community character and minimizes urbanization of open space outside the city. With only about 190 acres of vacant land within City limits in 1999, none of it designated for residential use, and limited reuse opportunities as the city is still fairly young, the location, intensity, character, and management of growth at the city's edges is perhaps the most significant General Plan concern.

The text and policies of the Land Use and Growth Management Element, and the General Plan Diagram constitute the physical framework of the General Plan. The chapter begins with a discussion of community form and population growth and their implications for regional growth management. This is followed by definitions of the land use classifications, information on population and projected buildout, and land use policies. Last, growth management policies are presented. Issues specifically related to urban design and development character are addressed in Chapter 3: Community Design.



## 2.1 BACKGROUND AND CONTEXT

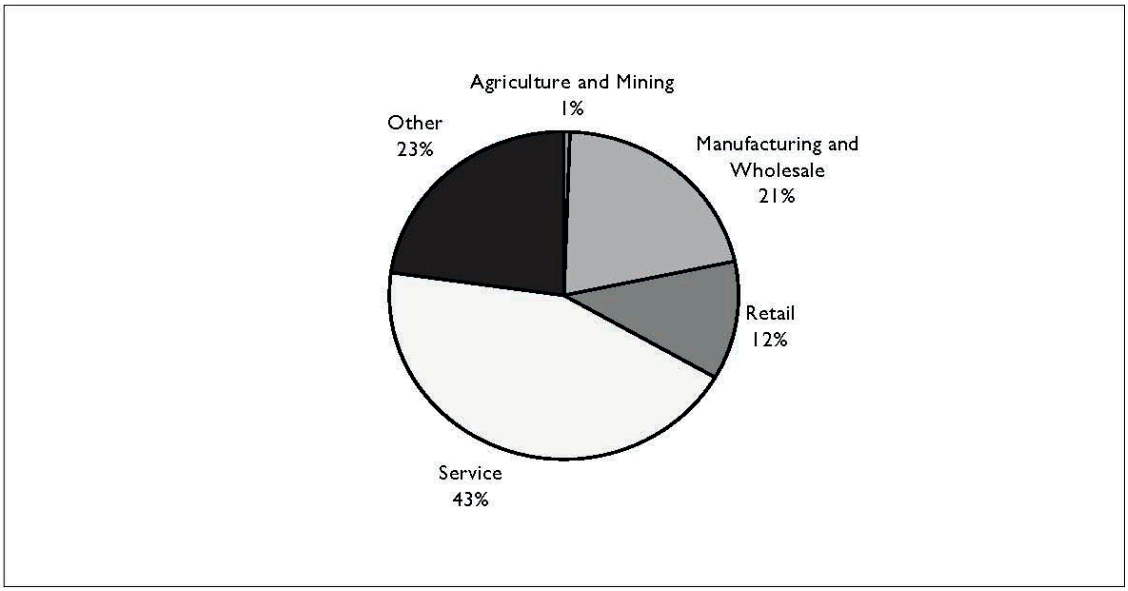
Rohnert Park was established as a master planned community in the late 1950s. The first two neighborhoods were built in 1956, and the city continued to expand over subsequent decades. However, the city's growth over the last few years has been limited; the current City limits were essentially reached in 1990.

### PACE OF GROWTH

Historically, Rohnert Park has experienced decreasing rates of population growth. Between 1965 and 1980, the city had an annual average population growth rate of 4.9 percent, and between 1980 and 1999, the average annual growth rate dropped to 3.1 percent. Extensive development in the 1980s at much higher rates of growth was counteracted by minimal residential development during the 1990s.

Most job growth in Rohnert Park has occurred since 1980. Between that year and 1999, the number of jobs in Rohnert Park increased from 5,280 to 21,900, representing an average annual growth rate of 7.8 percent. Figure 2.1-1 shows that most jobs in Rohnert Park were in the service sector in 1999.

**Figure 2.1-1: 1999 Jobs by Sector**




*Source: ABAG Projections '98*

## LAND USE PATTERN, 1999

As a master planned community, Rohnert Park has a well-structured pattern of land uses. Most neighborhoods are centered around an elementary school and/or a local park. The neighborhoods are separated by major streets, the railroad tracks, and open space and parks, such as the city's two golf courses. Neighborhood shopping centers are located at the intersections of major roads, serving several adjacent neighborhoods. Connections between different neighborhoods are generally limited to the major streets.

### Land Use Distribution

The 1999 City limits encompass an area of approximately 4,400 acres (6.9 square miles). Table 2.1-1 shows the distribution of this total area by land use. Residential is the predominant land use, occupying about 44 percent of the area. About a quarter of the remaining developed land has industrial, commercial, or office use, with the balance in public and institutional uses or rights-of-way. Only 192 acres of land are currently vacant.

**Table 2.1-1:**
**Land Uses Inside City limits, 1999**

| | *Gross Acres* |
|---|---|
| Residential | 1,971 |
| Professional/Office | 47 |
| Commercial | 332 |
| Industrial | 515 |
| Parks/Recreation | 467 |
| Public | 223 |
| Streets | 643 |
| Vacant | 192 |
| Total | 4,390 |

*Source: Dyett & Bhatia.*

### Sphere of Influence and Adjacent Jurisdictions

There was a limited amount of land outside the City limits in the 1999 Rohnert Park Sphere of Influence (SOI). The Sphere of Influence included Canon Manor and 24 commercial acres near Wilfred Avenue west of Redwood Drive. The SOI does not include Creekside Middle School or the Sonoma State University (SSU) campus, which are located adjacent to the eastern City limits. To the southwest, the city shares its boundaries with Cotati. Open space and agricultural lands are adjacent to the city's other boundaries.

To the north and northwest of the city are two County-designated Community Separators – open spaces that separate Rohnert Park and Santa Rosa. Santa Rosa's Urban Boundary at its closest point comes to within 1,000 feet of Rohnert Park.

## Residential Areas

The city's neighborhood design concept was utilized in the development of new neighborhoods. Single family, townhouse, and garden apartment housing were constructed in each neighborhood. As illustrated in Table 2.1-2, the city, excluding Canon Manor, had 15,426 housing units, the majority of which were single-family detached homes. In addition to standard housing constructed on foundations, the city has five mobile home parks and approximately 1,466 mobile homes.[1] Three of the mobile home parks are reserved for adults.

**Table 2.1-2:**
**Rohnert Park Housing Inside City Limits, 1999**

| | | *Number of Units* | *As % of total* |
|---|---|---|---|
| Single-family Detached | | 7,221 | 47% |
| Single-family Attached | | 1,719 | 11% |
| Multifamily Residences | | | |
| 2-4 units | 1,048 | | |
| 5 units or more | 3,972 | | |
| Multifamily sub-total | | 5,020 | 33% |
| Mobile Homes | | 1,466 | 9% |
| Total | | 15,426 | 100% |

*Source: California Department of Finance, Official State Estimates, January 1999*

## Commercial and Industrial Areas

Rohnert Park does not have a historic central business district. Commercial and industrial development is typically setback from the street, with on-site parking and landscaping. Three shopping centers, anchored by supermarkets, are located near the US 101 and Rohnert Park Expressway interchange, with surrounding restaurants, office buildings, and small commercial complexes. In addition, regional commercial development located west of US 101 includes stores such as Target, Home Depot, Wal-Mart, and Home Express.

The city's industrial center is located north of the Rohnert Park Expressway, west of the Northwestern Pacific railroad right-of-way. State Farm Insurance, a major employer, is located in this area. Hewlett Packard, another major employer, is located at the southeastern corner of Rohnert Park.

## Hospitality and Visitor Services

The Double Tree Hotel, Mountain Shadows Golf Resort, and Sonoma County Wineries Association (California Welcome Center) are the key hospitality sites in Rohnert Park. They are located at the

[1] State of California, Department of Finance, *Official State Estimates*, (January 1, 1999); Table 2. City/County Population and Housing Estimates.

northern end of the community on Golf Course Drive. The Rohnert Park Stadium, located on Business Park Drive, provides a venue for sporting and other events.

## Public Facilities

### *School Districts*

As discussed in Chapter 5: Open Space, Parks, and Public Facilities, three school districts serve Rohnert Park:

- *Cotati-Rohnert Park Unified School District*. This school district serves most of Rohnert Park, portions of neighboring Cotati, and limited surrounding areas. The school district operates one high school, two continuation high schools, three middle schools, and nine elementary schools.

- *Bellevue Union School District* and *Santa Rosa High School District*. These two school districts serve areas north of Rohnert Park, including most areas on the westside and eastside, outside the 1999 City limits. None of Rohnert Park's residential areas in 1999 were within these districts.

### *Parks and Recreation*

In 1999, the City operated 32 recreational facilities and parks, including 14 neighborhood parks and nine mini-parks that total 116 acres. In addition, there are nine playgrounds on school sites. A more detailed description of City parks, as well as park policies, appear in Chapter 5: Open Space, Parks, and Public Facilities.

### *City Buildings and Land*

The City owns and/or operates several other significant facilities. There are 84 City buildings which include offices, public safety facilities, and recreation buildings. The City also entered into partnerships to provide facilities such as the Wine and Visitors Center, the Library, and the Rohnert Park Municipal Golf Course. The City owns three significant parcels of land:

- *500 City Hall Drive (8.4 Acres)*. In 1990, the City Council approved plans for a civic center complex at this location. Three buildings were planned – the public safety headquarters, a City office building, and a City Council chambers building. The public safety headquarters was completed and occupied in the mid-1990s.

- *Near Rohnert Park Stadium (14 Acres)*. South of the Rohnert Park Stadium between Redwood Drive and Labath Ave.

- *Near Rohnert Park Expressway (10 Acres)*. North of the Expressway and east of Snyder Lane.

### Vacant Land

As shown in Table 2.1-1, only about 190 acres of land within the 1999 City limits, none of it zoned for residential uses, was vacant. Some stores and office spaces were also vacant in the Southwest Boulevard Shopping Center and the Padre Town Station center.

### Intensity of Development

Rohnert Park is more densely developed than any other suburban jurisdiction in Sonoma County. Average citywide housing density for land occupied by residential uses, excluding Canon Manor, is approximately 8.0 housing units per gross acre. This is the highest residential density of all cities in Sonoma County. Density varies by neighborhood. Chapter 3: Community Design presents more detail on neighborhood form and character.

Most non-residential uses in Rohnert Park occupy detached, single-story structures and have been subject to maximum lot coverage requirements of 30 to 35 percent. Non-residential sites also typically have large parking lots and landscaping.

## PLANS AND PROGRAMS, 1999

While planning in Rohnert Park is controlled by the City, it is influenced by actions of the surrounding jurisdictions as well. This section provides an overview of the major plans and programs in place in the City and adjacent jurisdictions.

### Rohnert Park Plans and Programs

In addition to the General Plan, the City had specific area plans, special area plans, and redevelopment plans in place in 1999.

#### *Specific Area Plans and Special Area Plans*

The City's specific area plans and special area plans include:

- *Wilfred-Dowdell Specific Plan*. Consisting of 24 acres between the 1999 City limits and Dowdell Avenue, this area is planned for more than 170,000 square feet of regional commercial development. The Plan has not been adopted by the City Council.

- *City Center Concept Plan*. The City completed a Draft Concept Plan for the City Center, located near the intersection of Rohnert Park Expressway and State Farm Drive, in May 1999. The Concept Plan is not a specific plan but would be used to guide the development of land purchased by the City for new offices and Council chambers. The Plan outlines a vision for the City Center that features a pedestrian-oriented main street, and establishes direction for land use, urban design, and circulation.

#### *Community Development Area*

The Community Development Area is the City's redevelopment area. It includes all sites that were vacant within the Rohnert Park City limits in 1999, except for a five-acre commercial site near the

intersection of East Cotati Avenue and Bodway Parkway. The property tax increment from new development in the redevelopment area is reinvested into the area through public improvement or other strategies. The City has been adhering to the State requirement of setting aside 20 percent of available tax increment for low/moderate income housing, which are available to meet the City's housing obligations.

## Plans and Programs of Surrounding Jurisdictions

### *Sonoma County*

In response to strong growth pressures, the Sonoma County General Plan establishes a framework for protecting open space and agricultural uses, and uses a variety of strategies for limiting new development.

- *Large-lot Zoning*. Land adjacent to Rohnert Park is designated for very low-density residential uses (typically 10-acre or 20-acre lots) and a range of small-scale and commercial farming activities.

- *Community Separators*. Community separators are established adjacent to existing cities to limit development and provide distinct physical and visual spaces between cities. Community separators are located between Rohnert Park and Santa Rosa, and between Cotati and Petaluma, southwest of Rohnert Park. The amount and intensity of development are limited, and additional requirements are imposed for screening, clustering, and preservation of trees and landforms.

- *Urban Service Boundaries*. Policies limit the extension of urban services to land capable of supporting agriculture.

- *Scenic and Riparian Corridors*. US 101 and Petaluma Hill Road are designated as scenic corridors. As such, adjacent development is required to have setbacks of 30 percent or 200 feet, whichever is smaller, and a 20-foot setback in urban service areas. Copeland Creek and Crane Creek are classified riparian corridors and are subject to a 100-foot streamside conservation area setback.

### *Sonoma County Agricultural Preservation and Open Space District*

Sonoma County voters approved a ¼-cent sales tax for the preservation of agricultural lands and open space. The Sonoma County Agricultural Preservation and Open Space District was formed for administration of these funds and has identified a process for determining lands to be preserved. Preservation of community separator lands is a primary goal, and the new acquisition plan calls for an emphasis on "greenbelt" conservation and easements and fee purchases. Several sites or easements in the Rohnert Park area have already been purchased for preservation purposes; these sites are shown on Figure 5.1-1.

### *Williamson Act Lands*

Several sites around Rohnert Park have Williamson Act contracts. The Williamson Act of 1965 (California Land Conservation Act, Government Code § 51200 et seq.) is intended to discourage

the unnecessary and premature conversion of agricultural land to non-agricultural uses by taxing land according to income-producing value, rather than its "highest and best use." Under contract, farmers agree not to develop their land for 10 years in exchange for the lower tax rate; contracts are automatically renewed each year.

Land under a Williamson Act is designated as an agricultural preserve, which can be used for agricultural, recreational use, or open space use. Recreational uses include walking, hiking, picnicking, camping, swimming, boating, fishing, hunting, or other outdoor games or sports; open space uses include wildlife habitat and managed wetland areas. Lands within a scenic highway corridor may be included in an agricultural preserve.

### *Santa Rosa*

The Santa Rosa General Plan establishes an Urban Boundary, and policies encourage preservation of community separators and agricultural lands outside the Urban Boundary. Major boundary changes can only be made during the five-year General Plan update process.

According to the Santa Rosa General Plan, the Urban Boundary contained about 149,600 persons in 1995 and can ultimately accommodate a population of 201,000. The City maintains a growth management program that limits residential building permits to 1,000 per year until 2000, 900 per year between 2001 and 2005, and 850 per year from 2006 to 2010.

### *Cotati*

Cotati's General Plan expresses the City's desire to maintain a small-town feeling and promote compact development. The 1998 Cotati General Plan reduced the western extent of the City's Urban Growth Boundary, while expanding it along the edges of Rohnert Park. Commercial Industrial and Rural Residential (1.0 unit/acre) uses are planned for areas adjacent to Rohnert Park. The Commercial Industrial area, while it does not border on Rohnert Park, could cause off-site impacts like traffic and noise.

Cotati's growth management program limits the City to issuing 75 residential building permits per year, plus an additional 25 for affordable units. Average annual growth has been closer to 50 units.[2] The 1999 population of about 7,200 is estimated to increase to more than 7,500 by 2005 and more than 8,000 by 2010.

### *Sonoma State University*

While SSU contributes strongly to the city's identity, it actually lies outside the city's eastern boundary and the City's 1999 SOI. The 214-acre campus supports 7,000 full time equivalent (FTE) students and 1,200 employees, making it one of the largest employers in the area. University students, faculty and staff are a part of the Rohnert Park community.

The 1992 SSU Master Plan featured 880,000 square feet of new classrooms, facilities, and parking, and enhanced campus entryways. At buildout, the Master Plan was designed to increase the number of FTE students to 10,000. As of 1999, SSU is preparing an updated Master Plan that plans for

[2] City of Cotati, 1998 General Plan Update (October 1998), 10.

additional classrooms and facilities, as well as new student housing. The updated plan is still expected to have 10,000 FTE students at buildout. The University is considering acquisition of the site west of the concert hall for long-term expansion.

In September 1998, SSU completed a master plan for a new concert hall and music center to be located between the existing campus and the Rohnert Park Expressway. Approximately 97,000 square feet in size, the facility features a 1,400-seat concert hall, an outdoor theater, a recital hall, a rehearsal hall, a banquet hall, and as well as classrooms and offices.

### *Canon Manor*

The Canon Manor subdivision is located immediately south of SSU, west of Petaluma Hill Road. Although outside of the 1999 City limits, Canon Manor is within Rohnert Park's SOI, and within the Urban Growth Limit shown in this General Plan. The County allowed large-lot development on parcels accessed on graveled roads and supported by individual water wells and septic systems. Water wells and septic systems in close proximity to each other in the heavy clay soils of Canon Manor may result in the infiltration of pollutants from septic systems into water wells. After extended periods of dry weather, the water table may drop below the level of water wells. Public improvements, commonly provided within City limits, either do not exist or were not constructed to City standards in Canon Manor. Property owners, Sonoma County, LAFCO and the City eventually will need to resolve public service issues. Topics to be addressed include:

- Facility standards;
- Costs and mechanisms to install needed facilities;
- Payment of costs by Canon Manor property owners;
- Extension of City services, specifically water and sewer; and
- Annexation.

### *Penngrove*

Established in 1882, Penngrove is a small, unincorporated, rural town at the foothills of Sonoma Mountain. The Penngrove Specific Plan was adopted in 1984 and encompasses 2,750 acres located between Petaluma, Cotati, Rohnert Park and the Canon Manor subdivision to the north. Penngrove's core area is served by sewer system and aqueduct water, with parcels ranging from 1/4 acre to 1 acre. The outlying areas are served by private wells and septic, with parcels ranging from 2 acres to the 20-acre density established by the Sonoma Mountain Area Plan (first adopted by Sonoma County in 1978). Based on low-density land use policies, the Penngrove Specific Plan intends to accommodate a population of 2,744 at buildout.

The Penngrove Specific Plan is committed to: a community centered concept; provisions of greenbelts surrounding and separating urban areas; retention of agricultural resources; adherence to the principle of environmental suitability; and preservation of natural resources.

## Regional Agencies and Programs

Implementation of the General Plan will require coordination with several regional and other local agencies.

### *Sonoma County and Community Separators*

Sonoma County communities strive to maintain clear physical boundaries in order to avoid corridor-style urbanization and suburban sprawl. This concept is recognized as "community separators" in the Sonoma County General Plan. Two community separators are located in the Rohnert Park-Cotati area. The Petaluma-Rohnert Park separator is located between Petaluma, Penngrove, and Rohnert Park-Cotati. The second separator is generally located north and northwest of Rohnert Park, between Rohnert Park and Santa Rosa (see Figure 5.1-1). The Sonoma County General Plan limits land uses in community separators to open space, agriculture, and rural residential development.

Santa Rosa's Urban Boundary, along the Wilfred Channel, is close to the northernmost City limits. A County-designated Community Separator is in effect in this area, providing a green space between Santa Rosa and Rohnert Park. The Sonoma County General Plan allows only very low-density residential development in the separators, in order to provide visual and physical greenbelts between communities.

*For detailed discussion and policies related to separators, including the Sonoma County Measure D, see Chapter 5: Open Space, Parks, and Public Facilities.*

### *Regulation of Uses in Unincorporated Areas*

Because the General Plan does not propose annexation of all land within the Planning Area, development on unincorporated land, essentially all land east of Petaluma Hill Road in the Planning Area, will continue to be regulated by the County General Plan and the Zoning Ordinance. All land in the area is currently designated by the County for agricultural and rural residential uses.

Land outside the Santa Rosa Urban Boundary, within the southern Santa Rosa SOI adjacent to Rohnert Park, includes land designed as community separator. Very low density residential use designations are in place there and permit minimum residential lots of 0.5 to 5 acres. These designations are intended to be permanent, not to reserve land for future development.

## 2.2 GENERAL PLAN DIAGRAM AND USE CLASSIFICATIONS

### GENERAL PLAN LAND USE FRAMEWORK

### General Plan Diagram

The land use framework of the General Plan is embodied in the General Plan Diagram (Figure 2.2-1), which is a graphic representation of the themes and policies in the Plan. The General Plan Diagram designates the proposed general location, distribution, and extent of land uses through buildout, which is expected by about 2020. As required by State law, land use classifications, shown as color/graphic patterns, letter designations, or labels on the Diagram, specify a range for housing density and building intensity for each type of designated land use. These density/intensity standards allow circulation and public facility needs to be determined; they also reflect the environmental carrying-capacity limitations established by other elements of the General Plan.

The Diagram is to be used and interpreted only in conjunction with the text and other figures contained in the General Plan. The legend of the General Plan Diagram abbreviates the land use classifications described below, which represent an adopted part of the General Plan.

The General Plan Diagram is not parcel-specific, and uses on sites less than one acre in size are generally not depicted on the Diagram. The interpretation of consistency with the General Plan on sites less than one acre in size will be done through the Zoning Ordinance and the Zoning Map.

### Land Use Framework Guiding Principles

The General Plan Diagram embodies several ideas and principles. These include:

- *Compact urban form.* All growth is contiguous to existing City limits and within 4,000 feet of existing (as of 1999) development. The compact form of growth is supplemented by maintenance of urban densities, to help preserve open space, protect agriculture, and ensure efficient provision of services.

- *Urban Growth Boundary.* The General Plan delineates an Urban Growth Boundary (UGB) as the edge within which all urban development will be contained, until the year 2020.

- *Close physical integration of the city and Sonoma State University.* New growth areas are located to foster a strong physical "town and gown" connection. A new University District is located north of the campus to bring the city and the University together, and provide a mixed-use residential and commercial center to meet the needs of students, faculty, visitors, as well as city residents.

- *Increased connectivity between and within neighborhoods.* New streets are designated to result in increased connectivity. In addition, policies for locating local streets are included to ensure neighborhood-level connections while providing flexibility to project developers.

- *Designation of mixed-use and pedestrian-oriented activity centers*. Three pedestrian-oriented mixed-use centers are designated: the University District, the City Center and SOMO Village. In addition, mixed-use or multi-use development is encouraged at three other sites: the northwest growth area, southwest of Adrian Drive/Southwest Boulevard, and a center in the southeast.

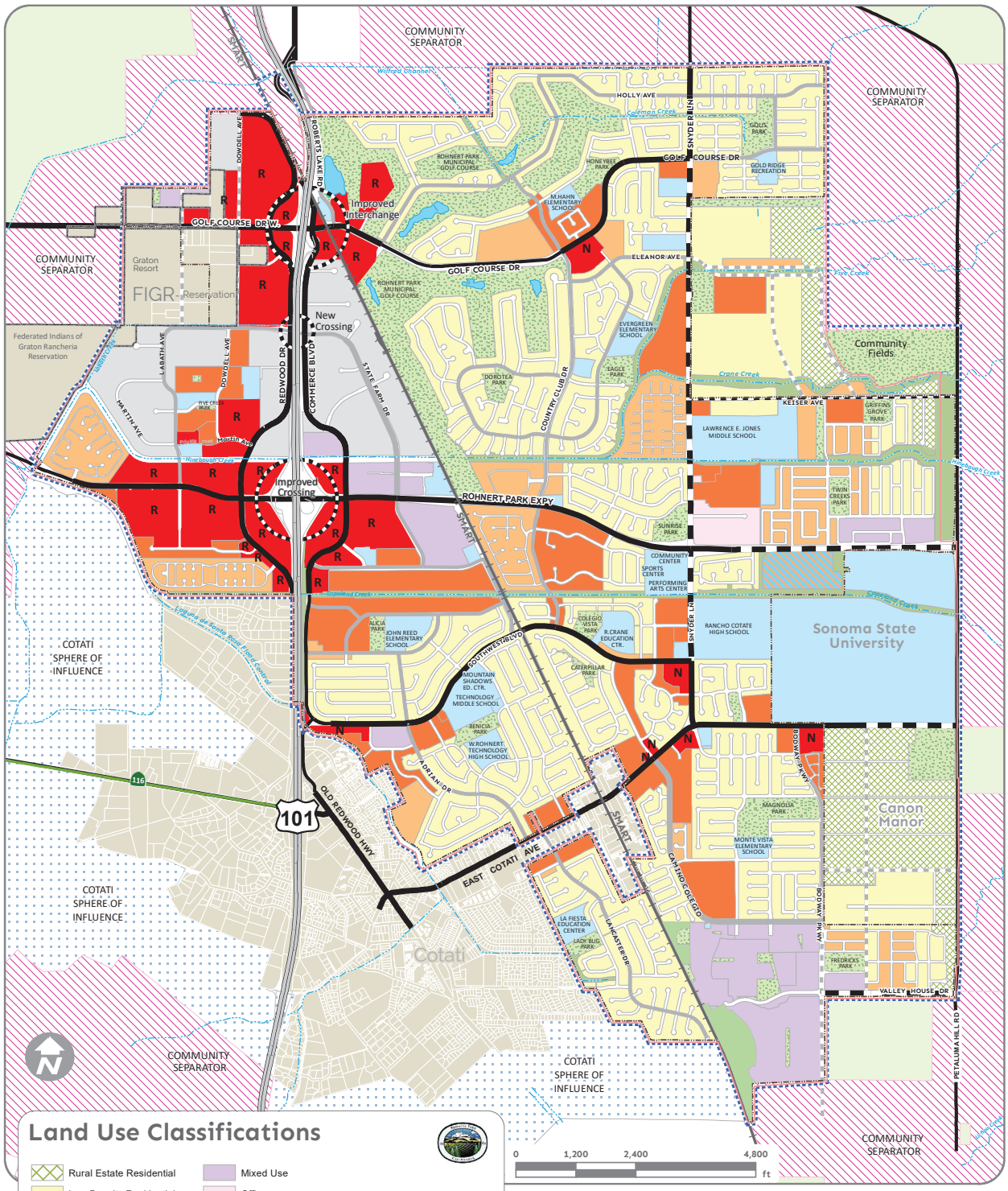
- *Variety of housing and mix of housing types in all neighborhoods.* The General Plan provides for a variety of housing types, including Estate Residential, a housing type currently not found in Rohnert Park, as well as higher density housing to meet the needs of students, and mobile home subdivisions to provide for affordable housing. The General Plan Diagram illustrates neighborhoods with integrated housing types, designed to locate a larger share of residences close to transit and neighborhood centers.

- *Protection of creeksides and provision of a network of trails and parks.* The Diagram illustrates a network of open space along creeks that will be realized over time. These open space areas will also facilitate development of a network of bikeways and pedestrian trails.

- *Land use pattern to maximize accessibility to parks and commercial centers.* All high density residential uses are located adjacent to parks/greenways or mixed-use centers to ensure that recreational and everyday shopping facilities are within walking distance of most residents.

## FUTURE BOUNDARIES

The General Plan Diagram shows the proposed future Sphere of Influence for the City; future City limits are proposed to coincide with the Sphere of Influence. Decisions on changes to the City limits and the Sphere of Influence require approval of the Sonoma County Local Agency Formation Commission (LAFCO). Also shown on the Diagram is the Urban Growth Boundary (UGB), which outlines the limits of urban growth under this General Plan. This UGB is entirely within the proposed sphere, and will become operative upon the adoption of this General Plan; UGBs are neither recognized by LAFCO, nor do they require LAFCO approval.




## Land Use Classifications

- Rural Estate Residential
- Low Density Residential
- Medium Density Residential
- High Density Residential
- C-R/R-H
- Industrial
- Commercial - N
- Commercial - R
- Mixed Use
- Office
- Public/Institutional
- Parks/Recreation
- Open Space - Environmental Conservation
- Open Space - Agriculture and Resource Management
- Public/Institutional/Medium Density Residential

- Sphere of Influence
- 20 Year Urban Growth Boundary
- City Limits

**Existing/Proposed**

- Major Arterial (4-6 lanes)
- Minor Arterial (2 lanes)
- Major Collector (4 lanes)
- Minor Collector (2 lanes)

All maps are intended to be consistent with the General Plan Diagram.
Additional adjustments to other maps may be made for consistency.

Base data from County of Sonoma GIS department and the City of Rohnert Park

Print Date: 10/17/2023

# Figure 2.2-1
# General Plan Diagram

Adopted:11/7/2000

Diagram Revisions:
1/23/01 Reso 2001-24
7/24/01 Reso 2001-161
8/28/01 Reso 2001-192
10/22/02 Reso 2002-247
10/14/03 Resos 2003-236 and 2003-238
9/25/05 Reso 2005-296
5/23/06 Reso 2006-142
6/13/06 Reso 2006-161
6/10/08 Reso 2008-87
8/24/10 Reso 2010-102
12/7/10 Reso 2010-133
Reso 2010-135
11/12/13 Reso 2013-153 and 2013-155
4/8/14 Reso 2014-033
5/27/14 Reso 2014-033A
11/25/14 Reso 2014-156
3/22/16 Reso 2016-029
1/10/17 Reso 2017-009
11/13/18 Reso 2018-152
4/23/19 Reso 2019-043
11/26/19 Ordinance 940
2/25/20 Reso 2020-018
5/12/20 Reso 2020-038
3/9/21 Reso 2021-029
8/24/21 Reso 2021-097
01/24/23 Reso 2023-004
08/08/23 Reso 2023-063

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## DENSITY/INTENSITY STANDARDS

The General Plan establishes density/intensity standards for each use classification. Residential density is expressed as housing units per gross (including public streets and other rights-of-way) acre. Maximum permitted ratio of gross floor area to site area (FAR) is specified for non-residential uses. FAR is a broad measure of building bulk that controls both visual prominence and traffic generation. It can be clearly translated to a limit on building bulk in the Zoning Ordinance and is independent of the type of use occupying the building.

Density (housing units per gross acre) and intensity (FAR) standards are for gross developable land (that is, including streets and other rights-of-way), but excluding areas subject to physical or environmental constraints, as well as areas dedicated for creekside/greenways or habitat protection.

### Exceptions

The Zoning Ordinance could provide specific exceptions to the FAR limitations for uses with low employment densities, such as research facilities, or low peak-hour traffic generation, such as hospitals. Intensity standards for non-residential and mixed-use development are for the entire development site; that is, intensities on individual parcels may exceed the maximum, provided the overall development project does not exceed the stipulated intensity.

For residential uses, in contrast, density standards shall apply to individual parcels. The Planning Commission may permit, subject to findings, deviations in residential density standards on individual parcels for clustered development with common open space, as stipulated in the policies included later in this chapter, provided overall project density is not exceeded.

Additionally, Planned Developments or Specific Plan areas which are subject to form-based zoning codes shall be exempted from the FAR limitations set forth above. The density standards applicable to such areas shall be the same as that set forth in the applicable form-based code.

(Rev. 08/10)

**Table 2.2-1:**
**Standards for Density and Development Intensity**

| *Land Use Designation* | *Residential Density (units/gross acre)*[1] | *Assumed Average for Buildout Calculations* | *Maximum Permitted FAR*[2] |
|---|---|---|---|
| Residential[3] | | | |
| Estate | up to 2.21 | 2.21 | |
| Low Density | 4.0-6.0 | 6.0 | |
| Medium Density | 6.1-12.0 | 12.0 | |
| High Density | 12.1-24.0 (30.0[6]) | 21.0 | |
| Office | - | | 1.0 |
| Commercial | | | |
| Neighborhood/Community/ Regional | - | | 0.4 |
| Hotels | - | | 1.5 |
| Industrial | | | 0.5[3] |
| Mixed-use Development[4] | | | 1.5 for commercial and office mixed-use areas, 2.0 for residential uses mixed with office or commercial, or as defined by a Planned Development or Specific Plan[5] |

*1. 25 percent bonus is available for projects meeting State criteria for bonus for affordable housing (Government Code § 65915). 10 percent discretionary bonus (cannot be combined with 25 percent affordable housing bonus) is available upon Planning Commission approval only, and only for projects undertaking off-site improvements (such as streetscape improvements) that further the City's community design objectives.*
*2. Parking structures and garages are excluded from FAR calculations for non-residential and mixed-use developments.*
*3. Discretionary increases may be permitted up to a total FAR of 1.0, subject to review and approval for development meeting specific standards included in the Zoning Ordinance.*
*4. FARs for mixed-use classifications are for combined residential and non-residential development; no separate residential density limitations are specified.*
*5. FARs exceeding the specific limits stated above shall be as approved in Planned Development and Specific Plan areas.*
*6. Within the Central Rohnert Park area, residential density may be increased to 30 units per acre. Any density bonus would allow this to be increased according to the applicable provisions.*

*Source: City of Rohnert Park, Dyett & Bhatia* (Rev 08/10)

## Maximum Density/Intensity Not Automatic

The density/intensity standards do not imply that development projects will be approved only at the maximum density or intensity specified for each use. Zoning regulations consistent with General Plan policies and/or site conditions may reduce development potential within the stated ranges. Examples of conditions that may limit attainment of the maximum densities/intensities include, but are not limited to:

- Development standards established in the Zoning Ordinance (such as for heights and setbacks, or minimum habitable space) may limit building size;

- The Zoning Ordinance and the Zoning Map may break down a single General Plan land use classification into two or more districts with intermediate maximums; and

- The Zoning Ordinance may establish intermediate maximum densities/intensities, with attainment of the maximum in the General Plan subject to specific performance, design, or other criteria.

In addition, policies for specific areas or sites in the General Plan may restrict development intensities to less than what may otherwise be permitted under a specific land use classification.

Gross density standards and assumed averages for residential categories are listed in Table 2.2-1 Design standards specified in the Community Design Element and/or the Zoning Ordinance should also be consulted in addition to the density/intensity standards in this element. (Rev 03/02)

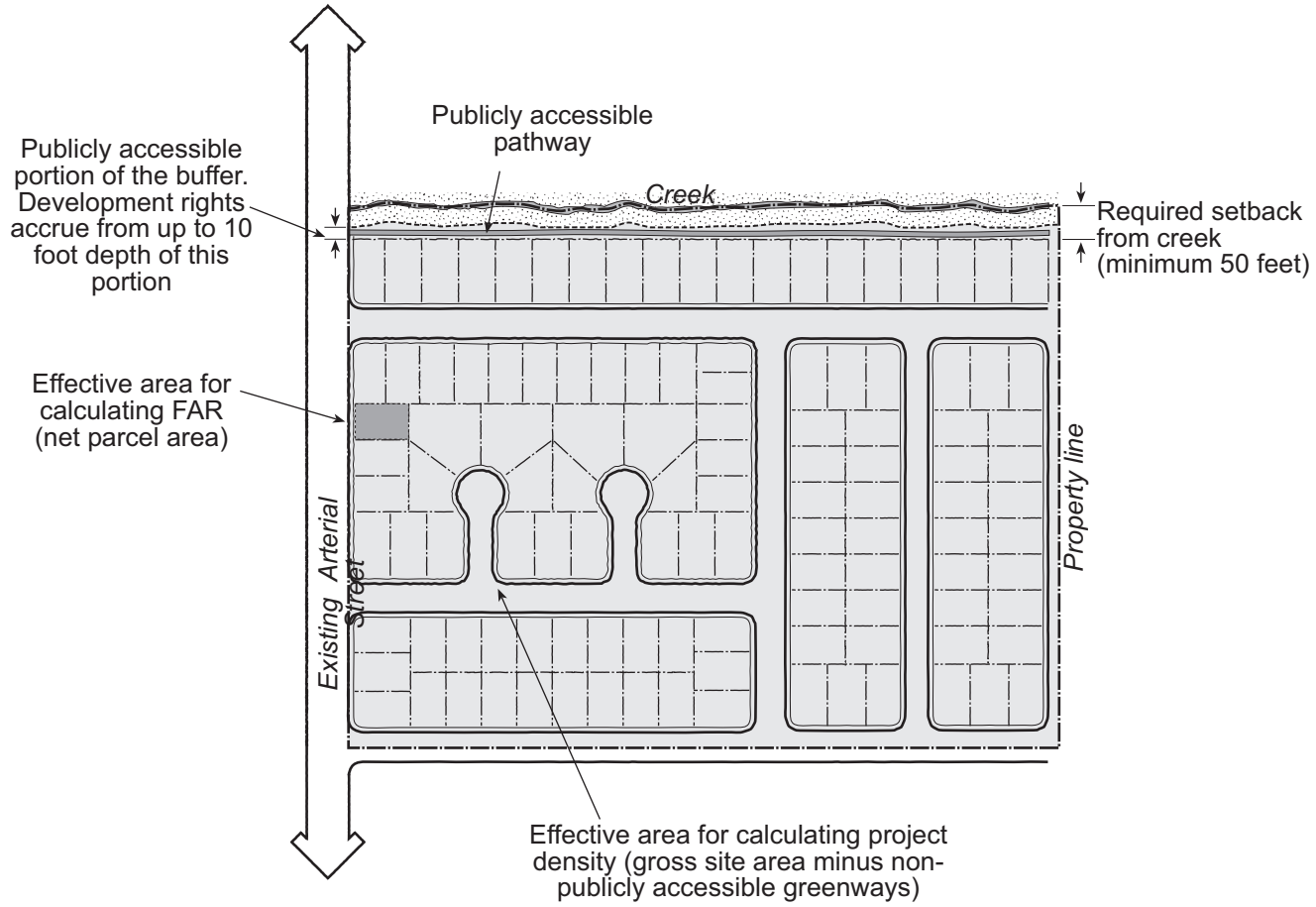



*Figure 2.2-2*

# Residential Density and FAR Calculation (illustrative)

### Classification System

The classifications in this section represent adopted City policy. They are meant to be broad enough to give the City flexibility in implementing City policy, but clear enough to provide sufficient direction to carry out the General Plan. The City's Zoning Ordinance contains more detailed provisions and standards to implement these classifications. More than one zoning district may be consistent with a single General Plan land use classification.

## Residential

Four residential land use classifications are established to provide for development of a full range of housing types (mixed-use classifications that permit residential uses are included later in this section). Densities are stated as the number of housing units per gross acre of developable land, provided that at least one housing unit may be built on each existing legal parcel designated for residential use.

Development would be required within the density range (both maximum and minimum) stipulated in the classification. Second units permitted by local regulation and State-mandated density bonuses for provision of affordable housing are in addition to densities otherwise permitted in each of the residential land use classifications.

Assumed average densities listed are used to calculate probable housing unit and population holding capacity. Neither the averages nor the totals constitute General Plan policy. Population densities corresponding to the housing unit densities can be obtained by multiplying each housing unit by 2.62, the average projected Rohnert Park household size in 2020, according to the Association of Bay Area Governments' (ABAG) Projections '98.

### *Rural Estate Residential*

Single-family detached residential development at densities of 2.21 housing units per gross acre or less. This classification is intended for three areas: Canon Manor, Southeast Specific Plan Area and at designated locations at the city's ultimate physical edge on the eastside to provide transition between urban and open space uses. The Zoning Ordinance may split this classification into two categories: Rural Residential, to be applied to the Canon Manor, and Estate Residential, which would be applied to the Southeast Specific Plan Area and other areas with this designation.

### *Low Density*

Single-family residential development at density of 4.0 to 6.0 units per gross acre. Typical lots would be 6,000 square feet, but the minimum would be 5,000 square feet, and the Zoning Ordinance may permit smaller lots (4,500 square feet) for projects that use features such as clustering and common open space that may result in somewhat smaller lots, but increased community-wide open space. This classification is mainly intended for detached single-family dwellings, but the Zoning Ordinance may permit attached single-family units in selected or all areas, provided each unit has ground-floor living area and private outdoor open space. The Zoning Ordinance may include a separate district for mobile home subdivisions or zero-lot-line developments.

### *Medium Density*

Housing at densities from 6.1 to 12.0 units per gross acre. Dwelling types may include attached or detached single-family housing. The Zoning Ordinance may reserve some areas designated as Medium Density for detached (zero-lot-line or other) single-family residential development. Multifamily housing type is not permitted. Side-by-side duplexes not separated by a property line or without individual heating systems are also permitted, provided they are similar in appearance to single family structures.

### *High Density*

Residential development at densities ranging from 12.1 to 30.0 units per gross acre. This designation would permit a wide range of housing types, ranging from single-family attached to multifamily and may include other housing types identified within a Specific Plan, and is intended for specific areas where higher densities may be appropriate.

## Commercial

This designation is intended to provide sites for retail areas containing a wide variety of businesses, including: retail stores, eating and drinking establishments, commercial recreation, service stations, automobile sales and repair services, financial, business and personal services, hotels and motels, and educational and social services. In order to provide for the housing anticipated in the Housing Element, and provide for internal consistency between the Land Use Element and the Housing Element, residential uses may be conditionally permitted. Maximum permitted FAR is 1.5 for hotels and 0.4 for all other uses. Letter designation on the General Plan Diagram may limit the type of commercial uses in certain districts, as follows:

- *N (Neighborhood)*. Stores, personal service establishments, offices, financial businesses, and restaurants and cafes that serve the everyday needs of the immediate neighborhood. Department or big-box stores are not permitted, and the Zoning Ordinance may place limitations on automotive (for example, gas stations, auto sales and repair) and drive-through establishments.

- *R (Regional)*. Shopping centers that typically include department stores or big-box stores, which attract consumers from outside the city. Neighborhood-oriented commercial uses may be limited within this district.
  (Rev. 03/02)

## Office

This designation is intended to provide sites for administrative, financial, business, professional, medical and public offices, and support commercial uses. Limits on retail activities in the district will be specified in the Zoning Ordinance. The Zoning Ordinance may permit hospitals, extended care and other similar facilities in specific locations. The maximum FAR is 1.0.

### Industrial

This designation accommodates campus-like environments for corporate headquarters, research and development facilities, offices, light manufacturing and assembly, industrial processing, general service, warehousing, storage and distribution, and service commercial uses. Retail is permitted as an ancillary use only. Maximum FAR is 0.5, but discretionary increases may be permitted up to a total FAR of 1.0, subject to review and approval for development meeting specific standards included in the Zoning Ordinance.

### Mixed-Use

This designation accommodates a variety of compatible businesses, stores, institutions, service organizations, and residences in a pedestrian-oriented setting. Allowable uses include multifamily residences, retail shops, financial, business and personal services, and restaurants. Automotive (for example, motor vehicle sales, motor vehicle part sales, and gasoline stations) and drive-through establishments are not permitted, but may be allowed within Planned Development and Specific Plan areas if the governing provisions for such areas expressly provide otherwise. Plan policies and/or the Zoning Ordinance may require certain uses – such as ground-level retail – in some or all portions of a site with this designation.

In general, the maximum FAR for developments with a non-residential mix of uses is 1.5 and for residential and non-residential uses combined is 2.0; however, in Planned Developments and Specific Plan areas, limitations on maximum FAR shall be as set forth in the applicable zoning district. Separate residential density limitations are not established; however, minimum unit size requirements established in the Zoning Ordinance will result in maximum density limitations. In addition, limitations on the size and location of parking, coupled with building orientation and design standards, as specified in Chapter 3: Community Design and/or the Zoning Ordinance will ensure that a pedestrian-oriented environment is created. (Rev. 08/10)

Areas on the General Plan Diagram that are striped with two different colors are not considered mixed use, which only applies to the areas with the Mixed Use designation.

### Public/Institutional

To provide for schools, government offices, transit sites, and other facilities that have a unique public character, as well as Sonoma State University. Religious facilities are not called out separately on the General Plan Diagram, although they would be permitted in this designation as well as other residential and commercial districts; these facilities may or may not be specifically delineated on the Zoning Map.

### Public/Institutional/Medium Density Residential

This designation shown as a striped area on the General Plan Diagram would allow either of the two uses represented by the striping, or a combination of the two (Public/Institutional and Medium Density Residential) consistent with their separate land use classifications.

### Commercial- R/High Density Residential

This designation shown as a striped area on the General Plan Diagram would allow either of the two uses represented by the striping, or a combination of the two (Commercial and High Density Residential) consistent with their separate land use classifications.

### Parks/Recreation

This designation provides for parks for active and passive recreation, recreation complexes, community fields, public golf courses, stadiums, arboretums, and greenways. Ancillary facilities such as concession stands, clubhouses, and equipment rental are also allowed.

### Open Space

Two types of open space designations are included:

#### *Open Space for Environmental Conservation*

This designation includes sites with environmental and/or safety constraints. Included are riparian corridors, sensitive habitats, and wetlands. For sites entirely within this designation, development is limited to one housing unit per existing legal parcel, provided policies in Chapter 6: Environmental Conservation, as well as protection standards that may be specified in the Zoning Ordinance or elsewhere, are adhered to. For parcels partially within this designation, no development is permitted within the Open Space designated area if other land within the parcel does not have environmental and/or safety constraints. Land area with this designation shall not be used in calculating allowable development. However, for parcels that include creekside buffers, development rights that would result if adjacent land uses were to be extended into a buffer can be transferred for land in the buffer that is directly accessible to the public, subject to a maximum 10-foot depth, on an acre-for-acre basis, to the developable parts of the parcel.

#### *Open Space for Agriculture and Resource Management*

This designation includes orchards and cropland, grasslands, and very low density rural residential areas, not to exceed one housing unit per 20 or 40 acres, provided that one housing unit may be built on each existing parcel. Agriculture is permitted with fewer restrictions on keeping animals than in the residential classifications. This classification will also accommodate any greenbelts and/or urban buffer areas that may be designated in the future. Greenbelts are open space, park land, and agricultural areas located outside urban areas, as opposed to urban parks located within developed areas.

### 20 Year Urban Growth Boundary

This is the area within which urban development will be contained over the period 2000 to 2020.

(Rev. 11/00)

## 2.3 GENERAL PLAN BUILDOUT

Table 2.3-1 shows the buildout acreage of the General Plan Diagram. Approximately 1,301 net acres would be developed within the UGB, including infill sites. An additional 50 acres would be developed for community fields outside the UGB. The table breaks out acreage by area of the city: areas inside the 1999 City limits and three areas outside the 1999 City limits, the eastside (north of the SSU campus), Canon Manor and southeast (south of the SSU campus), and the westside (west of Dowdell Avenue). Most areas that are planned for new development are residential in use, totaling about 640 acres. Amendments to the General Plan in 2010 have resulted in the designation of certain developed and undeveloped lands from an industrial designation to mixed use and parks/open space. An additional 550 acres outside the UGB and inside the SOI would be used for parks and open space. Figure 2.3-1 compares land uses in 1999 to those resulting from full buildout of the General Plan.

**Table 2.3-1:**
**General Plan Buildout: Net Acreage of New Development**

| | *Inside 1999 City Limits* | *Eastside* | *Canon Manor & Southeast*[4] | *Westside* | *SOMO Village* |
|---|---|---|---|---|---|
| Residential | | | | | |
| Estate | 0 | 60 | 204 | 0 | 0[3] |
| Low Density | 0 | 150 | 64 | 0 | 0[3] |
| Medium Density | 0 | 90 | 27 | 0 | 0[3] |
| High Density | 0 | 20 | 0 | 0 | 0[3] |
| Mixed Use | 20 | 30 | 7 | 50 | 147 |
| Commercial | 40 | 0 | 0 | 54[1] | 0[3] |
| Industrial | 120 | 0 | 0 | 15 | 0[3] |
| Office | 10 | 0 | 0 | 0 | 0[3] |
| Public/Institutional | 0 | 10 | 0 | 0 | 1 |
| Parks/Open Space[2] | 2 | 155 | 17 | 5 | 27 |
| Total | 192 | 495 | 319 | 124 | 175 |

*1. Includes 24 acres in the Wilfred/Dowdell specific plan area.*

*2. Includes neighborhood parks, linear parks, community fields, and creek corridors. The community fields (approximately 50 acres), are located inside the Sphere of Influence, but outside the Urban Growth Boundary.*

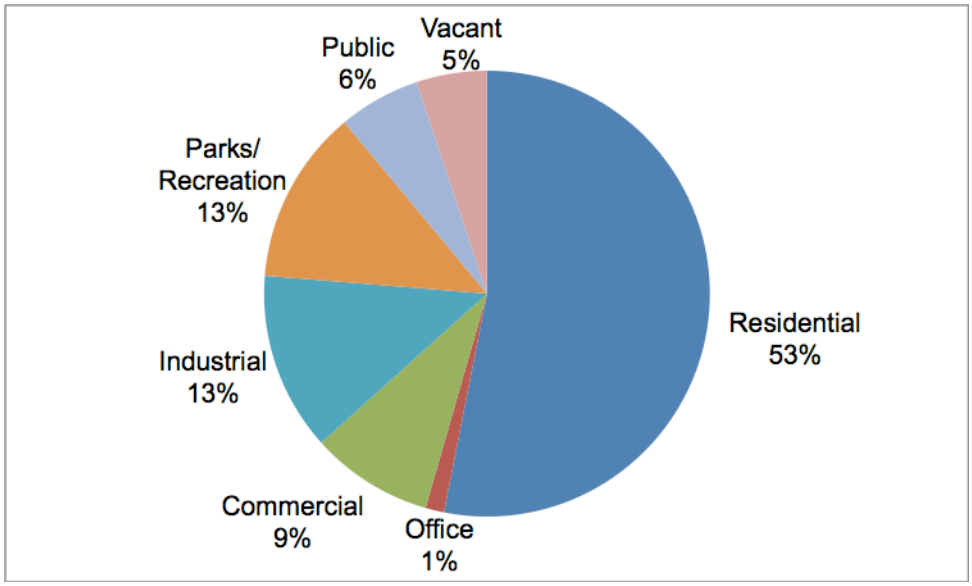
*3. Various residential, commercial, office, and industrial uses are proposed to be integrated throughout the SOMO Village Planned Development, and such uses are therefore collectively reflected as mixed use in this Table.*

*4. Assumes Canon Manor includes 188 acres of Estate Residential, 42 acres of Low Density Residential and 9 acres of Parks/Open Space.*

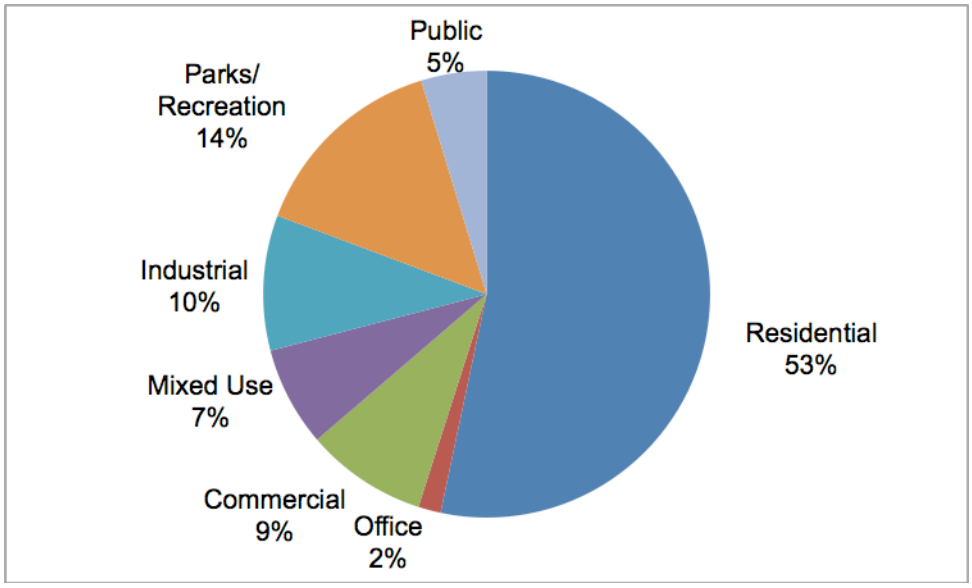
*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan.*

*Source: Dyett & Bhatia* (Rev. 9/14)

**Figure 2.3-1 Land Uses: 1999 vs. Buildout**[1]




*Inside City Limits, 1999*




*Buildout* (Rev. 08/10)

*1. Acreages do not include streets.*

*2. Parks/Recreation acreage includes the 50-acre community fields.*

*Source: Dyett & Bhatia*

Table 2.3-2 shows the total number of housing units estimated at buildout of all General Plan policies.

**Table 2.3-2:**
**Estimated Housing Units at Buildout**

| | |
|---|---|
| Existing Units | |
| Inside 1999 City Limits | 15,430 |
| Canon Manor | 110 |
| Subtotal | 15,540 |
| New Units | |
| Inside 1999 City Limits | 1,142 |
| Eastside | 2,440 |
| Westside | 400 |
| Canon Manor and Southeast | 950 |
| Subtotal | 4,932 |
| Grand Total | 20,472 |

*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan. These figures do not include second residential units and reflect anticipated 55% buildout with SOMO Village through 2020.*

*Source: Dyett & Bhatia* (Rev. 09/14)

Table 2.3-3 summarizes the buildout population and employment under the General Plan. Population and employment are based on estimates of housing units and non-residential building floor area, which are derived from the acreage estimates in Table 2.3-1.

Population is expected to increase at an average annual rate of 1.0 percent between 1999 and 2020. Approximately 10,322 residents will be added to the city, reaching a total buildout population of approximately 51,332. Whereas, jobs are planned to increase at a yearly rate of 1.9 percent under the General Plan, reaching a total buildout of 29,479 jobs. Because jobs will increase at a faster rate than population, the ratio of jobs to employed residents is expected to increase from 1.04 to 1.22.

**Table 2.3-3:**
**General Plan Buildout: Population and Jobs[1]**

| | *Estimated 1999* | *1999-Increase to Buildout* | *Buildout* |
|---|---|---|---|
| **Population** | | | |
| Total | 41,000 | 10,332 | 51,332[4] |
| Annual Growth Rate | | 1.0% | |
| Housing Units | 15,540[2] | 5,382 | 20,922 |
| **Jobs** | | | |
| Total | 21,900 | 7,579 | 29,479 |
| Annual Growth Rate | | 1.9% | |
| Building Area[3] (s.f.) | n.a. | 4,591,162 | n.a. |
| Employed Residents | 21,200 | 4,777 | 25,977 |
| Jobs/Employed Residents | 1.04 | | 1.14 |

*n.a. – not available*

*s.f. – square feet*

*1. Buildout estimates do not include on-campus population or employment for SSU.*
*2. California Department of Finance, Official State Estimates (January 1999) for Rohnert Park and estimate for Canon Manor; includes 1,466 mobile home units*
*3. Includes commercial, industrial, office, and mixed-use development. Also, includes development in the City Center and Wilfred-Dowdell Specific Plan Area and 55% of the 823,000 non-residential s.f. and 2,541,00 residential s.f. within the Mixed Use designation at SOMO Village Planned Development.*
*4. Assumes 1999 group quarters population of 660 to stay the same at buildout. Thus, at buildout, the household population will be 49,740 (50,400-660)*

*Note: This table is for informational purposes only, and does not represent adopted City policy related to buildout. Total buildout of the General Plan is neither anticipated by nor specified in the General Plan. Figures above reflect anticipated 55% buildout with SOMO Village through 2020.*

*Source: Dyett & Bhatia* (Rev. 08/10)

## 2.4 LAND USE GOALS AND POLICIES

### GOALS: LAND USE

LU-A Maintain a compact urban form, with a defined urban growth boundary and urban development intensities in land designated for urban uses. Work with other agencies to ensure that land surrounding the city is maintained in open space.

LU-B Provide soft urban edges and ensure that designated intensities provide gradual transition to open space at the city edges.

LU-C Promote a balanced land use program and increase the ability of people to live and work in the city.

LU-D Provide for concentrations of activity and mixed-use and pedestrian-oriented development in selected areas.

LU-E Encourage development of the City Center as a mixed-use activity center with a range of commercial, residential, and civic uses.

LU-F Create a new mixed-use University District north of Sonoma State University that would draw visitors, serve as a destination point for the City, offer a wide mix of residential and employment opportunities, and foster close physical and visual relationship between the campus and the rest of the City.

LU-G Require preparation of specific plans for strategic new growth areas with complex land use programs.

LU-H Maintain land use patterns that maximize residents' accessibility to parks, open space, and neighborhood shopping centers.

LU-I Provide a range of housing types in type and price, including large-lot homes and housing oriented to students. Provide a variety of housing in all neighborhoods and reserve sites, where appropriate, for housing types that would ensure that Rohnert Park remains an inclusive, community.

LU-J Continue to maintain efficient land use patterns and ensure that infill development maintains the scale and character of established neighborhoods.

LU-K Promote a diverse range of jobs within the city.

LU-L Establish Central Rohnert Park as a complete community, with distinctive mixed-use areas and place, by:

- Promoting high-quality, compact infill growth that enhances the character of existing neighborhoods, complements the identity of subareas, and improves the bike, pedestrian, and transit orientation.

- Encouraging a variety in new housing development to serve the diverse segments of the community, including students, working professionals, families, and senior citizens.

- Supporting Central Rohnert Park as a thriving business and employment district.

## POLICIES: LAND USE

The first set of policies in this section addresses the city as a whole, and then policies for Specific Plan areas and other specific areas follow.

*For community design policies, see Chapter 3: Community Design.*

### Use Classifications and Land Use Program

LU-1 Update the City's Zoning Ordinance and Subdivision Regulations contained in the Municipal Code for consistency with the General Plan, including the General Plan Diagram.

*A complete revision of the Zoning Ordinance will be necessary, including, but not limited to:*

- *Establishment of new base districts, consistent with the land use classifications in the General Plan;*
- *Establishment of new overlay districts for environmental protection and review processes and base, overlay, or specific plan districts for mixed-use areas;*
- *New development regulations that reflect policy direction contained throughout the General Plan, including design standards in the Community Design Element.*

LU-1A At the time of updating the Zoning Ordinance and the Zoning Map, examine, and update where necessary, the General Plan Diagram and/or the Zoning designation for parcels located within areas of existing development.

*The City's previous (as of 2000) Zoning Ordinance allowed alternate land uses in given zoning districts with the approval of a use permit. For example, commercial uses were allowed on land designated for industrial use along Commerce Boulevard and Redwood Drive. This General Plan anticipates that the Zoning Ordinance will be revised including identification of new base zoning districts. It may be necessary to refine the General Plan Diagram and/or Zoning designations in order to implement the goals and policies in this General Plan and ensure that the Zoning Ordinance that is consistent with and implements this General Plan.*

LU-2 Require sites designated as Mixed Use—University District, City Center, Southwest Shopping Center, and near Bodway Parkway/Valley House Road—to be developed with a variety of residential and non-residential uses, in accordance with the delineated land use program for the Specific Plan areas in this chapter.

### Land Use Pattern

#### *Mixed-use, Commercial, Office, and Industrial Development*

LU-3 Develop the University District as a mixed-use, pedestrian-oriented center.

*Permitted uses are stipulated in the land use classifications in Section 2.2, and specific policies and land use program are included later in this section.*

LU-4 Develop the City Center and the SOMO Village Planned Development as mixed-use, pedestrian-oriented areas.

*Permitted uses are stipulated in the land use classifications in Section 2.2.*

LU-5 Encourage development of the northwest growth area along Wilfred Avenue and on the area designated as Mixed Use on Bodway Parkway, south of Canon Manor, as mixed-use centers (that is, with different uses at different levels in a building), while permitting single- or multi-use (that is more than one use on the site, but in separate buildings) development.

*Encouragement for mixed-use development is built into the General Plan Land Use Classification system, which permits an FAR of 2.0 for mixed-use development that include residential uses, and FAR of 1.5 for projects with a non-residential mix (such as retail and offices). Projects with single use buildings would be subject to the FAR for these individual uses, as included in Section 2.2, which are lower than the FARs stipulated for mixed-use developments. Further incentives would result from reduced parking requirements for mixed-use development that may be included in the City's Zoning Ordinance.*

LU-6 Locate new Medium and High Density Residential development adjacent to parks, creekways or other open space, in order to maximize residents' access to recreational uses, or adjacent to a Mixed Use or Neighborhood Commercial Center, to maximize access to services.

LU-7 Encourage new neighborhood commercial facilities and supermarkets to be located to maximize accessibility to all residential areas.

*The intent is to ensure that convenience shopping facilities such as supermarkets and drugstores are located close to where people live and facilitate access to these on foot or bicycles. Also, because Rohnert Park's residential population can support only a limited number of supermarkets, this policy will encourage dispersion of supermarkets rather than their clustering in a few locations.*

### *Residential Development*

LU-8 Require that residential development projects comply not only with the stipulated maximum density for the range, but the minimum density as well.

*Because of limited land supply, it is vital that minimum residential densities are adhered to for achieving General Plan buildout. Maintaining minimum densities is critical not only to achieve the intent of the General Plan Diagram and a balance and variety of housing types, but also to foster a compact urban form, and ensure that services, such as transit, can be provided and access to facilities is maintained. This policy would also mean, as an example, that approval of a residential project at a Low Density Residential range on a site designated Medium Density Residential will require an amendment to the General Plan Diagram.*

LU-9 Ensure that the Zoning Ordinance provides for:

- A 5,000 square-foot minimum lot area for areas designated Low Density Residential on the General Plan Diagram.

  *The Zoning Ordinance may permit lots as small as 4,500 square feet in selected areas and under specific conditions.*

- Development standards that permit zero-lot line attached or detached single-family dwellings on sites designated for medium or higher densities in the General Plan; and
- Development standards that do not discourage provision of more local streets.

  *While General stipulations of gross (as opposed to net) should take out any disincentives to providing more through streets, minimum lot-size standards in the Zoning Ordinance should be attainable in residential projects that provide through streets every 400 to 500 feet.*

LU-10 As part of the Zoning Ordinance, establish the following density bonuses for residential projects:

- Up to 25 percent bonus for projects meeting State-criteria for low- and very-low income housing.

  *According to the California Government Code Section 65915, this density bonus shall be applicable to projects with five or more units, when a developer of housing agrees or proposes to construct at least (1) 20 percent of the total units of a housing development for very low income households, as defined in Section 50079.5 of the Health and Safety Code, or (2) 10 percent of the total units of a housing development for very low income households, as defined in Section 50105 of the Health and Safety Code, or (3) 50 percent of the total dwelling units of a housing development for qualifying residents, as defined in Section 51.3 of the Civil Code. Other provision of the Government Code, such as those relating to affordability, shall also apply.*

- 10 percent bonus, upon discretionary approval only, and only for projects undertaking elective off-site improvements (such as streetscape improvements) that further the City's community design and/or open space objectives. This bonus shall not be combinable with affordable housing bonus. Off-site improvements directly resulting from a project's impacts, as specified in the Zoning Ordinance, may still be required; the bonus is for improvements that go beyond the required minimum.

## Specific Plan, Planned Development, and Other Areas

*The new growth areas of the City have been divided into five specific plan areas – Northwest, Northeast, University District, Canon Manor, and Southeast; and two planned development areas – SOMO Village and Stadium Area. Policies have been developed that pertain to the individual specific plan/planned development areas, as well as for the City Center area, for which a Concept Plan exists. Boundaries for specific plan/planned development areas are demarcated in Figure 2.4-1. For policies related to design issues, please see Chapter 3: Community Design.*

LU-10A Coordinate the adoption of each specific plan and planned development in a manner that provides for the systematic implementation of the General Plan, as is consistent with the growth management and public facilities goals and policies of this General Plan. In order to carry out this policy, the City Council may elect to adopt one specific plan and/or planned development at a time, determine priorities for the adoption of each specific

plan/planned development, initiate the preparation of a specific plan and/or planned development, or otherwise take action to ensure that the adoption of specific plans and planned developments adhere to the growth management and public facilities goals and policies of this General Plan.

Require that all specific plans and planned developments prepared pursuant to this General Plan include the following components:

- A land use program as specified for each Specific Plan and Planned Development area in the General Plan, including the maximum and minimum development for each land use type; and
- A detailed traffic study, prepared by a City-approved traffic/transportation planner, and reasonable mitigation measures to mitigate traffic impacts resulting from the development; and
- The proposed location and capacity of major infrastructure components, including wells, sewage, water, drainage, solid waste, disposal, energy, and other essential facilities proposed to be located within the area covered by the Specific Plan/Planned Development; and

  *Policy GM-9 also requires preparation of a Public Facilities Financing Plan.*
- A site-specific biological assessment of wetlands, habitat areas, and creeksides by a City-approved biologist and a program for conservation/mitigation to the extent feasible; and
- Survey for California tiger salamander, both in breeding habitat and adjacent upland estivation habitat, with appropriate mitigation, including avoidance and minimization measures; and
- Program for conservation of the natural resources along creeks and standards for the conservation, development, and utilization of natural resources where applicable; and
- Park and open space in accordance with the General Plan designation, including access and connections to the bicycle system shown in Figure 4-3; and
- Hydrology and drainage for the area, with a goal to minimize runoff, and drainage practices to be incorporated as part of individual projects to meet the the Specific Plan/Planned Development objectives; and
- Plan to prevent stormwater pollution, including measures to be incorporated as part of development on individual sites; and
- Demonstration of adequate water supply.

  *This demonstration of adequacy should be consistent with policies PF-11 through PF-14, relating to water supply.*

LU-10B Include within each Specific Plan and Planned Development, standards and criteria by which development will be phased and standards for the conservation, development, and utilization of natural resources.

LU-10C Permit hospitals, schools, police and fire stations, parks and other facilities that serve a vital public interest, subject to findings and necessary environmental review, to be located in a Specific Plan/Planned Development area, even if a Specific Plan or Planned Development for the area has not been adopted.

LU-10D As part of development of Specific Plans and Planned Developments, through site planning and other techniques, ensure adequate transitions between incompatible uses, while promoting the General Plan intent of integrated development of compatible uses.

### *Canon Manor Specific Plan Area*

LU-11 Require preparation of a Specific Plan prior to approval of any development in Canon Manor, with the amount of development controlled by the underlying land use designations.

LU-12 Maintain existing uses in Canon Manor north of Alice Drive. Introduce Low Density Residential uses south of Alice Drive, where few lots have been developed (see Figure 2.2-1: General Plan Diagram).

LU-13A Ensure that uses along Petaluma Hill Road are limited to Open Space, Park and Recreation, or Rural Estate Residential only.

*Uses shown on the General Plan Diagram are consistent with this policy. The purpose of this policy is to ensure that any future changes to the General Plan Diagram be consistent with the policy.*

LU-13B As part of the preparation of the Canon Manor Specific Plan, develop standards for public facilities that are appropriate for the area.

### *University District Specific Plan Area*

LU-14 Require preparation of a Specific Plan prior to approval of any development in the University District.

LU-15 Ensure that land uses are dispersed in accordance with the following principles (see also Figure 2.2-1):

- A 10-30 acre Mixed Use Commercial Center, located directly north of the Green Music Center and the northeasterly vehicle entry to Sonoma State University;
- A minimum 5-12 acre "commercial core" as part of the Mixed Use Commercial Center. This core will have continuous ground level retail, personal services, eating and drinking establishments, and other similar operations that are pedestrian oriented, as defined by the University District Specific Plan Development Standards and in the Design Guidelines. Residential, office, and other compatible uses shall be permitted on upper floors. This Mixed Use Commercial Center shall be visible and accessible from Rohnert Park Expressway and, for pedestrian safety and traffic considerations, be located only north of the Expressway.
- No retail uses outside of the "commercial core."
- The intent is to promote a concentration of activity and continuity of retail uses.
- A private plaza at the center of the Mixed Use Commercial Center.

*See also Chapter 3: Community Design for design policies related to this.*

- A linear parkway configured to provide a pedestrian/vehicular/bicycle link to connect Rohnert Park Expressway and Keiser Avenue..

  *See Chapter 3: Community Design for policies related to design of the linear parkway.*

- Approximately 5 to 15 acres of High Density Residential development.
- A mix of residential density development to complement the Mixed Use Commercial Center uses.
- Medium Density, High Density, and Mixed Use Residential to provide a variety of housing types along Rohnert Park Expressway.
- Consistent with General Plan Policy CD-7, minimize disruption of existing views by adhering to the 60' setbacks between Vast Oak structures and existing structures at the Medical Center and Kisco (Oakview Terrace) properties. Along the boundaries between Redwood Park Estates and the Vast Oak Property, and between the J Section and the UD LLC Property, provide a minimum of a 100' setback between structures as well as a single-story requirement for those structures immediately adjacent to this structural buffer. When the structural buffer between structures along Redwood Park Estates and the J Section exceeds 150', then the requirement for the single story structures at Vast Oak and UD LLC is waived as the visual goals of the General Plan are achieved through the increased structural buffer width. The Vast Oak development that is adjacent to the Kisco / Oakview Terrace and Medical Center development is allowed to be three stories in height, as long as there remains the 60' building structure separation

LU-16 Ensure that the land use program is within the ranges indicated on Table 2.4-1, including the minimum and maximum number of units for each residential land use classification.

**Table 2.4-1: Land Use Program: University District Specific Plan Area**

| | *Gross Acreage*[1] | *Housing Units Minimum-Maximum* | *Building Area (1,000 s.f.) Minimum-Maximum* |
|---|---|---|---|
| Rural Estate Residential | 10-15 | 20-26 | - |
| Low Density Residential | 50-75 | 200-410 | - |
| Medium Density Residential | 55-100 | 600-900 | - |
| High Density Residential | 5-15 | 200-500 | - |
| Mixed Use | 10-30 | 0-150 | 100 |
| Parks | 10-20 | - | - |
| Public/Institutional | 5-20 | - | - |
| Open Space and Buffers | 50-70 | - | - |
| Total | 300 | 1,400-1,665 | Minimum of 100 |

*1. Excludes acreage for the Rohnert Park Expressway between the easterly City limits and Petaluma Hill Road, and Keiser Avenue.*

(Rev. 06/24)

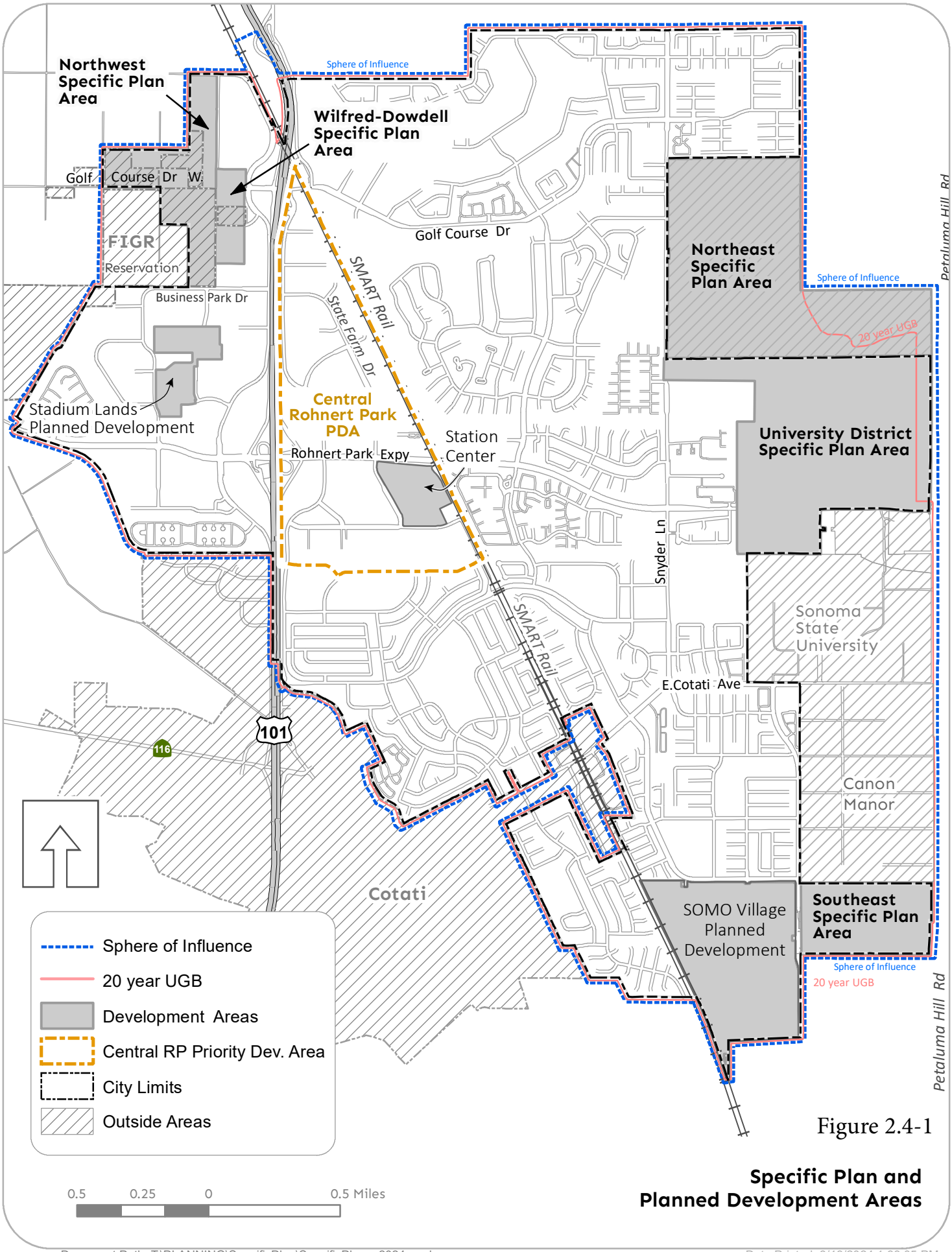



Figure 2.4-1

**Specific Plan and Planned Development Areas**

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LU-17 As part of the project approval process, require development of the non-residential component of the land use program as a condition of residential development, with phasing and intermediate check points to ensure that land uses are balanced at intermediate stages in the development process.

LU-18 Require the Specific Plan to incorporate a plan for pedestrian, bicycle, and auto connections from Rohnert Park Expressway across Copeland Creek and into SSU to integrate the University with the mixed-use area.

### *Northwest Specific Plan Area*

LU-19 Require preparation of a Specific Plan prior to approval of any development in the Northwest Area.

LU-20 Ensure that the Specific Plan is in accordance with the development range outlined in Table 2.4-2:

**Table 2.4-2:**
**Land Use Program: Northwest Specific Plan Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* | *Non-residential Building Area (1,000 s.f.) Minimum-Maximum* |
|---|---|---|---|
| Commercial | 20-30 | - | 450-480 |
| Industrial | 5-15 | - | 200-220 |
| Mixed Use | 40-50 | 300-400 units<br>100 hotel rooms | 50-60 |
| Parks | 2-5 | | 200-220 |
| Total | 100 | 300-400 units<br>100 hotel rooms | 900-980 |

(Rev 09/14)

LU-21 As part of land use planning for the area, ensure that:

- Dowdell Avenue is not fronted by residential uses;
- The western fringe of the site fronted by residential uses, with maximum views of the surrounding open space from individual units. Residential uses can also be located in the interior of the area adjacent or in mix with the designated Commercial uses;
- Commercial and industrial developments provide adequate transition to residential areas, and industrial developments incorporate a landscaped visual buffer at the residential edges; and
- A minimum of 2 to 5 acres of parkland is provided, either in the Specific Plan area, or immediately adjacent open space areas to the west.

### *Southeast Specific Plan Area*

LU-22 Require preparation of a Specific Plan prior to approval of any development in the southeast area.

*The Specific Plan shall include a neighborhood park approximately five to eight acres in size, as specified in OS-12. Development shall be in accordance with the development program outlined in Table 2.4-3.*

**Table 2.4-3:**
**Land Use Program: Southeast Specific Plan Area**

| | *Approx. Gross Acreage* | *Housing Units Minimum-Maximum* | *Approx. Non-residential Building Area (1,000 s.f.)* |
|---|---|---|---|
| Rural / Estate Residential | 9.13 | 19 | |
| Low Density Residential | 27.69 | 160 | |
| Medium Density Residential | 27.77 | 239 | |
| Mixed-Use Development | 6.96 | 81 | 10 |
| Parks | 7.98 | | |
| Total | 79.53 | 499 | 10 |

*(Rev. 8/23)*

LU-23 Permit neighborhood-oriented retail, offices, financial, business and personal services, and other similar neighborhood-compatible uses.

LU-24 Permit a maximum FAR of 0.4 for retail-only development, and 1.0 for mixed use development.

*Only land devoted to non-residential uses shall be counted towards establishing the non-residential FAR requirements.*

LU-25 Allow residential uses in the mixed use area, as long as they do not front Bodway Parkway.

LU-26 Allow the Mixed Use area to be developed with a mix of residential and commercial uses, or with either one of those uses without the other.

### *Northeast Specific Plan Area*

LU-27 Require preparation of a Specific Plan prior to approval of any development in the Northeast area.

LU-28 Require that development in the Northeast Specific Plan area be in accordance with the development program outlined in Table 2.4-4.

**Table 2.4-4:**
**Land Use Program: Northeast Specific Plan Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* |
|---|---|---|
| Rural / Estate Residential | 25-30 | 40-60 |
| Low Density Residential | 110-125 | 575-635 |
| Medium Density Residential | 10-14 | 100-140 |
| High Density Residential | 11-14 | 200-250 |
| Parks | 12 | |
| Total | 170 | 915-1,085 |

(Rev. 10/02)

LU-29 Ensure that the Northeast Specific Plan incorporate the following features:

- An approximately 8-acre park located southeast of Snyder Lane/Eleanor Road directly adjacent to either Snyder Lane or the Five Creek greenway;
- Greenway along Five Creek;
- One-way couplet along the greenway, with on-street parking on both sides of each one-way street;
- Medium and High Density Residential grouped along the Five Creek greenway or the 8-acre park, with access from the couplet. Medium and High Density Residential development shall be at least 200 feet away from the edge of the Snyder Lane right-of-way;
- 100-foot wide buffer or parkway on the south side of G Section; and
- Linear park along the eastside of Snyder Lane.

  *See policy CD-7 that explains this park in detail.*

### *City Center*

LU-30 Prepare and adopt a City Center Concept Plan to guide development and redevelopment in the City Center area.

*The City Center area is generally defined by Hinebaugh Creek on the north, the railroad tracks to the east, the Rohnert Park Expressway to the south, and U.S. Highway 101 to the west. The City Center would be an area of mixed land uses including civic buildings, commercial businesses, office uses, and multifamily housing. It would include approximately 180 housing units.* (Rev. 11/00)

LU-31 Allow, but do not require, mixed- or multi-use development.

### *Wilfred-Dowdell*

LU-32 Ensure development is in accordance with the adopted Specific Plan for the area.

LU-33 In preparing and adopting the Wilfred-Dowdell Specific Plan, incorporate provisions which ensure integration of land uses and design concepts with the adjacent Northwest Specific Plan area.

### *Outside the Urban Growth Boundary*

LU-34 Areas in the City Planning area, outside the Urban Growth Boundary, should be maintained in agricultural and open space uses consistent with the land use designation in the Sonoma County General Plan. (Rev. 11/00)

### *SOMO Village Planned Development Area*

LU-35 Require preparation of a Planned Development prior to approval of any development in the SOMO Village area.

LU-36 Ensure that land uses are dispersed in accordance with the provisions of the SOMO Village Planned Development Zoning District:

- Encourage infill and redevelopment growth strategies within new neighborhoods.
- Ensure that zoning provisions will reserve ample space for commercial, industrial, and/or other business-related uses, and require development to enhance economic activity with the SOMO Village area through support of business development programs, support of business incubator programs, and mixed-use development.
- Include a framework of transit, pedestrian, and bicycle systems, both within the SOMO Village area and connecting to the surrounding community, that provide alternatives to the automobile.
- Develop neighborhoods that are compact, pedestrian-oriented and contain mixed-use.
- Offer a range of housing types and price levels to accommodate diverse ages and incomes.
- Provide appropriate building densities and land uses within walking distance of transit stops.
- Provide public, institutional, and commercial activities in neighborhoods rather than isolating them in remote single-use complexes.
- Distribute a range of open space including parks, squares, and playgrounds within the neighborhood.
- Require that buildings and landscaping contribute to the physical definition of thoroughfares as civic places.

LU-37 Ensure that the land use program is within the ranges indicated on Table 2.4-5, including the minimum and maximum number of units for each residential land use classification.

**Table 2.4-5: Land Use Program: SOMO Village Planned Development Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* | *Building Area (1,000 s.f.) Minimum-Maximum* |
|---|---|---|---|
| Mixed Use[1] | 140 | 0-1,694 | n.a.[2] |
| Public/Institutional | 1 | n.a. | n.a.[2] |
| Parks/Open Space | 38 | n.a. | n.a.[2] |
| Total | 176 | 0-1,694 | n.a.[2] |

*1. Various residential, commercial, office, and industrial uses are proposed to be integrated throughout the SOMO Village Planned Development, and such uses are therefore collectively reflected as mixed use in this Table.*
*2. Due to the broad range of development options permitted in the SOMO Village Planned Development, fixing a minimum and maximum building area is undesirable, but shall be subject to the allowances provided in the SOMO Village Planned Development Zoning District.*
*The acreages and housing units in this table reflect buildout of the entire SOMO Village Planned Development.*

*Source: SOMO Village* (Rev. 08/10)

### *Stadium Lands Planned Development Area*

LU-38 Require preparation of a Planned Development prior to approval of any development in the Stadium Area.

LU-39 Ensure that land uses are dispersed in accordance with the provisions of the Stadium Area Master Plan Planned Development Zoning District:

- Redevelopment of formerly developed industrial and instituional land
- Particular attention shall be given to the interface between the industrial, residential, commercial, and public/institutional land uses.
- Provisions shall be made to ensure complementary transitions between uses through the arrangement between buildings and spaces.
- The arrangement between structures and spaces shall result in a cohesive design among similar land uses.
- Ensure that building materials, colors, linkages to sidewalks, parking placement, landscape design, and plant materials complement existing and proposed uses.
- Include proper site design and/or noise attenuating devices to reduce indoor and outdoor noise levels for sensitive receptors.
- Special consideration should be given to memorialize the "Stadium."

**Table 2.4-6: Land Use Program: Stadium Lands Planned Development Area**

| | *Gross Acreage* | *Housing Units Minimum-Maximum* | *Building Area Minimum-Maximum* |
|---|---|---|---|
| High Density Residential | 25.49 | Up to 543 | None |
| Commercial – Regional | 3.66 | None | Up to 265,700 s.f. |
| Public/Institutional | 3.0 | None | None |
| Parks/Open Space | .65 | None | None |
| Total | 32.8 | Up to 543 | Up to 265,700 s.f. |

### *Central Rohnert Park*

LU-40 Take advantage of the relatively close proximity and mixed-use character of Central Rohnert Park to support a one-stop destination for the community's shopping, employment, living, and recreational needs.

LU-41 Support new art and entertainment venues in Central Rohnert Park.

LU-42 Implement a Regional Commercial Overlay zone to support opportunities for a variety of regional commercial uses in the Triangle Business subarea, particularly within vacant and underused portions of the Triangle Business subarea, fronting U.S. 101.

LU-43 Implement a Downtown District on both sides of Rohnert Park Expressway and State Farm Drive and encompassing the SMART rail station.

LU-44 Support creation of a pedestrian-oriented downtown, adjacent to the SMART rail station.

LU-45 Build on development in the City Center as a civic and cultural destination, with smaller shops and services, mixed-use lofts, and neighborhood-oriented uses.

LU-46 Promote infill development to activate State Farm Drive, a key roadway connecting Central Rohnert Park.

LU-47 Support and market available employment parcels within walking distance of the SMART rail line or local transit stop. Connect these centers with bicycle and pedestrian facilities.

LU-48 Provide transitions to established neighborhood areas by ensuring appropriate setback standards and stepbacks for upper-story levels of multi-story structures, adjacent to residential uses.

LU-49 Provide a variety of housing types and densities.

LU-50 Focus the development of new housing in the City Center and Station Center subareas, at densities sufficient to support transit use and with access to employment and community services in the region.

LU-51 Increase minimum density limits for higher density housing near transit (particularly within one-half mile of the SMART rail station).

LU-52 Support and encourage the provision of housing to a broad range of income levels, including market-rate and affordable housing.

LU-53 New development shall be required to comply with the City's inclusionary housing ordinance.

LU-54 Implement corridor landscape improvements that beautify and improve vehicular, transit, bike, and pedestrian access to businesses within Central Rohnert Park.

LU-55 Support and market infill development opportunities on vacant and underused sites that can attract small and large tenants and a variety of users.

LU-56 As new development occurs, provide incentives and assistance to existing small businesses for property improvements that support their vibrancy and viability.

LU-57 Encourage existing property owners in Central Rohnert Park to upgrade their properties to support new public places and improve the pedestrian orientation and character along the street or retail frontages.

LU-58 In new development, use site preparation, grading, and construction techniques that prevent contamination and sedimentation of creeks and streams.

LU-59 Avoid adverse impacts on ecologically sensitive habitat and wildlife in planning, construction, and maintenance of creek corridor paths.

LU-60 Protect native and heritage trees that meet the definition of a "protected tree" under the City's Zoning Ordinance.

LU-61 Plant native vegetation in parks, public areas, and creek open space corridors.

LU-62 Promote site and building design that improves energy efficiency by designing for natural cooling and passive solar heating. This can be achieved through the addition of building and site development features such as extended eaves, window overhangs, and awnings; tree placement for natural cooling; and orientation of buildings and windows to take advantage of passive solar heating.

LU-63 Support the use of green or sustainable building materials, including recycled-content materials that are consistent with the style and character of buildings.

LU-64 New project development will be required to comply with applicable greenhouse gas reduction strategies in the Sonoma County Climate Action Plan and the Rohnert Park Greenhouse Gas (GHG) Emissions Reduction Plan.

LU-65 Prior to obtaining building permits, projects within Central Rohnert Park will need to be evaluated against the Bay Area Air Quality Management district's thresholds of significance for project-level impacts and comply with applicable control measures in the Bay Area 2010 Clean Air Plan. Potentially significant GHG impacts will need to be mitigated to a less-than-significant level through alteration of project details or construction methods. Land use policies.

## 2.5 GROWTH MANAGEMENT

Management and predictability of growth emerged as one of the salient issues that Rohnert Park residents would like the General Plan to address. Based on community workshops held in 1999, the Ad Hoc Oversight Committee established objectives for the General Plan, which included a 20-year UGB and managed and predictable growth (see Chapter 1: Introduction and Overview). Growth management policies are designed to balance competing interests, including the need for additional housing and related development, and the expressed community desires to preserve open space, maintain community character, and ensure adequate public facilities.

Management of growth does not mean curtailing it, but rather structuring it to ensure that it is not haphazard and supports broader planning objectives. As of 2000, Rohnert Park used several conventional growth management tools, including zoning and subdivision regulations and development impact fees. Several other Sonoma County cities have some form of additional growth management or growth control provisions.

The overall amount and location of growth is addressed in the land use policies of this element (see Sections 2.3 and 2.4). This section outlines the framework to phase and pace growth so as to minimize its environmental, social, and fiscal impacts, and ensure concurrency between growth and infrastructure and services. It also outlines policies relating to City boundaries and annexation, and for coordination with other local and regional agencies.

### INFRASTRUCTURE AND SERVICES

The City will coordinate with State and County agencies for transportation improvements and water and wastewater services. Caltrans is responsible for improvements to US 101, and the Sonoma County Department of Public Works is currently responsible for Petaluma Hill Road and other county roads. The Sonoma County Water Agency supplies water to the city from the Russian River, and the City of Santa Rosa manages the Subregional Wastewater Disposal System (see Chapter 5: Open Space, Parks, and Public Facilities Element).

### GOALS: GROWTH MANAGEMENT

GM-A Recognize the availability of housing as a vital issue of statewide importance. Cooperate with other local governments and the State in addressing regional housing needs, and balance regional and State considerations with the community's interest in preserving Rohnert Park's quiet, safe, small-town feeling and desire for carefully planned and managed growth.[3]

*Housing is addressed in greater detail in the Housing Element.*

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3 *See Land Use Alternatives and Preferred Plan; May 1999*; page 3:

"Based on the input at these forums, it was clear that people don't neatly fit into pre-conceived categories; very few are either vehemently "pro- or anti-growth". Most people understand the inevitability of some growth, however, the great majority favor slow, managed growth that is carefully planned in ways that:

- Maintains a diverse, quiet, safe, small-town, family-friendly feel; …"

GM-B Undertake efforts to facilitate provision of housing affordable to low- and very-low income households by exempting affordable housing from any numerical "trigger cap" restrictions.

*Because regional housing needs are escalating the cost of housing, it is vital that provision of affordable housing remains a priority for the City. This policy also clarifies that while affordable housing projects are exempt from "trigger caps", they are still subject to the other growth management provisions.*

GM-C Ensure that growth is paced to achieve General Plan buildout over a 20-year period, representing an annual average population growth rate of one percent.

GM-D Maintain a balance of land uses and a variety of housing types over time.

GM-E Promote contiguous urban development and maintain a compact form over successive stages of the city's development.

GM-F Ensure all new development provides necessary public facilities to support the development.

GM-G Require all urban development in the Rohnert Park Planning Area to be located within the Urban Growth Boundary; prohibit urban development outside the Urban Growth Boundary.

GM-H Minimize the impacts—physical, visual, and fiscal—of growth and annexation on existing homes and businesses.

**POLICIES: GROWTH MANAGEMENT**

*For policies related to the Community Separators, see Chapter 6: Conservation.*

GM-1 Prepare and adopt a Growth Management Ordinance that implements policies in this Element.

The Growth Management Ordinance shall establish a detailed program that implements the various policies in this element. Very-low and low-income housing shall be exempted from the numerical limitation provisions of the ordinance.

## Phasing and Pace of Development

GM-2 A Twenty-Year (Year 2040) Urban Growth Boundary is renewed in accordance with ballot Measure B (2019) as follows:

Section 1. Purpose and Findings.

1.1 This measure reaffirms and readopts the City of Rohnert Park's commitment to planned growth through the designation of an urban growth boundary. This measure establishes the City of Rohnert Park's Urban Growth Boundary ("UGB") as depicted on the map shown in Figures 2.2-1 and 2.5-2 as the area within which the City generally projects that development will occur within a specified period. Until June 30, 2020, the UGB shall be changed only by a vote of the people, except

in certain circumstances and according to specific procedures set forth in this measure.

1.2 Encouraging a cohesive pattern of urbanization. Adoption of a UGB will encourage a cohesive pattern of urbanization by (1) promoting efficient and orderly growth patterns; (2) supporting stability and certainty in long term planning by advancing the concept of planned growth; and (3) ensuring that lands outside the UGB are not prematurely or unnecessarily converted to urban uses.

1.3 Protecting what is unique about Rohnert Park. The City of Rohnert Park is bordered to the east and to the west by unincorporated lands that are dominated by hills, farms, and fields. This unincorporated landscape is enjoyed by the persons who work and live in Rohnert Park and forms a part of the environment of Rohnert Park even though it is outside the city limits. Adoption of a UGB will preserve and protect this aspect of Rohnert Park by requiring urbanization to stop where the unincorporated landscape begins.

1.4 This General Plan Amendment is not intended to prevent the City from meeting its obligation under state housing or zoning and planning law. The City's Housing Element, including the sites identified therein for housing, and the programs and activities adopted to promote and encourage the development of housing, will allow the City of Rohnert Park to meet its obligations for the preservation, improvement, and development of housing. This measure establishing a UGB is consistent with the objectives of the City's Housing Element and with the other mandatory elements of the City's General Plan. It is fully expected that the policies and programs in the City's Housing Element, including the sites identified therein for housing, will allow the City of Rohnert Park to meet the requirements of State law to provide housing opportunities for all economic segments of the community. This measure allows the City Council to bring land into the UGB without a public vote for very low and low income housing only, in recognition of the fact that sometimes it is necessary for a local government to take special steps to provide opportunities for very low and low income housing.

1.5 The UGB outlines the area within which the City generally projects that development will occur within the next twenty years. However, the General Plan of the City of Rohnert Park Growth Management Policies prohibit growth from commencing, if the necessary public facilities – streets, water, wastewater, solid waste, and parks – are not in place when the growth is completed. In addition, the General Plan of the City of Rohnert Park Specific Plan and Planned Development Policies require that new growth will not be permitted unless and until the specific plan or planned development for the area in which the growth is proposed, has been adopted.

Section 2. Establishing the Urban Growth Boundary

The following policies shall apply to the Urban Growth Boundary:

2.1 No urban development shall be permitted beyond the Urban Growth Boundary.

"Urban development" shall mean development requiring one or more basic municipal services including, but not limited to, water service, sewer, improved storm drainage facilities, fire hydrants and other physical public facilities and services; provided, however, that open space uses, parks, agricultural uses, community fields and golf courses beyond the Urban Growth Boundary that are provided with municipal or public services, shall not be defined as "urban development."

2.2 The Urban Growth Boundary shall be in effect until June 30, 2020.

2.3 The Urban Growth Boundary may be amended only by a vote of the people or as provided for in Section 2.4. (Rev. 11/00)

2.4 The Urban Growth Boundary may be amended by a majority vote (three affirmative votes) of the City Council under the following circumstances:

2.4.1 Affordable Housing. To comply with state law regarding the provision of housing for low and very-low income families, the City Council may amend the Urban Growth Boundary in order to include within the UGB, lands to be developed primarily (51%) for low and very-low income families provided, however:

(a) An amendment to the UGB pursuant to this Section 2.4.1 may not be made earlier than January 1, 2015;

(b) No more than 10 acres may be brought into the UGB in any calendar year;

(c) If in any year, fewer than 10 acres are brought within the UGB, then the unused increment, up to a maximum of 5 acres, may be brought within the UGB in a subsequent year;

(d) Such amendment may be adopted only if the City Council makes each of the following findings:

(i) That the land is immediately adjacent to comparably developed areas;

(ii) That there is no existing residentially designated land available within the UGB that can feasibly accommodate the proposed development;

(iii) That it is not reasonably feasible to accommodate the proposed development by redesignating lands within the UGB for housing;

(iv) That there has been an application submitted to provide housing primarily for low and very-low income families, and the applicant has provided substantial evidence that sufficient and adequate capacity is available in all city services and facilities, all school district facilities, and any other relevant public agency facilities, to accommodate the proposed development.

(v) That the application to provide housing primarily for low and very-low income families is consistent with GM-4 in General Plan 2000.

For purposes of this section, the concept of "feasibility" shall include considerations of market feasibility, environmental feasibility, and other rules and regulations affecting the development of the property.

2.4.2 To adjust the UGB exclusively for the purpose of protecting agricultural or open space lands.

2.4.3 To add lands exclusively to protect natural resources.

2.4.4 To add lands exclusively to be maintained as public parks or public open space.

2.4.5 To add lands to provide exclusively for the disposal of treated wastewater and/or sewage treatment and disposal use.

2.5 This General Plan Amendment is not intended, and shall not be applied or construed, to authorize the City to exercise its powers in a manner which will take private property for public use without the payment of just compensation. This General Plan Amendment will be interpreted, applied and implemented so as to accomplish its purposes to the maximum permissible extent, by all constitutional means. If the application of this General Plan Amendment to a specific property would take private property for public use without the payment of just compensation ("taking"), then the City Council may take any action necessary to avoid a taking.

2.6 This General Plan Amendment is not intended, and shall not apply to any development project that has obtained as of the effective date of Resolution No. 2000-152, a vested right pursuant to state law.

Section 3. Amending the General Plan to Manage Growth within the Urban Growth Boundary

3.1 The UGB establishes the area within which urban development will be contained until the year 2020. This limitation restricts development to lands within the UGB. Such restriction is necessary to implement and to be consistent with the following community goals:

3.1.1 Efficient and orderly growth patterns.

3.1.2 A well-designed mix of residential, commercial, business park, and open space uses, featuring a pedestrian-oriented community focal point with a small town, village-like character.

3.1.3 Stability and certainty in long term planning through planned growth.

3.1.4 Adequate and efficient delivery of public services and facilities.

In order to manage development within the UGB in a manner that is consistent with these community goals, a growth management program shall be adopted that includes each of the following components:

3.2.1 An annual standard to determine the number of residential development approvals that are consistent with the goals and policies of the City's General Plan.

3.2.2 A requirement to implement the growth management program, including the annual standard in a manner that is consistent with the goals, objectives, obligations and policies of the City's Land Use and Housing Elements.

3.2.3 An average approximate one percent (1%) annual population growth rate.

3.2.4 An annual review by the City Council to determine the consistency of each of the components of the growth management program with the goals, plans, and policies of the General Plan and State housing, planning, and zoning law.

3.2.5 A requirement to coordinate the development in each of the specific plan and planned development areas with the growth management ordinance, if applicable.

Housing that is affordable to very low and low income households shall be exempt from the growth management program.

GM-3 Establish a "trigger cap" on annual residential development approvals with the following characteristics, in order to maintain an average development pace of 225 housing units per year for any three-year period:

- If the combined number of residential development approvals in any two successive calendar years exceeds 560 housing units, and if the development pace for the preceding three-year period has exceeded an average of 225 housing units per year, then a cap on development on the following calendar year will be established ("trigger cap");

  *Based on an average approximate population growth rate of 1%, General Plan buildout would permit an addition of approximately 4,450 housing units over a 20-year period, or an average of approximately 225 housing units per year. The figure 560 represents 125 percent of the two-year average growth of 450 (225 x 2) housing units.*

- The "trigger cap" may be adjusted up or down a maximum of ten (10) percent by the City Council on an annual basis (see GM-4) to accommodate changes in land use program assumptions (for example, vacancy rate factors and household size).
- The "trigger cap" will remain in effect as long as needed to ensure that housing approvals in any consecutive three-year period does not exceed a total of 675 (or an average of 225 per year);
- Housing that is affordable to low- and very-low income households shall not be included in the total housing counts when the trigger cap is in place; and

- The Growth Management Element will include a mechanism to take into account two or more years of no residential approvals.

*The "trigger cap" will help ensure predictable growth. Like annual growth caps, it will help average out growth from year to year, but will allow both the City and the developers greater flexibility in timing for their projects and support predictability. The definition of affordable housing for the purpose of this General Plan shall be consistent with the State definition.*

GM-4 Undertake an annual policy review of the "trigger cap" and establish priorities for the coming year, including priority development areas and allocation of "trigger cap" to specific housing types and/or densities.

*The annual review shall include, but not be limited to, consideration of the goal of a one percent average annual population growth rate, a balanced land use program, accommodation of the City's fair-share housing allocations, development patterns and growth area priorities, infrastructure availability, and land use program assumptions (for example, vacancy rate factors and household size). The number of permitted housing units under the "trigger cap" shall be established annually by the City Council within the ten (10) percent range permitted in GM-3.*

GM-5 In determining preference for allocation of development approval in case demand for residential approvals exceeds availability, ensure that projects with affordable housing components that go beyond the minimum receive adequate preference.

*Policy GM-3 exempts housing affordable to low- and very-low income households from the trigger cap. This policy would ensure that housing projects that have both market rate and affordable components receive adequate preference (as one of the several criteria) over projects that do not have any affordable housing component.*

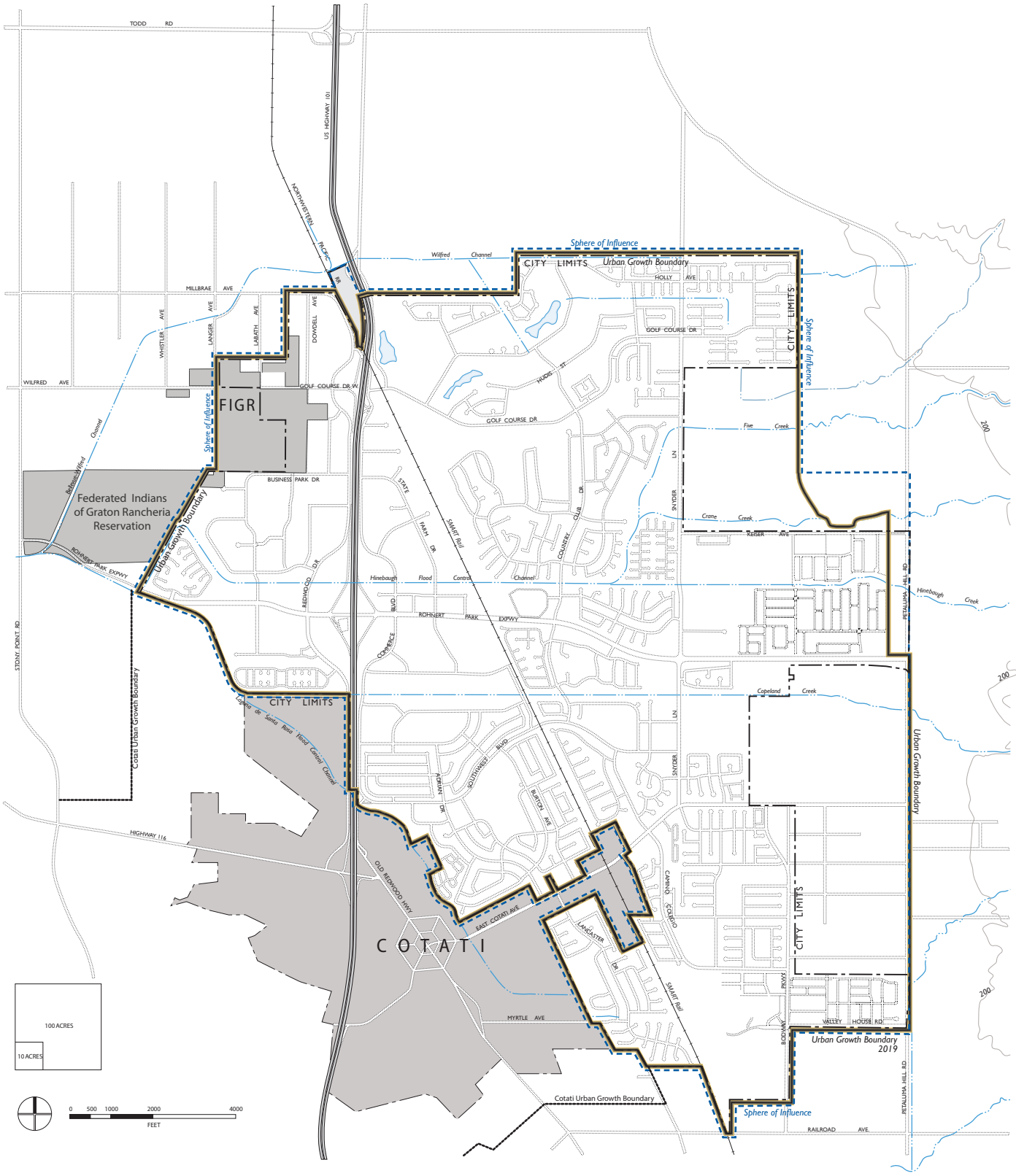
GM-6 Require that new development be contiguous with existing or approved development or that development is located within 1,000 feet of City limits existing at the time, in order to obtain development approval.

*Providing public facilities for contiguous sites is less costly, thereby reducing the costs of infrastructure development for both the developer and the City.*

GM-7 Encourage applicants to enter into development agreements with the City, which would also grant vested development rights, including against any changes that may result from the City Council annual policy review (GM-4), to develop a site over a multi-year period. Do not enter into any development agreement for a project until a specific plan or planned development has been prepared and adopted by the City.

*This would permit, but not require, the City to enter into development agreements. Any proposed development agreement shall be consistent with the General Plan, any other relevant plans, policies, programs, regulations, and standards.*

GM-8 For those residential development approvals that do not require the approval of a tentative subdivision map, or otherwise not vested through a development agreement with the City, approvals shall expire after a 24-month period, unless extended for special circumstances by the City Council.




Urban Growth Boundary (2024)

City Limits (2024)

Sphere of Influence (2024)

Figure 2.5-2

# Urban Growth Boundary and Annexation Areas

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## Adequate Public Facilities

GM-9 Require that each specific plan and planned development include, or be subject to, a Public Facilities Financing Plan that explains how streets, water, wastewater, solid waste, and parks, all meeting City standards, will be provided to the project. The Plan must demonstrate, to the satisfaction of the City Manager, based upon criteria developed in the Growth Management Ordinance, that completion of all necessary public facilities concurrently with completion of the specific plan or planned development is economically, physically, and legally feasible.

GM-10 Require that economic, physical and legal feasibility (Policy GM-9) include the method of financing or otherwise paying for the facilities and the plan for receiving approval of all regulatory agencies. A Public Facilities Plan that provides for the project's fair share of the financing for the necessary public facilities, but does not provide for the completion of the public facilities prior to completion of the development due to lack of contribution by other responsible parties, will be deemed complete but will not be approved as part of development project approval unless the exceptions included in GM-11 or GM-12 apply.

GM-11 Allow, only with the approval of the City Council, some required public facilities (GM-9) to be deferred for a specific time period by adopting a Statement of Public Policy Considerations. The Statement of Public Policy Considerations shall include findings that specific and offsetting community goals and objectives are achieved by the project that balance not meeting the goal of providing necessary public facilities concurrently with development and shall specify a time period in which the improvements must be completed. Such findings shall be supported by substantial evidence in the record of the public hearing.

GM-12 As provided in GM-10, the City Council may allow an exception to the requirement that all public facilities must be provided prior to completion of the development for streets/highways/intersections only, for projects subject to a development agreement if it can be demonstrated that although adequate street/highway/intersections are unable to be provided for the development at the time occupancy is projected, such facilities will be provided within two years of the time occupancy is projected. The determination that such facilities will be provided within two years of the time occupancy is projected shall be based upon the approved Public Facilities Financing Plans submitted by other projects that contribute to the need for the street/highway/intersection improvement.

GM-13 Require that new development maintain parkways, creeksides, and open spaces that are part of the development or are required to support it, and consider establishing multi-purpose assessment districts or other financing mechanism in order to assign the cost of infrastructure improvements equitably to benefiting sites.

*Assessment districts include all property that would receive a special benefit from a capital improvement and then imposes assessments on each parcel of property. The amount of the assessment reflects the cost of the proportional special benefit conferred on the parcel.*

*The City already uses assessment districts in certain areas for roadway improvements, as along Redwood Drive. Assessment districts can be considered not only for roadway*

*improvements, but also for sewer and water line improvements, and other necessary infrastructure. Expansion of sewer lines east of the existing City limits will probably be necessary in order to accommodate new development.*

*In addition to infrastructure improvements, assessment districts can be used to assign the cost of maintenance of open spaces and parkways. The cost of additional service above existing costs can be determined by estimating the amount of additional personnel and equipment necessary to maintain response times and service levels.*

GM-14 Require new development to dedicate land to the City in the appropriate amount and location for parks and recreational space, in accordance with the General Plan Diagram, the Specific Plan and/or Planned Development for the area, and the City's park dedication requirements.

*The Open Space, Parks, and Public Facilities Element establishes standards for the amount of parkland per 1,000 residents and discusses the relevant provisions of the Quimby Act. Dedication may be accomplished either by conveyance of land to the City, or by establishing public access easements over the land, ensuring public use as parks and recreational space.*

GM-15 Prepare, adopt, and implement a Capital Improvement Program (CIP), based on established performance standards, to provide a framework to undertake necessary citywide public facility improvements. Ensure that the program reflects expected growth and estimated cost of improvements.

*As of 1999, the City did not have a CIP, but had considered establishing a program in order to prioritize improvement projects and funding. The City needs both a programming time horizon (such as five or seven years) as well as an update cycle (such as every year or two years). Many cities work with a five-year CIP that is updated every year or two years. The Sonoma County Transportation Authority (SCTA) uses a seven-year planning horizon and two-year update cycle for its CIP, which is used by the Metropolitan Transportation Commission (MTC) to prepare the Regional Transportation Plan (RTP) and Transportation Improvement Program (TIP). The CIP's estimate of future growth shall take into account development trends and projects in the development pipeline "trigger cap" and other growth management provisions.*

## Land Use Balance

GM-16 As part of preparation and approval of specific plans and any other implementing ordinances, regulations and development agreements, and allocation of development entitlements for areas of new development, balance non-residential development with residential development over the different phases and require that the contemplated balance of housing types is attained at buildout.

*The land use program for each area, including housing units by density range, is included in Section 2.4.*

## Annexation

GM-17 Consider initiating annexation of Canon Manor Specific Plan Area only if the following conditions are met:

- Adequate public facilities, meeting Rohnert Park's Rural Estate Residential standards established for the area, established either separately or as a part of the Specific Plan, are installed prior to annexation, or a program do so, with secure funding sources, is established to the City's satisfaction;
- No facility improvement costs are borne by the City of Rohnert Park; and
- All land in Canon Manor is included in the annexation.

*Canon Manor shall be deemed to have provided the adequate public facilities when all sites within Canon Manor meet established standards for water, wastewater, streets, lighting, fire hydrants, and other public facilities and services.*

GM-18 Explore the feasibility of annexation of the Sonoma State University campus.

*Land uses and growth areas in the General Plan have been designated to foster a close relationship between the City and SSU. Implementation of the General Plan should result in close physical integration of the campus with the City's neighborhoods; extension of City limits to reflect the extent of contiguous urban limits is only natural. The City currently provides water and wastewater to the campus.*

*SSU remains perhaps the only campus in the California State University system that is not a part of the surrounding community. Annexation will not alter the University's ability to pursue its development efforts; however, the City would moderately benefit by getting a small share of the existing taxes on retail sales at the campus.*

## Inter-Agency Coordination

GM-19 Work with Sonoma State University to establish a planning group to coordinate access and development.

*Coordination will become increasingly important as urban development embraces the campus' northern edge. The location of campus entryways needs to be coordinated with the City's nearby access improvements, including new streets, roadway and intersection improvements, parks, pedestrian walkways, bicycle routes. Also, long-range planning and development on the SSU campus, including potential expansion of the SSU campus, should be coordinated with land use policies and development in adjacent areas. The timing of on-campus housing development, if any, also needs to be coordinated with adjacent off-campus housing development.*

GM-20 Work with Sonoma County to ensure that all land in the Planning Area outside Rohnert Park's Urban Growth Boundary is preserved as open space.

GM-21 Request that the County allow City review and comment on development proposals submitted to the County on unincorporated land in the Rohnert Park Planning Area.

GM-22 Encourage Santa Rosa to designate land within the Wilfred Channel Community Separator and adjacent to it as open space.

*Santa Rosa's current General Plan (in 1999) permits development of land within the separator to the north of Wilfred Channel and up to approximately one mile north, as well as the "triangle" immediately north of the channel between the Northern Pacific Railroad and US 101, with Very Low Density Residential uses (up to two housing units per acre).*

GM-23 Continue joint city / county efforts, such as the Policy-Makers Working Group, to address the Community Separator mitigation issue.

### Implementation Monitoring

GM-24 Undertake periodic review to monitor General Plan implementation, with the first review scheduled to occur within three years of Plan adoption.

*The components of the review are spelled out in detail on page 1-13. This review, which is in addition to the annual report required by the State, should incorporate use of Performance Indicators – such as average trip time, total vehicle hours traveled, jobs/housing balance, park space per resident.*

# 3 Community Design

This Element includes goals and policies aimed at protecting and enhancing Rohnert Park's physical and visual character. Community design issues are addressed at citywide, neighborhood, and street scales. While reinforcing the positive attributes of Rohnert Park's urban structure—such as a compact form and well-defined neighborhoods—the Element seeks to foster creation of distinctive centers to enhance the city's identity, and promote pedestrian and community orientation of new development.

The Element also includes policies for increasing neighborhood connectivity and enhancing the visual quality of urban edges. It includes a comprehensive set of measures to preserve the scenic qualities and views from corridors, including goals and policies pertaining to setbacks, street and block patterns in areas of new development, landscaping, streetscapes, and building massing.



## 3.1 URBAN FORM, VIEWS, AND EDGES

### URBAN FORM AND STRUCTURE

#### Neighborhood Unit

Rohnert Park was established in 1956 as a master planned community, based on the concept of "neighborhood units." Single-family residences are clustered around a centrally located school and park, creating quiet neighborhoods amenable to families and children. Golf courses, railroads, and US 101 provide strong boundaries to many neighborhoods. Commercial facilities are at the edge of neighborhoods, typically at intersections of major streets, and are primarily accessed by car. This neighborhood unit model of development has essentially served as the city's blueprint since inception.

#### Connections

While the City has well-defined neighborhoods, different parts of the city are disconnected, as neighborhoods are inward-focused. The separation of uses is convenient for automobile circulation but discourages walking and bicycling, other than for recreational purposes. Many local streets form loops or cul de sacs, limiting physical and visual connections between neighborhoods. There is not a great level of distinction—in terms of layout, development patterns, lot sizes, and building intensities—between various neighborhoods.

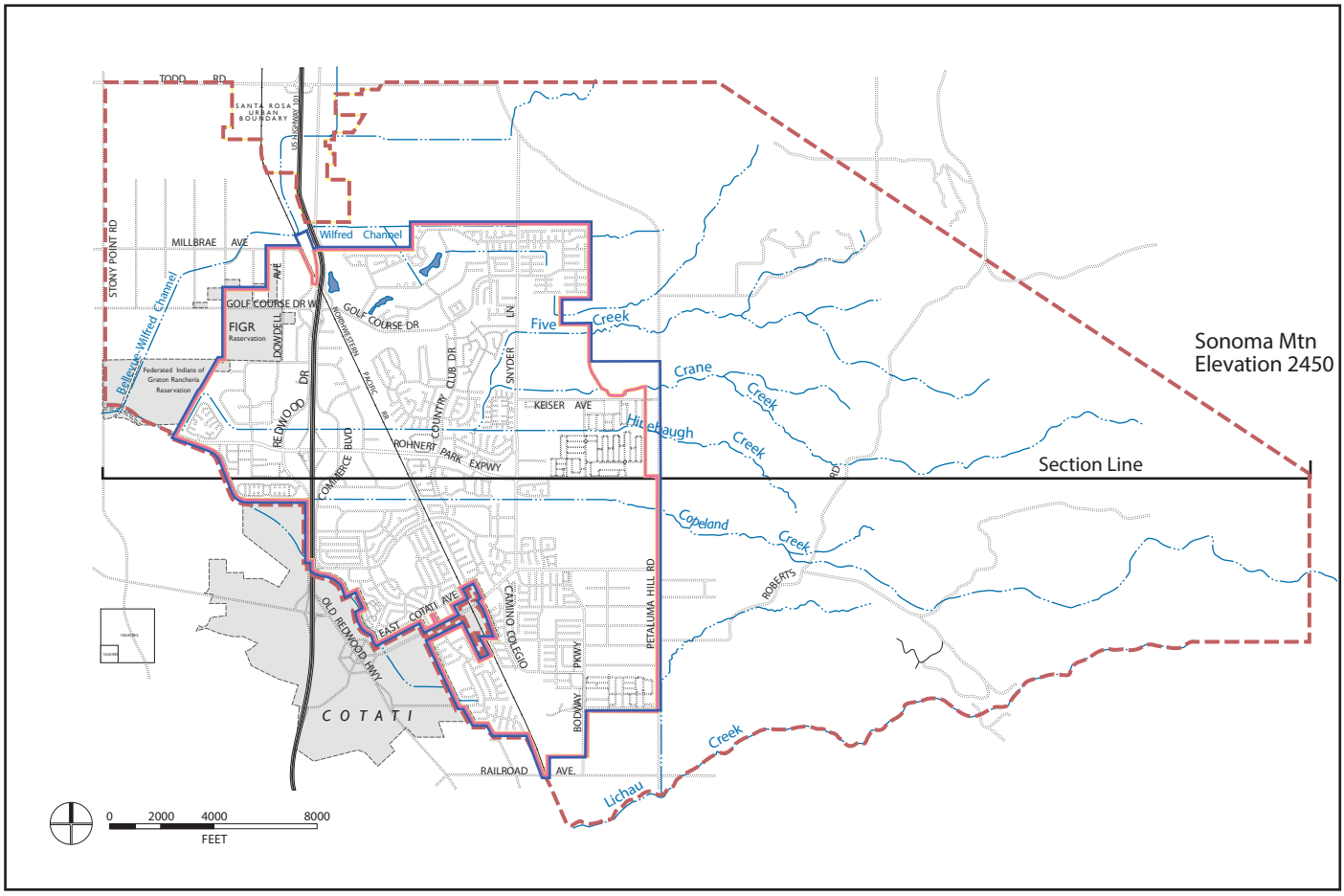
#### Focal Points

With the exception of Sonoma State University (SSU), located outside the City limits, and a scattering of commercial and community facilities, Rohnert Park has few citywide focal points. In addition, being a relatively young city, Rohnert Park has no traditional pedestrian-oriented center, as in other older cities such as Petaluma, Sonoma, or Santa Rosa. The area around the Rohnert Park Expressway-Commerce Boulevard intersection, where a majority of the city's neighborhood retail development is clustered, is the city's major activity center.

### VIEWS

#### Ridgelines

The eastern ridgelines constitute a prominent feature of the Rohnert Park landscape. Two peaks are prominent – Taylor Mountain, with an elevation of about 1,400 feet, and Sonoma Mountain with an elevation of 2,300 feet. Due to the height of the ridges and the low building heights throughout the city (generally two stories or lower), the eastern ridges are visible from many streets, parks, and open spaces, as well as buildings, throughout Rohnert Park Ridgelines are depicted in Figure 3.1-1.




Planning Area

20-year Urban Growth Boundary

Sphere of Influence

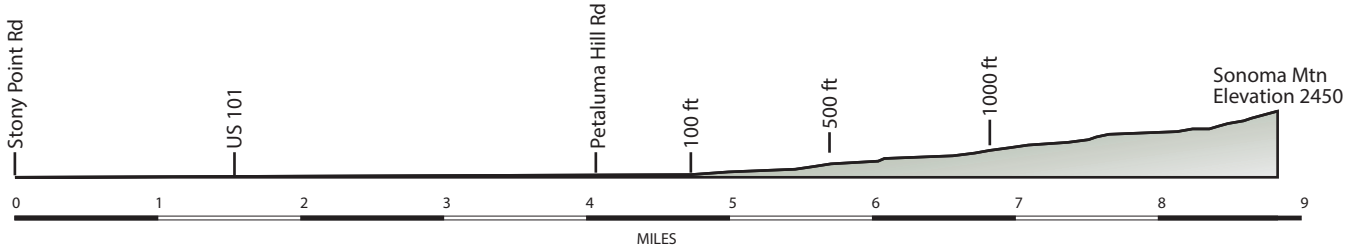



*Figure 3.1-1*

## *Three-dimensional View of Ridgelines*

Often the view corridors toward the ridgelines are framed by the natural landscape – such as along the creek beds. Only along East Cotati Avenue, which forms the southern edge of the SSU campus, does a straight line of trees create a more formal view corridor. Other east-west streets that terminate at Petaluma Hill Road—including the Rohnert Park Expressway, Keiser Avenue, Valley House Drive, and streets in Canon Manor—offer panoramic views of the ridgelines.

Open space and rural agricultural lands to the east of the city provide a foreground to the views of Sonoma and Taylor Mountains. Because this General Plan does not contemplate annexation of any area to the east of Petaluma Hill Road, development in the area will continue to be governed by the 1989 Sonoma County General Plan. The Open Space Element of the County General Plan specifies that the Sonoma Mountains provide a scenic backdrop to the Rohnert Park community[1], and indicates that the County seeks to retain a rural, scenic character in this area and avoid its inclusion within any urban sphere of influence.

### Scenic Corridors

Because of the pervasive nature of the views of the mountains to the eastside, virtually every street at the city's eastern edge—including Petaluma Hill Road and Bodway Parkway—offers scenic views. Streets at the northwest edge of the city also offer views of the open space beyond, but because the topography in the area is essentially flat, these views are not as dramatic.

The County has designated US 101 and Petaluma Hill Road as scenic corridors. While US 101—in almost its entire stretch through Rohnert Park—is lined with redwoods resulting in limited distant views, Petaluma Hill Road does provide distant views. At the southern end of the Planning Area boundary (near Railroad Avenue), Petaluma Hill Road is lined by open space and farms on both the eastern and western sides. Stands of trees along Canon Manor block some views, and the view corridor is considerably narrowed along SSU, with tall eucalyptus trees along the western edge of the street. The views open up dramatically north of the campus, and from Rohnert Park Expressway northward, the views are again panoramic.

## CITY EDGES

Rohnert Park shares much of its western boundary—between Rohnert Park Expressway and Railroad Avenue—with Cotati. While about half the length of the shared boundary between the two cities is demarcated by the Laguna de Santa Rosa Flood Control Channel, the remaining extent of the boundary is visually amorphous. The city's northern edge, along Wilfred Channel, is a straight-line edge, with homes on the south and the Community Separator to the north. Opportunities to alter the character of these edges are limited. Therefore, the discussion here focuses on the city's eastside and the northwest, where the potential for defining edge character exists.

### East and Southeast

The area north of the SSU has attractive open vistas from streets such as Petaluma Hill Road and Snyder Lane. The scale of these views is dramatic, as the foreground is quite extensive, and trees,

[1] Sonoma County Open Space Element, p. 227.

along the creeks and the eastern edge of the built city, frame many of the views. Because this area is targeted for development in the General Plan, opportunity to shape the new urban edge along Petaluma Hill Road is present.

South of SSU, Canon Manor has been partially developed as rural residential on half-acre to 2-acre lots. Canon Manor serves as a transition between the more intensive development west of Bodway Parkway and the open space and agricultural uses east of Petaluma Hill Road. Some crop sales stands can be seen along Petaluma Hill Road near the intersection with East Cotati Avenue. Canon Manor is less formally landscaped than the adjacent SSU campus, with the exception of tall stands of eucalyptuses that line East Cotati Avenue.

### Northwest

In contrast to the eastside, open space lands in the northwest are cultivated and used for pasture. The Laguna de Santa Rosa Flood Control Channel includes riparian vegetation and defines the southern edge of irrigated cropland. Agricultural fields can be seen from adjacent developed parcels within the City limits. Older, scattered rural residential uses along unimproved roads are found west of the commercial buildings in the Wal-Mart Center along Redwood Drive. These rural residential areas have visible stands of trees.

The Industrial Park abuts the city's western edge. The developed, suburban character of the park, with landscaped setbacks and regularly spaced trees, is in marked contrast to the adjacent rural areas. However, because of the several vacant sites along Business Park Drive, large setbacks, and extensive landscaping, the city's western edge is not as hard as the eastern edge. The western edge of the Rancho Verde mobile home park is separated and screened from adjacent rural areas by tall stands of trees, an open channel, and a solid wall. The regional commercial uses along Redwood Drive are oriented to US 101 and have a hard-edge blank wall along their western edge, adjacent to open space areas.

## GOALS: URBAN FORM, VIEWS, AND EDGES

CD-A Create pedestrian-oriented activity centers that serve as community focal points.

CD-B Establish strong connections between adjacent neighborhoods and between neighborhoods and activity centers, in order to encourage walking and biking.

CD-C Establish an open space network that links residential neighborhoods, parks, and open space areas.

CD-D Preserve and enhance views of the eastern ridgeline.

*Views of the eastern ridgeline should be preserved from the existing neighborhoods, and should be emphasized in the orientation and design of new public spaces and streets.*

CD-E Preserve and enhance the visual character of scenic corridors.

CD-F Maintain a distinct urban edge, while creating a gradual transition between urban uses and open space.

*The city currently has a hard edge along most sides, creating a strong distinction between urban and rural uses. While the urban edge should remain distinct, a gradual transition in densities in some areas would create a more harmonious visual impression of the landscape.*

## POLICIES: URBAN FORM, VIEWS, AND EDGES

### Urban Form and Structure

CD-1 As part of preparation of specific plans, ordinances, capital improvements programs, design of public buildings, and other measures, ensure that the University District and the City Center are developed as citywide destinations and with a pedestrian orientation.

*Because these centers are part of the General Plan Diagram and because detailed implementation in these areas will be facilitated by area and specific plans, more detailed policies in this element are not essential. However, this policy serves to recognize the role of these two centers in the urban structure sought to be created by this General Plan.*

CD-2 Develop linkages between different parts of the city, and foster creation of unique elements that provide identity to the city and the neighborhoods and result in the creation of diverse and distinctive places.

*Many of these elements, such as open spaces and streets, are addressed in other policies in the General Plan. However, some salient features and elements are called out here because they are critical to fostering the desired identity. Key urban form elements are diagrammed in Figure 3.1-2. It is expected that, over time, this list will be embellished.*

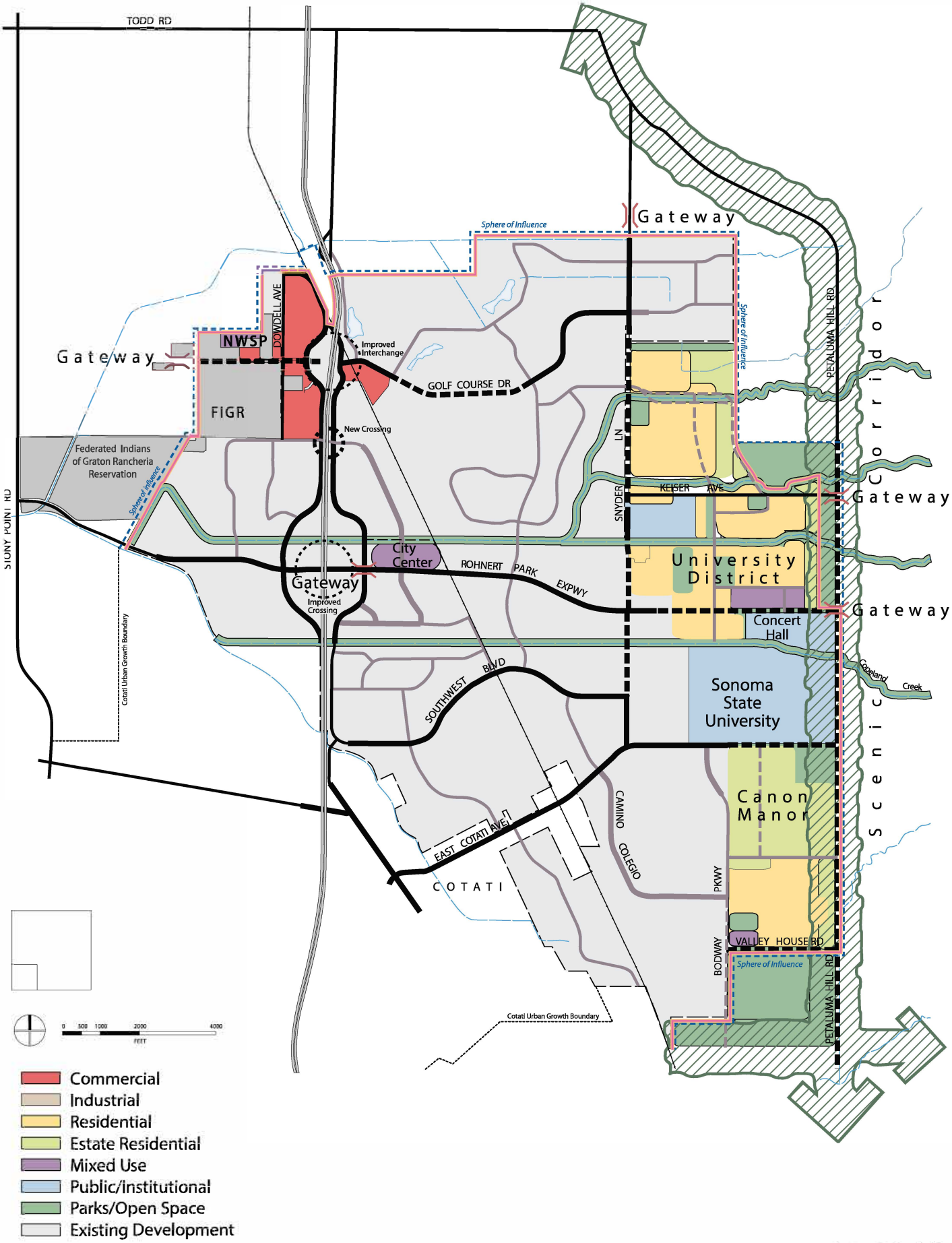
- ***Linear parkway connecting the eastern neighborhoods with the Sonoma State University campus***: The proposed linear parkway begins within the Sonoma State Campus and continues north to Keiser Avenue. This parkway would provide strong north-south connections to a bikeway system that now primarily runs east to west along the existing creeks and channels, and would create a public space within the proposed neighborhoods that would serve as an activity center.
- ***Interconnected network of streets.*** New collector connections are shown on the General Plan Diagram at the northern portion of Snyder Lane, along the extension of Eleanor Avenue, and at the eastern section of Rohnert Park Expressway. Also, a minor collector is suggested to provide a north-south connection through the proposed area along the linear parkway. The objective of these street connections is to provide the necessary connections for automobiles without compromising pedestrian comfort and quality of the neighborhoods. Where appropriate, existing streets should be extended into new developments to provide for a more extended and continuous street system. More information on standards for streets can be found in Chapter 4: Transportation.
- ***Private Plaza:*** A private plaza shall be provided within the proposed University District. This plaza will serve as a focal point for activity for the area.

- ***Extension of Creekside Greenway****:* The existing paths along creeks and channels provide important connections for bicyclists and pedestrians throughout Rohnert Park and also provide areas for recreation. These bikeways should be extended through the newly developed areas to continue to provide the amenity and strong pedestrian connections. The following guidelines should be used in extending the greenways:
  - Frequent entrances should be provided to increase access to bikeways;
  - A buffer should be provided between adjacent service areas and the bikeway;
  - If a wall is created between the bikeway, and adjacent property, it should be appropriate in size and material; and
  - Wherever possible, development should be oriented towards bikeways in order to activate the space.

CD-3 Designate gateway points at major entrances to the city, and prioritize their design and implementation through the City's Capital Improvements Program. Use landscaping, signs, lighting, and other streetscape design techniques along streets to announce the gateway, and establish development regulations to provide visual emphasis to the gateway.

*Potential gateway points include, but are not limited to: Rohnert Park Expressway at Petaluma Hill Road, at Commerce Boulevard, and at Hinebaugh Creek; Snyder Lane on the north side of the "G" section neighborhood; and East Cotati Avenue at Petaluma Hill Road and at the Cotati border.*

*Street trees, welcome signs, decorative lighting, banners, archways and other streetscape design elements can be used for the gateway. In addition, adjacent development should be required to orient building entrances to the gateway and provide pedestrian amenities, such as sidewalks and walkway lighting, while limiting adjacent parking lots.*




Note: Land uses shown are schematic and intended to be consistent with the General Plan Diagram.

Figure 3.1-2
# Urban Form and Structure

**Views**

CD-4 Designate Petaluma Hill Road as a scenic corridor throughout its stretch along Rohnert Park.

CD-5 Ensure that any landscape treatment along Petaluma Hill Road does not obstruct views of the eastern ridgelines from the street.

*Because there are few trees along Petaluma Hill Road north of SSU, the street provides uninterrupted views of the eastern and northern ridgelines. This visual quality of the street should be maintained by discouraging street planting on the eastern edge of the street, except in the general areas of the creeks.*

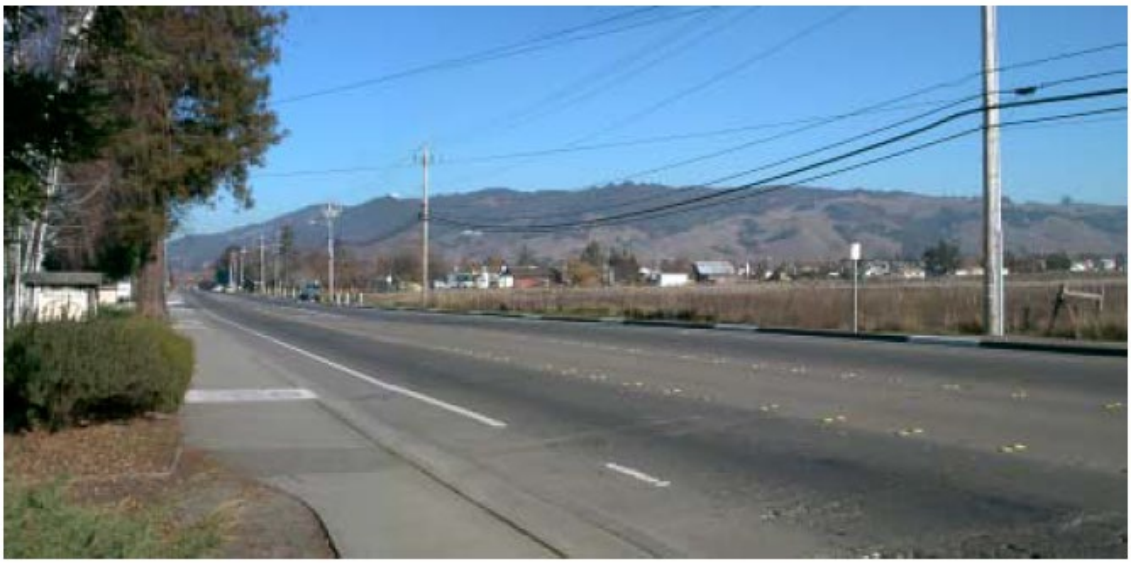
CD-6 As part of any development along Petaluma Hill Road, ensure planting, if any, does not obstruct views of the ridges from the city's eastern neighborhoods. In no case shall trees or shrubs that exceed 25 feet in height upon maturity be used.

*A maximum height of 25 feet will permit views of the ridgelines above 1,000-foot elevation from a horizontal distance of about 1,000 feet from the open space edge. If trees are taller, views of the ridgelines from the eastern neighborhoods will be disrupted. Site specific characteristics may necessitate heights shorter than 25 feet or no planting at all to ensure that views are preserved.*

CD-7 Minimize disruption of existing views by new development.

- Along Snyder Lane:
  - Provide an approximately 32-foot wide linear park/parkway (within the currently acquired right-of-way, which is not needed for street parking; see Chapter 4: Transportation) along the eastern edge of Snyder Lane as a neighborhood amenity and to provide primarily unobstructed views of the ridgeline (see Figure 3.1-4);
  - Set back all development on the eastside at least 20 feet from the edge of the linear parkway (that is, approximately 52 feet from the street curb). Establish upper-story step-back requirements for development adjacent to the parkway as part of the Zoning Ordinance.
- Along the 1999 City limits, in the area between Creekside Middle School and Rancho Cotati Senior High School, set back new structures at least 60 feet away from the edge of existing residential-use parcels immediately adjacent to the west.
- Maintain a 100-foot setback between the "G" section and any new development located south of it.
- Along Petaluma Hill Road, north of Valley House Drive, require any new development on the western side of the street to be set back at least 50 feet from the edge of the street right-of-way.

*Figure 3.1-3 shows an illustrative simulation of new development along Snyder Lane. See policy CD-49, pertaining to setback requirements for the Mixed Use center.*



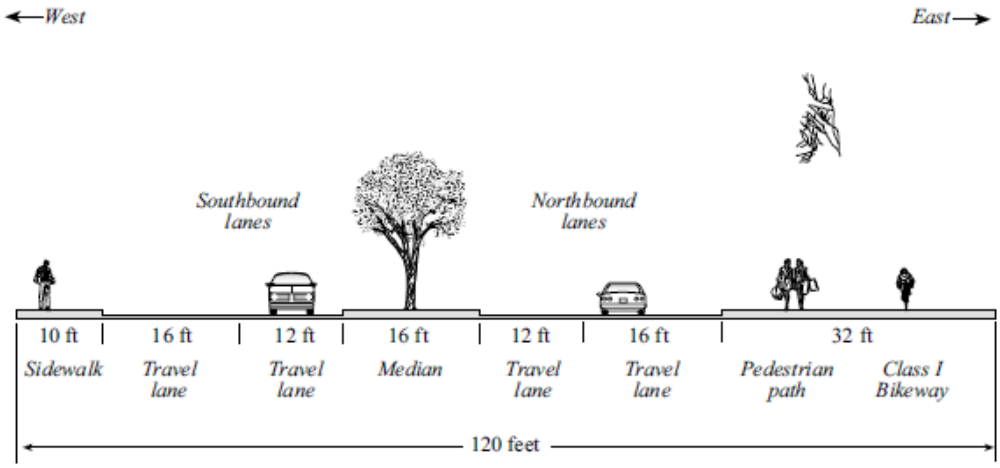


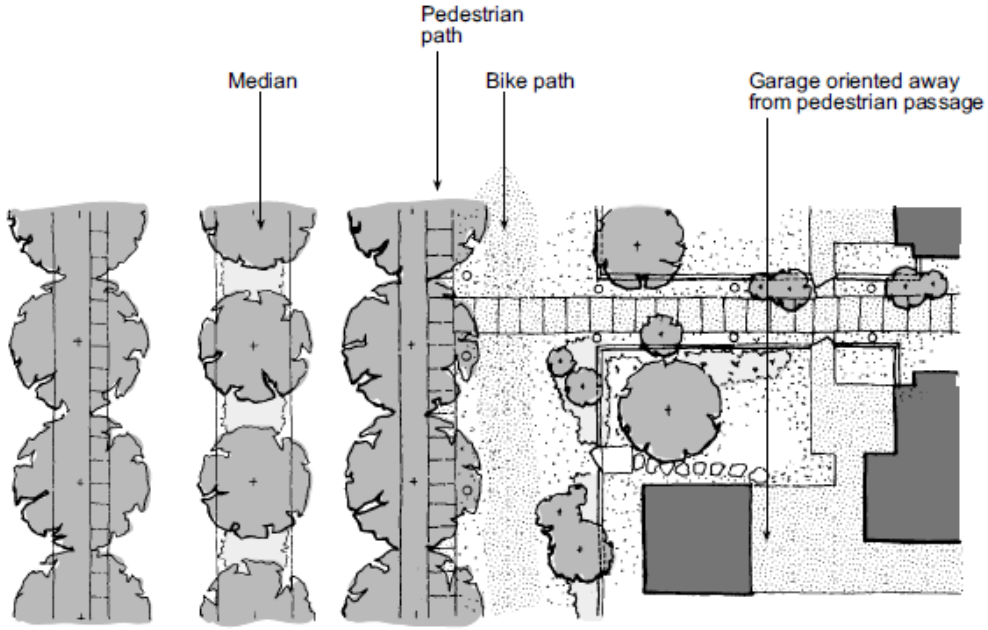
Snyder Lane near Eleanor, looking northeas; illustrative simulation.




*Figure 3.1-3*

Snyder Lane near Eleanor, looking northeast; illustrative simulation.






Snyder Lane at Eleanor, looking north.

*Figure 3.1-4*

## Street Section and Plan at Snyder Lane

CD-8 Maintain streets as "view corridors" by:

- Where appropriate, keeping the northern and eastern terminus "open" by not allowing buildings or tall trees to be placed at street ends; and
- Either leaving the eastern edge of the north-south streets at the city's eastern edge to remain unplanted, or ensuring that tall-branching trees that permit views from vehicles.
- Reinforce the dramatic framed views of the ridgeline along the Rohnert Park Expressway by ensuring that if the road is widened, landscaping reinforces the framing of the view.

## Edges

CD-9 Ensure that development intensities provide adequate transition from urban to open space uses on the city's eastside, as indicated on the General Plan Diagram.

*Because much of the city's western edge will remain unaltered as a result of this General Plan, a similar transition in intensities is not contemplated in the northwest area.*

CD-10 As part of implementing plans and programs, permit clustering of Estate Residential development, with resultant pockets of open space along the city's eastern edge.

*The Zoning Ordinance shall establish a minimum lot size for clustered Estate Residential development.*

CD-11 Require all development along the city's eastern edge to plant trees and other vegetation along the city edge, in order to maintain the open space appearance along Petaluma Hill Road.

*See also Policy CD-5 pertaining to height of vegetation along Petaluma Hill Road.*

CD-12 As part of the Zoning Ordinance, establish setback requirements for development adjacent to open space buffers along city edges.

*This setback should be the final step in the transitioning character between developed and undeveloped land.*

CD-13 Allow only Rural Estate Residential uses or open space and recreation uses along Petaluma Hill Road.

While only these uses are shown on the 2000 General Plan Diagram, the intent of the policy is to ensure that this policy is adhered to in case of any future amendments to the General Plan Diagram.

CD-14 Ensure that design treatment at the edge of urban uses results in "soft" edges by:

- Prohibiting the use of solid walls along these edges (i.e., fences must be visually permeable);

- Using materials and design to promote soft edges (such as use of wooden or other rustic materials for fences, etc.); and
- Encouraging development at the edge of the city to face outwards.

## 3.2 NEIGHBORHOODS AND FOCUS AREAS

While policies related to views and edges have implications that extend beyond individual neighborhoods, this section addresses the design and character at a neighborhood scale. Focused policies for certain areas (including specific plan areas) are also included.

### NEIGHBORHOODS

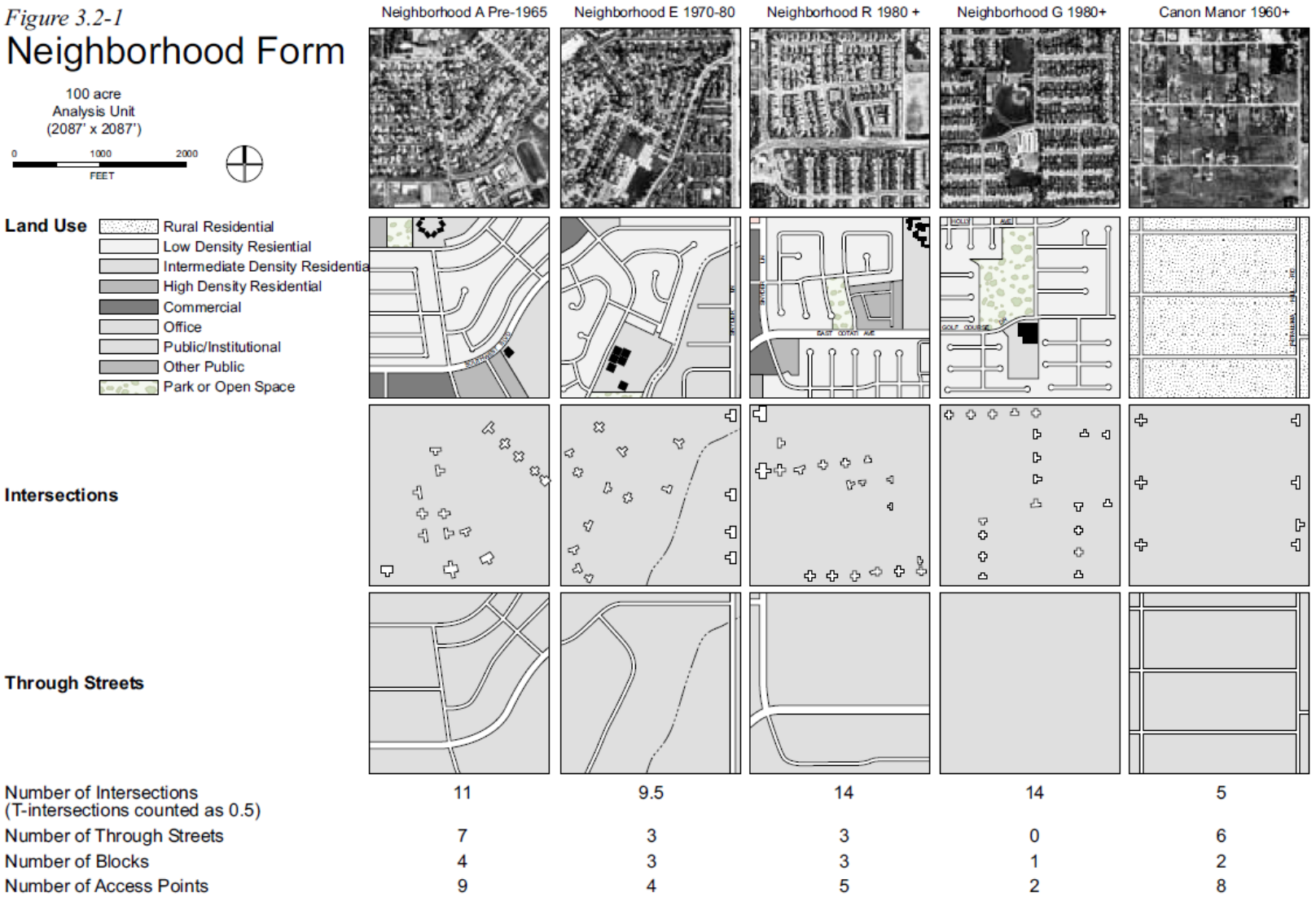
Neighborhoods are Rohnert Park's building blocks. Rohnert Park's neighborhood structure has been, in many cases, characterized by homes clustered around a school and a park. Neighborhood areas are shown in Figure 3.2-1. Key aspects of Rohnert Park's neighborhood structure include:

- *Use Pattern*. While Rohnert Park has a defined neighborhood development pattern, design of neighborhoods to be responsive to the context—such as by creating greenways that traverse neighborhoods, locating parks adjacent to creeks, and locating uses and acitivities in relationship to institutions such as SSU and physical conditions such as urban edges—can help in creating neighborhoods that are responsive to the landscape and lead to greater identity and diversity.
- *Street and Block Patterns.* Neighborhood A, one of the original Rohnert Park neighborhoods, has the greatest number of through streets, blocks, and access points. It is characterized by long internal blocks, connecting local streets, and few cul-de-sacs, complemented by mature trees and landscaped front yards, making it easy and comfortable to bike or walk. Numerous access points provide connections to adjacent areas. In subsequently developed neighborhoods, fewer street connections and intersections, more cul de sacs, and larger blocks make it difficult to reach destinations via walking or biking.
- Canon Manor—a County subdivision originally platted in the 1950s—has rural residential development with rectilinear streets, very large blocks, and large lots, in contrast to Rohnert Park's curvilinear streets and cul-de-sacs.
- SOMO Village – a sustainable community in the southeast area of the City, is subject to "smart growth" development requirements which may differ substantially from the street-and-block pattern of neighborhoods in other areas in the City. SOMO Village is typified by pedestrian- and bicycle-friendly elements, with street widths that may differ from standard City streets. Development is governed by a form-based code which seeks to encourage mixed use development.
- *Streets.* Rohnert Park has a hierarchical system of streets that separates high-speed through traffic (along arterials and collectors) from low-speed local traffic (along local streets). Chapter 4: Transportation provides a detailed description of the city's street pattern and outlines roadway classifications. Safety, convenience, and comfort for pedestrians and bicycles are an important issue for Rohnert Park residents in 1999.
- Streets in Rohnert Park have a distinctive character. Major arterials such as the Rohnert Park Expressway as well as recent residential arterials such as Snyder Lane have a planted median strip and flanking greenways with pedestrian paths and bikeways. Such streets contribute to the city's image as a place where residential neighborhoods are integrated with parks and where

open space surrounds the city. Some streets also have views of the eastern ridgeline. The visual character of new streets is addressed by goals and policies in this section.

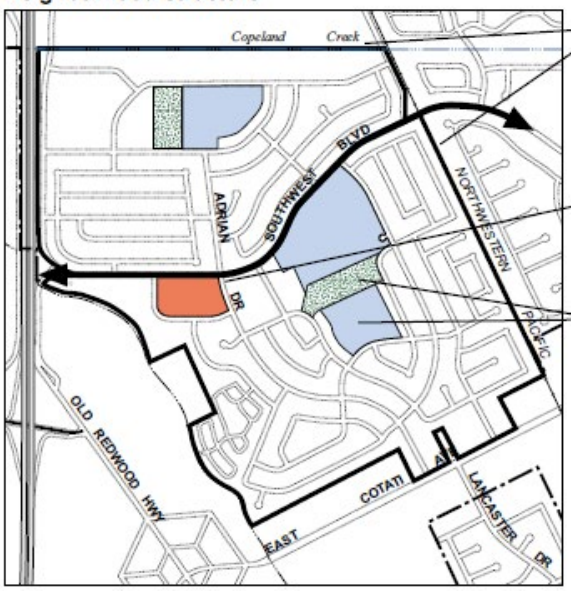
*Figure 3.2-1*

# Neighborhood Form




| | Neighborhood A Pre-1965 | Neighborhood E 1970-80 | Neighborhood R 1980 + | Neighborhood G 1980+ | Canon Manor 1960+ |
|---|---|---|---|---|---|
| Number of Intersections (T-intersections counted as 0.5) | 11 | 9.5 | 14 | 14 | 5 |
| Number of Through Streets | 7 | 3 | 3 | 0 | 6 |
| Number of Blocks | 4 | 3 | 3 | 1 | 2 |
| Number of Access Points | 9 | 4 | 5 | 2 | 8 |

**Neighborhood Structure**




*Creeks, flood channels, arterial roads, and railroad tracks form the edges of neighborhoods*

*Shopping center on arterial street shared by two neighborhoods*

*Parks and schools at the center of the neighborhood*



*Major streets form neighborhood edges. Shopping centers along these streets are shared between two or more neighborhoods.*



*Parks and schools as the focus of neighborhoods.*



*Site for the new City Center north of Rohnert Park Expressway/Commerce Boulevard.*

*Figure 3.2-2*
Neighborhood Structure



*The City's northeastern edge, around the Golis Park neighborhood.*



*The City's eastern edge, looking south along Petaluma Hill Road. Sonoma State University can be seen in the foreground.*



*Aerial view of Rohnert Park Municipal Golf Course, at right, with the Marguerite Hahn Elementary School and residential neighborhoods.*

## FOCUS AREAS

In addition to policies that apply across the city, this section of the General Plan includes policies targeted at design issues specific to certain parts of the city. These are:

- University District;
- City Center;
- Central Rohnert Park
- Northeast Area;
- Northwest Specific Plan Area;
- SOMO Village;
- Stadium Area; and
- Southeast Area.

## GOALS: NEIGHBORHOODS AND FOCUS AREAS

CD-G Encourage development of diverse and distinctive neighborhoods that build on the patterns of the natural landscape and are responsive in their location and context.

*This General Plan encourages development of neighborhoods to be responsive to their location and context, rather than being based on a uniform design formula.*

CD-H Promote a mix of uses and a variety of housing types and sizes within residential neighborhoods.

*The General Plan Diagram establishes a mix of uses within areas of new development and promotes a mix of housing types by allowing a range of residential densities within the same areas. This goal and the subsequent policies build on the overall direction established in the diagram.*

CD-I Ensure that neighborhood streets provide an attractive physical environment for motorists, pedestrians, and cyclists.

CD-J Maintain the character of existing neighborhoods while undertaking streetscape and signage improvements in selected areas.

CD-K Support improvements to the pedestrian orientation within Central Rohnert Park.

CD-L Create a consistent character and identity for Central Rohnert Park – particularly in area defined as Downtown.

CD-M Ensure the quality of new development within Central Rohnert Park.

## POLICIES: NEIGHBORHOODS AND FOCUS AREAS

### Neighborhood Structure

CD-15 Establish thresholds and procedures for review of design of new neighborhoods.

CD-16 Require neighborhood design—including components such as land use, development intensity, and street layouts—to be responsive to natural and institutional elements, including:

- *Creeks.* Ensure adequate access by locating streets and paths adjacent to creekways, and integrate parks and open space with creekways;
- *Urban edges.* Ensure transition from urban intensities to open space; and
- *Integration with the surroundings.* Promote connections with adjacent neighborhoods by integrating street networks, and responding to existing landscape and visual treatments.

CD-17 Allow townhomes and multifamily dwellings to be integrated with single-family residences.

*These buildings should be in character with the surrounding homes in massing, scale, and orientation. See Figure 3.2-3 for illustrations of housing types.*

CD-18 Prepare a design standards checklist for design reviews.

*This checklist would provide a simple means for evaluating proposals.*

### Street/Building Relationship

CD-19 As part of updating the City's zoning regulations or applicable specific plans, adopt standards to foster pedestrian orientation of new development in Mixed-Use and Neighborhood Commercial areas by:

- Developing a coherent set of standards for buildings, such that building facades and entrances *define* the streetscape and promote street activity;
- Maintaining volumetric building standards that require buildings to be located at the street by *establishing* maximum setback or "build-to lines", with appropriate step-backs for upper stories;
- Ensuring that primary entrances of buildings face the street;
- Requiring that parking is provided in the interior of the block, screened by the building or landscaping;
- Requiring awnings and canopies for pedestrian comfort, where appropriate; and
- Establishing building transparency from sidewalks.

CD-20 Encourage buildings to foster a sense of place by providing transitions between the street and building, front setback variation for residential development, and building articulation and massing, as part of development standards or any design guidelines that may be prepared.

*Elements such as porches, bay windows, and landscaping should be designed to create a transition between public and private spaces. When porches are used, they should be designed as a usable outdoor space.*

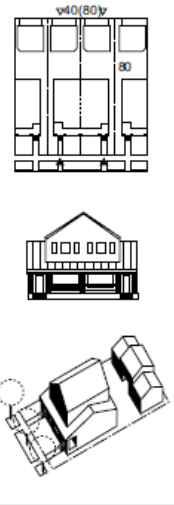
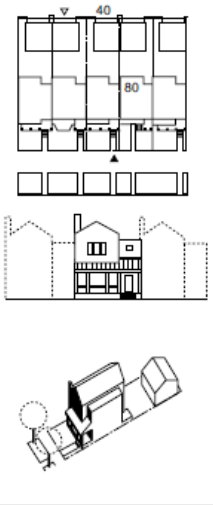
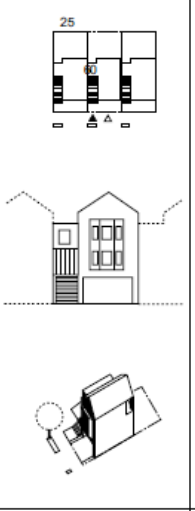
| Housing Type | Estate (front loaded) | Low Density Detached | Low Density (rear loaded) | Semi-Detached (rear loaded) | Townhouse (rear loaded) | Townhouse (front loaded) | Residential Over Parking And Commercial Podium |
|---|---|---|---|---|---|---|---|
| |  |  |  |  |  |  |  |
| Illustrative Lot Size | 20,000 | 6,000 | 6,000 | 3,200 | 3,200 | 2,000 | - |
| Dwelling Size | 5,260 | 2,800 | 2,800 | 1,400 | 1,400 | 1,200 | 1,200 |
| Number of Floors | 2-2.5 | 1-2 | 1-2 | 2 | 2 | 2.5 | 2-3 over podium |
| Density (units/gross acre) | 2.0 | 6 | 6 | 12 | 12 | 20 | 30 |
| Typical Density Range for Housing Type | 0.5-2.0 | 5-7.5 | 5-7.5 | 12-16 | 12-16 | 15-30 | 20-30 |
| General Plan Land Use Classification | Estate Residential | Low/Medium Density Residential | Low/Medium Density Residential | High Density Residential | High Density Residential | High Density Residential | Mixed Use |

*Figure 3.2-3*

Illustrative Housing Types

CD-21 Minimize the visual dominance of garages by maintaining appropriate development standards in the City's zoning and subdivision regulations and/or design guidelines.

*Potential strategies that can be considered as part of the City's Zoning Ordinance include:*

- Limiting the front width of a house that can be occupied with a garage to be no more that one-half the building width;
- Encouraging location of the garages towards the back of properties;
- Requiring garages to be setback from the front edge of house;
- Use of an additional setback if more than a two-car garage entrance is needed;
- Orienting garage doors 90 degrees from the street;
- Allowing implementation of an alley system in new development, with garages accessed from the rear; and
- Incorporating design elements on the second level above the garages such as bay windows or balconies that break down the scale of the garage.

CD-22 Provide streets at the edges of each phase of development in order to provide flexibility and better continuity for later phases.

CD-23 Establish design guidelines for Estate Residential uses to ensure new buildings are consistent with surrounding areas.

*The City's design guidelines shall establish provisions for Estate Residential to ensure that building mass will be compatible with surrounding transitional land uses to soften City edges and protect viewsheds.*

## Streets and Street Network

CD-24 Ensure that the Subdivision Regulations encourage a fine-grained and integrated pattern of streets that provide continuity between neighborhoods, have a human scale, and enhance the character of neighborhoods and activity centers. Ensure that the Subdivision Regulations:

- Require the *continuity* of major streets between neighborhoods.
- Limit use of cul de sacs to:
  - No more than ten percent of the length of all streets in a subdivision map; and
  - A 150-foot maximum length, to prevent their use as a substitute to through streets.
- Where cul de sacs are used, integrate pedestrian and bicycle connections through the end to the *adjacent* area.
- Promote closer spacing between the intersections of local streets, as defined in Chapter 4: Transportation, *with* a maximum spacing of 1/8th mile (660 feet) that will strengthen pedestrian connections.

*See Figures 3.2-4 and 3.2-5 for illustrative diagrams.*

CD-25 Use traffic calming measures to reduce traffic speeds in residential areas rather than limiting the street connections.

*Connecting streets provide direct linkages between different areas of the city. Traffic calming measures are also discussed in Chapter 4: Transportation.*

CD-26 Design local streets to not only accommodate traffic, but also to serve as comfortable pedestrian environments. These should include, but not be limited to:

- Street tree planting adjacent to curb and between the street and sidewalk to provide a buffer between the *pedestrian* and the automobile, where appropriate;

  *See Figure 3.2-5 for an illustrative diagram.*

- Minimum curb cuts along streets; and
- Sidewalks on both *sides* of streets, where feasible.

CD-27 Allow sound walls only for development along US 101 and the NP Railroad, as shown in Figure 3.2-6.

*A review of the calculated noise levels and traffic counts along Rohnert Park's arterials, coupled with implementation of other tools such as larger setbacks, suggests that sound walls will not be necessary along proposed arterials. Restrictions on use of sound walls will allow neighborhoods to be less inward focused and allow them to be perceived as more open and welcoming to passers by. See Figure 3.2-6.*

CD-28 Ensure that development standards do not result in disincentives for providing closely spaced local streets.

*The City should, during updates to the Zoning Ordinance and the Subdivision Regulations, establish minimum lot sizes that take into consideration local streets every 400-500 feet and still allow maximum densities/intensities for the various land use categories to be attained.*

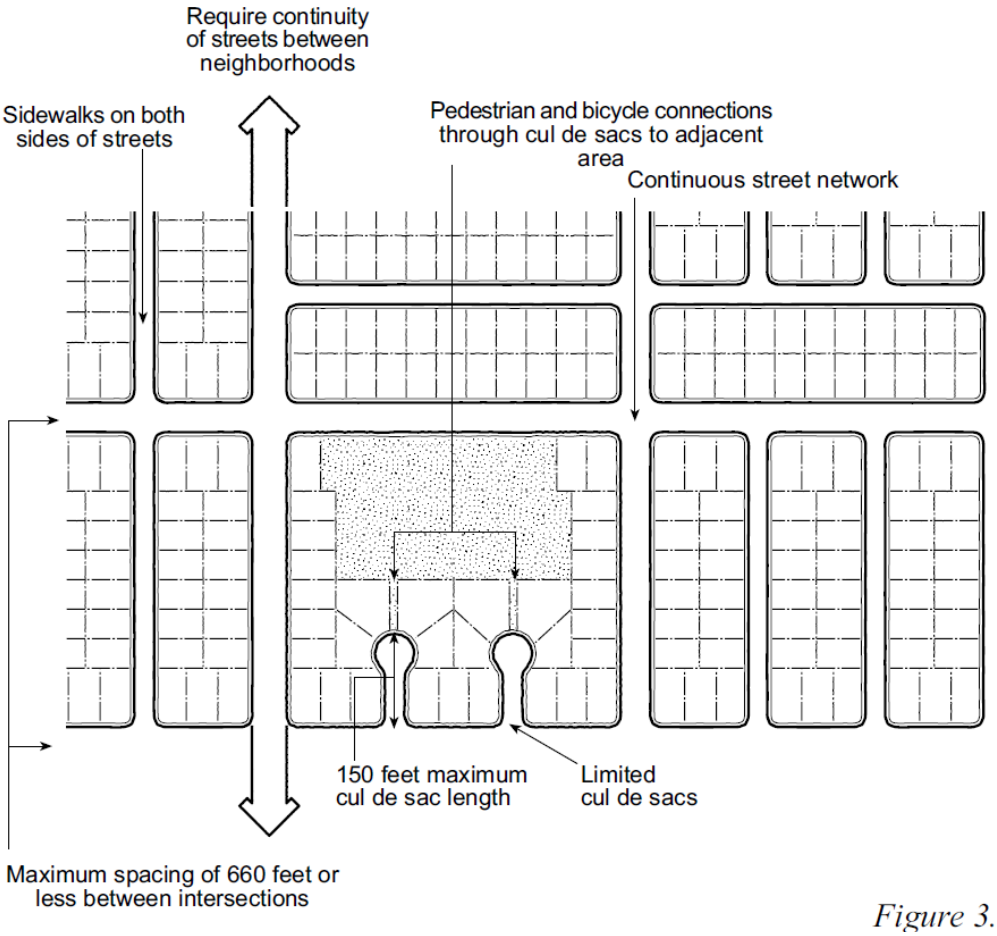
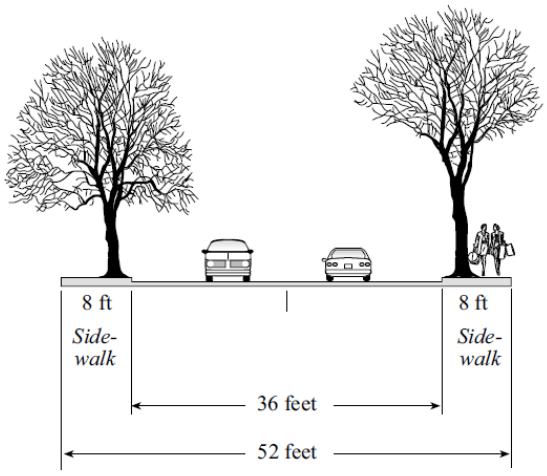


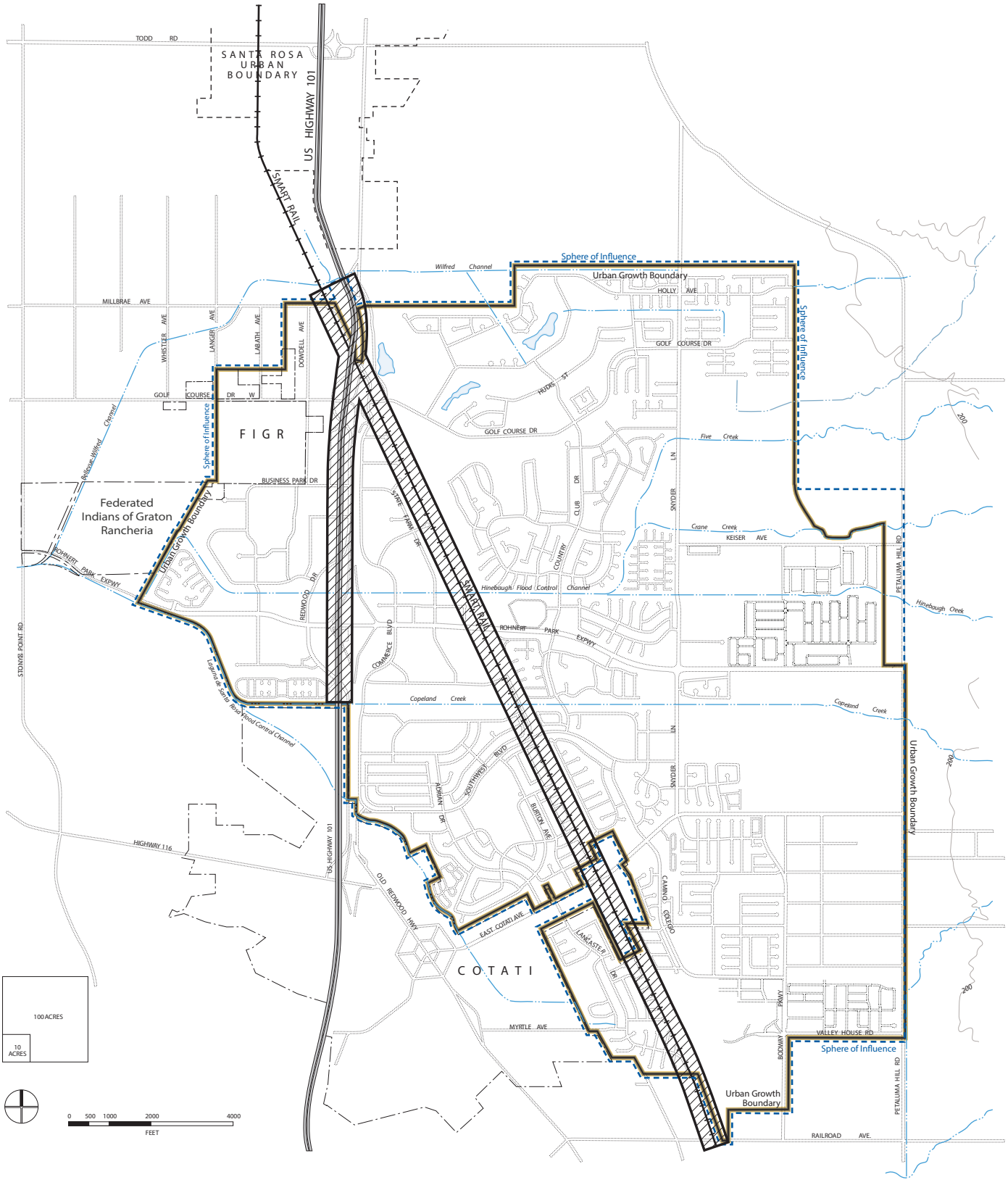

*Figure 3.2-4*




Local Street

*Figure 3.2-5*

Local Neighborhood Street Section




Soundwalls allowed

*Figure 3.2-6*

# Allowable Sound Wall Locations

## Parking

CD-29 To establish flexibility in parking standards, review residential parking requirements in the Zoning Ordinance, and consider implementing the following provisions and exceptions, where appropriate:

- Reduced off-street parking requirements for High Density Residential uses;
- As of 2000, the Zoning Ordinance requires multi-family housing with 10 or more housing units and condominiums, to have two enclosed parking spaces per unit plus one additional uncovered parking space "for each bedroom in excess of three bedrooms per unit."
- Reduced parking requirements for senior housing;
- Reduced off-street parking requirements for residential sites adjacent to the linear park, where on-street parking is more available;
- Reduced parking requirements for development with a mix of uses, to account for differences in peak hour parking demand between the uses.
- As of 2000, the Zoning Ordinance requires sites with more than one use to provide parking that equals the sum of the number of spaces required for each individual use.
- Reduced parking requirements in areas designated as Mixed Use, where mix of uses and compact development favors pedestrian and bicycle access.
- Allowing on-street parking to count toward parking requirements for development in mixed use areas.

CD-30 Encourage development of parking assessment districts for the mixed-use areas. Upon establishment and participation in such a district, do not require parking on individual sites.

*This policy allows flexibility in the arrangement of parking within mixed-use areas. On-street or off-street parking can be located off-site, allowing more compact development.*

## Specific Plan, Planned Development, and City Center Areas

Policies in this section refer to the individual specific plan and planned development areas and to the City Center, as defined in Chapter 2: Land Use and Growth Management.

### *University District Specific Plan Area*

CD-31 Ensure that the University District is developed as an active, mixed-use pedestrian center, integrated and responsive to the design of the University Concert Hall, sensitive to the existing residential developments to the west, and with transitions to open space to the east.

CD-32 Require development of an appropriately scaled private plaza as the focal point of the mixed use portion of the University District. Ensure that the design of the plaza reflects the following considerations:

- Permit maximum accessibility and foster a public orientation;
- Protection and emphasis of primary view corridors to the east and the north;
- Definition of edges by adjacent buildings and proper landscaping;
- Adequate lighting for nighttime use;
- Flexibility of space for various programs such as concerts, flea markets, etc;
- Locating active uses such as restaurants and cafes around the plaza; and
- A location that is accessible for pedestrians from adjacent areas.

  *The location of the plaza is critical for its success. Ideally the plaza would be centrally located, and accessible to a large majority of the mixed-use area within a ¼-mile radius or a five minutes walk. The plaza should also be visible and accessible and accessible from Rohnert Park Expressway, although it need not be located adjacent to it.*

  *Many plazas in the West provide successful examples of such considerations; most are based on precepts of Spanish neighborhood design. The Plaza in Santa Fe, the oldest in the country, is perhaps the most successful example. The plaza in Sonoma is much larger, with wider streets as well.*

CD-33 Ensure that the Circulation Plan for the University District Specific Plan incorporates:

- A modified grid-pattern of pedestrian-scaled interconnected streets, no more than 400 to 500 feet apart in the mixed-use areas;

  *Where this grid pattern intersects with Rohnert Park Expressway and through-automobile traffic may not be feasible, through pedestrian and bikeway connections across the Expressway should still be provided.*

- A maximum block area;

  *A maximum block size would help prevent large blocks that impede circulation within and between neighborhoods. An appropriate maximum block size, to be established as part of the specific plan, would be in the range of 2.5 to 4.0 acres.*

- Street system integrated with existing and proposed accesses to SSU and the Concert Hall;
- Design of street system on the south side of the greenway along Hinebaugh Creek to facilitate connections to the future growth area north of the creek;
- Bikeways, with Class I bikeways along the linear parkway leading to the campus and along Hinebaugh Creek, with connections to the citywide network; and
- Traffic calming measures and unified streetscape; and
- Boulevard-like design for Rohnert Park Expressway between Snyder Lane and Petaluma Hill Road

**Figure 3.2-7 has been eliminated**

**Figure 3.2-8 has been eliminated**

**Figure 3.2-9: Section of Rohnert Park Expressway at SSU has been eliminated.**

CD-34 Ensure that the Specific Plan includes an Open Space Plan that:

- Shows existing vegetation and proposed planting areas (including open space buffer) with types and sizes of plant materials; and
- Shows design of walkways, trails, recreation areas, paved areas, benches, water features, and lighting.

CD-35 Ensure that the Open Space Plan provides for the following parks and open spaces:

- A minimum 17-acre open space buffer from the edge of Petaluma Hill Road to the edge of Estate and Low Density Residential and Mixed Use Center development.

  *Policies in Section 3.1 limit the height of planting material along Petaluma Hill Road to 25 feet in order to preserve views from the interior.*
- A "linear parkway" with trails, bike lanes and roadway travel lanes will link Keiser Avenue and Rohnert Park Expressway, the Twin Creeks Park with the Mixed Use Commercial Center and the Green Music Center. An approximately 7.0 acre community park centrally-located within Vast Oak providing active recreational amenities.
- A passive park protecting an existing oak grove located along Keiser Avenue approximately 7.0 acres.

CD-36 Allow clustering of Estate, Low Density Residential, and Mixed Use Center development on the eastern edge of the Specific Plan area to provide pockets of open space and uninterrupted view corridors from interior areas (within the UGB). Require development to be sensitive to and setback from existing residential development on the westside as clarified in CD-7, above.

*Section 3.1 includes a policy to ensure that the City's Zoning and Subdivision regulations permit clustering for Estate Residential developments.*

CD-37 Ensure that the Specific Plan and/or the City Zoning Ordinance reinforce the area's pedestrian-oriented character. Development standards should include:

- "Build-to" lines;
- Defined active street-edges;
- Required transparency;
- Maximum distance between entrances in the mixed-use areas;
- Allowing use of sidewalks for outdoor seating; and
- Integration of street furniture, signage, and elements such as awnings that increase the pedestrian comfort.

CD-38 The linear parkway shall be designed so that parking is provided on each side of this street. Allow half of this parking located immediately adjacent to the Medium- and High-Density Residential areas to count towards off-street parking for these uses.

*This change in parking regulations would result in increased surveillance and security on the street and the park as well.*

CD-39 Explore the feasibility of use of parking at Sonoma State University's Concert Hall for the University District. Allow suitable reductions in parking requirements for developments in the district if shared parking is available.

*Shared use, if implemented, would not be permitted when concert events are taking place.*

**Figure 3.2-10, Figure 3.2-11 and Figure 3.2-12 have been eliminated per City Council Resolution No. 2006-142.**

### *City Center*

CD-40 Use an adopted City Center Concept Plan (Policy LU-30) as the basis for the development character of the area.

*The City Center Concept Plan, in draft stages as of early 2000, envisions the center as "an attractive, family-friendly district, serving as the central community-gathering place, a focal point for cultural, recreational, business, and civic functions." The City Center should be a "pedestrian-oriented environment with City Hall Drive serving as the City's 'main street'".*

### *Northeast Specific Plan Area*

*Figure 3.2-13 shows an illustrative simulation of development along Valley House Drive.*

CD-41 Provide a minimum of one local north-south through street, extending from Eleanor Avenue to Keiser Avenue, within the area between Snyder Lane and the collector leading to the University District linear park.

CD-42 Provide an 8-acre park to serve as a neighborhood focal point.

*This park should be directly adjacent to either Snyder Lane or the Five Creek greenway and should be directly accessible by bicycle and pedestrian paths to the greenway.*

CD-43 Locate the proposed High Density Residential uses adjacent to open space (the Five Creek Greenway or 8-acre park) and along the proposed north-south arterial and collector streets to increase accessibility.

### *Northwest Specific Plan Area*

CD-44 Use design review to ensure the compatibility of uses in areas where residential and commercial areas are adjacent.

CD-45 Foster strong design character for Golf Course Drive West through uniform streetscape and signage, and by requiring some parts of all development, including commercial, to be built to the edge of the properties along the street to provide street definition.

CD-46 Provide a park in the North District to serve the adjacent residential uses.

CD-47 Ensure that residential developments are designed to capitalize on views of the surrounding separator to the west and the north and beyond.

CD-48 Ensure that a majority of internal parking is located away from Golf Course Drive West or is screened.

### *SOMO Village Planned Development Area*

CD-48A Ensure that SOMO Village is developed as a sustainable community typified by pedestrian- and bicycle-friendly elements, compact village-style blocks, and integration of residential, commercial, and industrial uses.

CD-48B Ensure that all development and land use conforms with the SOMO Village Zoning Code.

CD-48C Ensure that development includes features which advance energy conservation, environmental protection, and sustainability, including:

- Minimizing demolition of existing structures and encouraging adaptive reuse of buildings.
- Providing ample pedestrian and bicycle paths throughout SOMO Village, and provide appropriate connection points to surrounding areas to integrate pedestrian and bicycle access to adjacent portions of the City.
- Use of low-water plumbing fixtures and water conservation techniques in building design and construction.
- Use of solar, wind, and other alternative energy forms.

CD-48D Require parks, open spaces, and recreational facilities to be distributed throughout the area in a manner that encourages easy and frequent access by residents, employees, and others within SOMO Village.

CD-48E Require design of streets, infrastructure, buildings, and other public and private features to be consistent and complimentary, so as to create a uniform character for all development within SOMO Village.

### *Stadium Lands Planned Development Area*

CD-49A Require building materials, colors, linkage to sidewalks, parking placement, landscape design, and plant materials to complement existing and proposed uses.

CS-49B Integrate proper site design and/or noise attenuating devices to reduce the indoor and outdoor noise levels for sensitive receptors.

CD-49C Require that all streets within the PDA include sidewalks on both sides, and that sidewalks and paths shall connect all activity areas.

CD-49D Bike racks shall be provided at all retail use locations and within residential areas.

CD-49E Ensure that all development and land use conforms to the Stadium Area Zoning Code

### *Southeast Specific Plan Area*

CD-50 Locate the proposed Mixed Use Commercial area along Bodway Parkway to increase accessibility. Require buildings to front on Bodway with parking located behind buildings.

CD-51 Provide Medium Density Residential uses adjacent to mixed-use/commercial areas. Require the commercial center to provide landscaping to screen parking and provide a buffer between the residential and commercial uses.

CD-52 Ensure that the proposed neighborhood park is located adjacent to the Medium Density Residential area.

CD-53 Allow only Estate Residential uses along Petaluma Hill Road in order to provide transition between developed and undeveloped areas.

*While this is the only use along Petaluma Hill Road shown on the General Plan Diagram, the intent is to ensure that this policy is maintained if the General Plan Diagram were to be amended in the future.*

### Existing Neighborhoods

CD-54 Ensure that new development in existing neighborhoods is respectful of the character of existing uses and causes minimal design intrusion.

*The General Plan does not seek to alter the character of existing neighborhoods, which have played and will continue to play an important role in the future success of Rohnert Park as a community.*

CD-55 In cooperation with merchants, undertake a streetscape program for Commerce Boulevard that provides high branching trees that permit the stores to be seen but provide a canopy to the street. Provide shrubs to screen parking from the streets.

CD-56 Establish a zero foot building setback that allows buildings to be located at the back of the sidewalk for commercial areas in the Downtown District Amenity Zone, as indicated in Figure 3.2-15.

CD-57 Support public realm enhancements that improve bike and pedestrian connectivity, comfort, and access from neighborhoods and destinations in Central Rohnert Park to the SMART rail station.

CD-58 Encourage new development to provide public plazas, gathering places, and pedestrian amenities that contribute to the character of the street and public realm.

CD-59 Focus public and private investments inside the Downtown District Amenity Zone to create an urban downtown streetscape and facilitate pedestrian and bicycle crossings of Rohnert Park Expressway (RPX) and State Farm Drive.

CD-60 Develop a streetscape palette that accents the identity for downtown and each of the subareas and enhances the character and role of the street.

CD-61 Promote sustainable development practices that result in more energy- and water efficient development, responsive to the mild climate conditions in the Sonoma Valley.

CD-62 Allow diverse building types and styles that are compatible and consistent with the character of development in Sonoma County.

CD-63 Use high quality landscaping and building materials at the SMART station.

CD-64 Support high quality architecture, streetscape, and landscape design features in the Downtown District Amenity Zone.




*Figure 3.2-13*

**Southeast Specific Plan Area Illustrative Diagram**

**Figure 3.2-14: Illustrative Plan SOMO Village**



**Figure 3.2-15: Central Rohnert Park Plan Concept and Downtown District Amenity Zone**

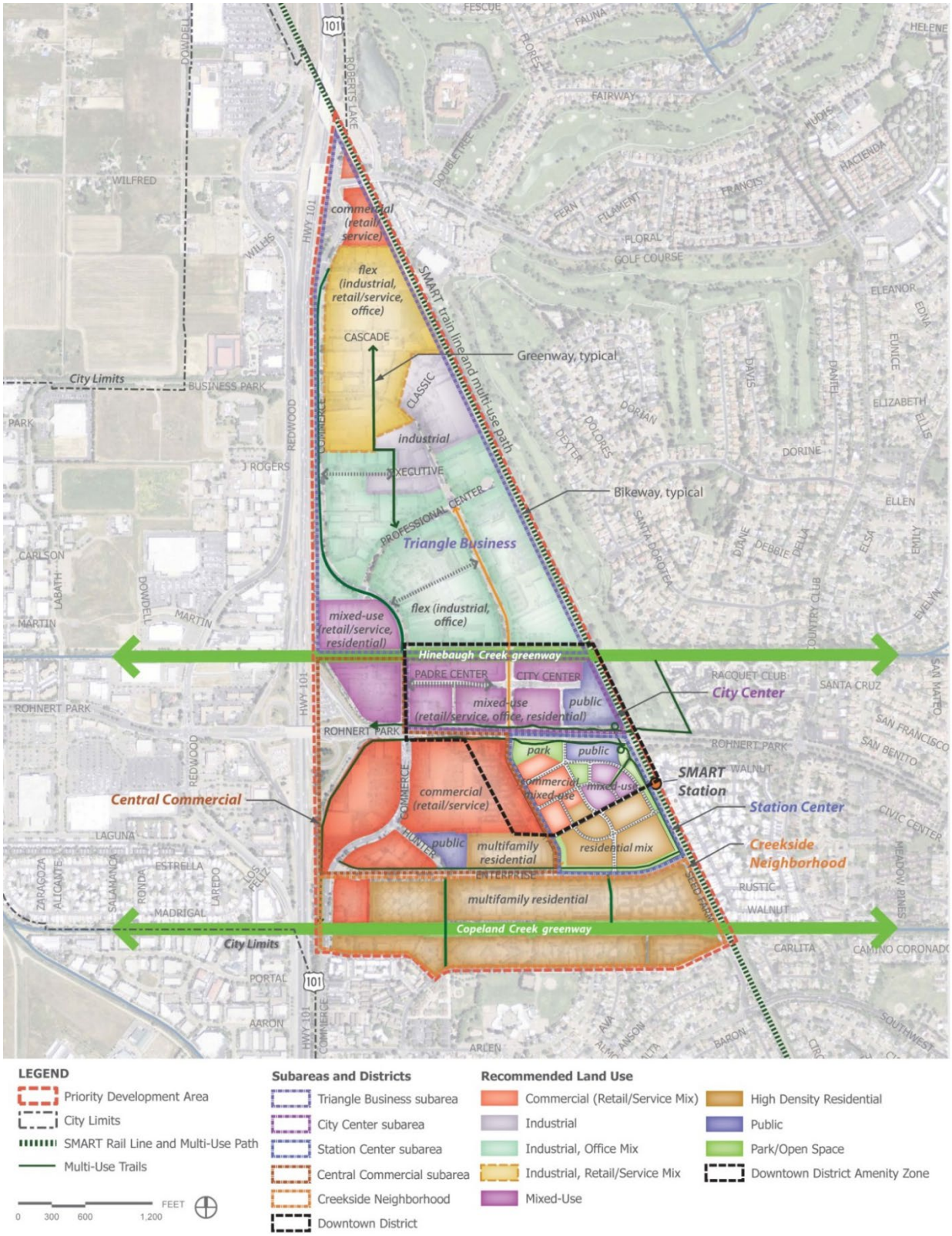
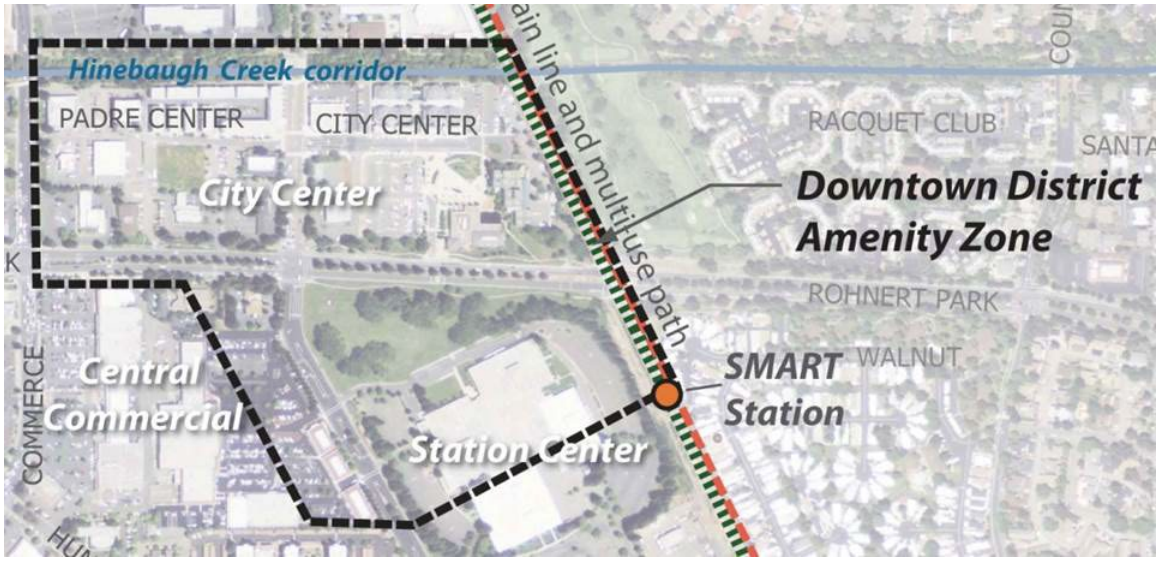


**Figure 3.2-16: Downtown District Amenity Zone**



## 3.3 COMMERCIAL CENTERS

As of 1999, essentially two types of commercial centers exist in Rohnert Park:

- *Neighborhood Commercial*, located adjacent to neighborhoods, providing convenient shopping for nearby the residents. Neighborhood commercial centers are primarily oriented toward the automobile, but include amenities like large sidewalks and landscaped buffers that are pedestrian-friendly. The largest of these, at Rohnert Park Expressway/Commerce Boulevard, includes more than half the land devoted to neighborhood commercial facilities in the city.
- *Regional Commercial*, located primarily along US 101, serving a regional clientele, in addition to Rohnert Park residents. Large, big-box retail stores (such as Home Depot and Wal-Mart) along Redwood Drive are oriented to their parking lots and the visibility that US 101 provides. Large blocks, minimal access points, and lack of shade trees discourage walking and bicycling.

While much new future commercial development is contemplated as being part of mixed-use centers (policies for which are included in the preceding section), single-use commercial development may occur in several areas.

### GOALS: COMMERCIAL CENTERS

CD-N Provide safe, convenient, and comfortable pedestrian connections within commercial centers and between commercial centers and adjacent sites and residential neighborhoods.

CD-O Ensure that the location of buildings and the orientation of entrances within commercial centers allow for easy pedestrian access.

### POLICIES: COMMERCIAL CENTERS

Figure 3.3-1 illustrates the potential visual appearance of commercial centers developed according to the policies in this section.

CD-56 Require all development within commercial districts to provide pedestrian amenities, including:

- Pedestrian walkways through parking lots to connect buildings on opposite sides of parking areas;
- Sidewalks wide enough to accommodate pedestrian use;
- Sidewalk intersection bulbs, to reduce the walking distance across streets;
- Pedestrian lighting, benches, street trees, and other sidewalk amenities; and
- Landscaping that complements pedestrian circulation and eliminates barriers to pedestrian access.

*Commercial development should be designed to accommodate both the pedestrian and the automobile. Neighborhood commercial centers, in particular, should provide strong pedestrian and bicycle connections to adjacent neighborhoods. Regional commercial centers are primarily accessed by car, but pedestrian amenities on-site (adequate sidewalk widths, pedestrian lighting, landscaping that complements pedestrian activity and removes barriers to walking, etc.) can help improve pedestrian safety and circulation and facilitate walking to and from adjacent sites.*

*See also Chapter 4: Transportation, which requires pedestrian amenities to be provided within 600 feet of Mixed-use, High Density Residential, schools, parks, and recreational uses.*

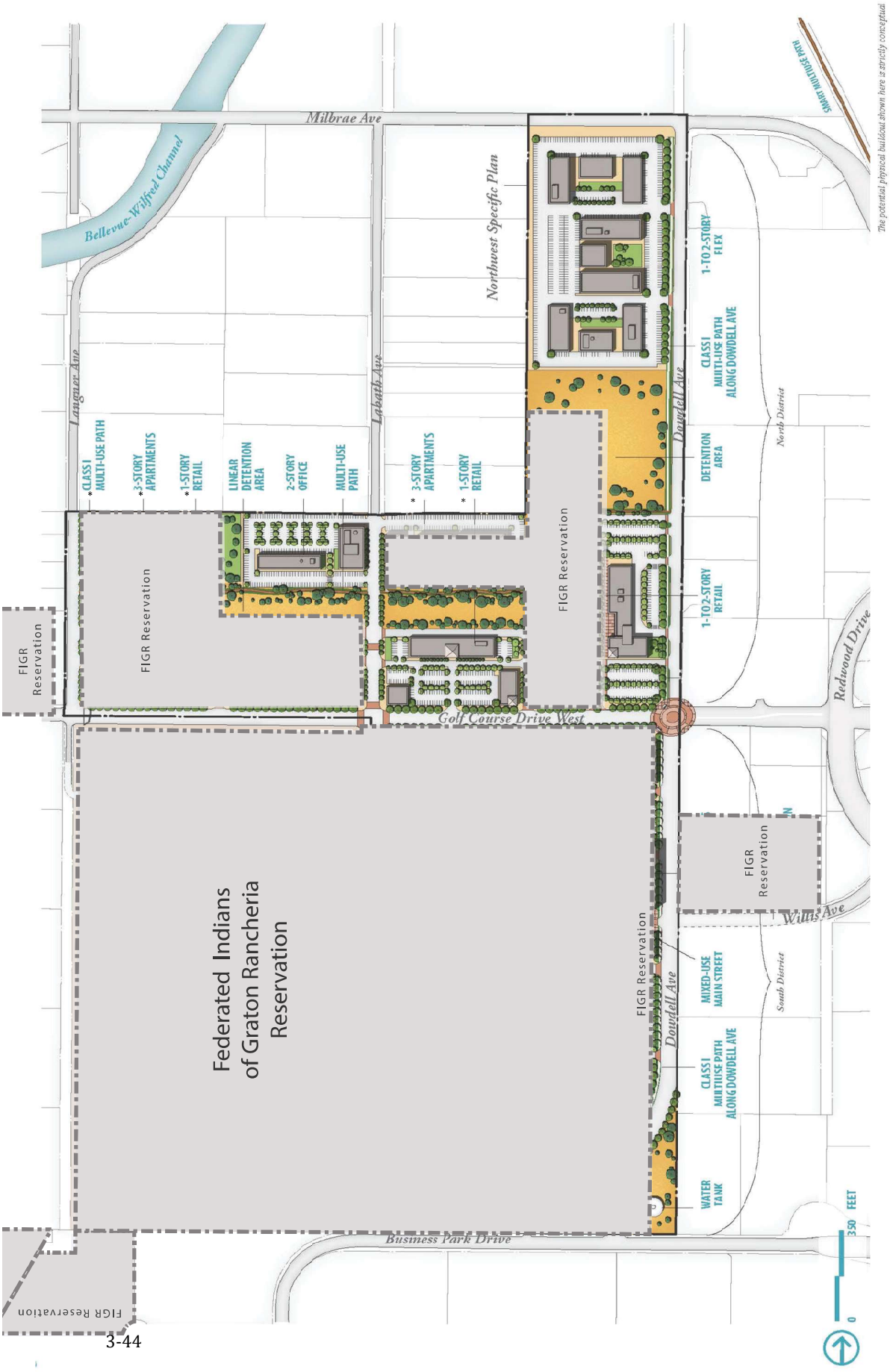
CD-57 As part of the Zoning Ordinance, maintain development standards for all development within commercial districts that include, but are not limited to:

- Maximum setbacks from the front lot-line;
- Maximum length of the front lot line that can be used as the edge of a parking lot;
- Landscaping requirements;
- Design standards for parking lots, including landscaping and buffering;
- Required orientation of main entrances to the street;
- Building transparency and pedestrian comfort;
- Signage requirements; and
- Height, overall size, materials, lighting, and location.

**DOWNTOWN DISTRICT**

In 2016, in order to facilitate the development of downtown, a Downtown District Amenity Zone (DDAZ) was established by the Central Rohnert Park, Priority Development Area Plan. The DDAZ is intended to focus investment in the downtown area and to facilitate and create a compact, walkable, commercial district that is unique to Rohnert Park. The intent is to establish an urban streetscape environment supporting creation of a walkable dining, entertainment, retail, and civic district, within an urban atmosphere that is uniquely defined for the city. Figure 3.2-16 illustrates the DDAZ boundaries.

**Figure 3.3-1:Northwest Specific Plan Area Illustrative Diagram**



## 3.4 PUBLIC ART

As in the past, the City should continue efforts to promote arts and culture, including in cooperation with Sonoma State University, and as part of development and redevelopment.

### GOALS: PUBLIC ART

CD-P Promote art and culture in Rohnert Park

### POLICIES: PUBLIC ART

CD-58 Encourage the integration of art and cultural components in public places and facilities.

CD-59 Include art and cultural components in areas of new development and redevelopment.

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# 4 Transportation

The Transportation Element includes policies, programs, and standards that are intended to:

- Maintain mobility and reduce traffic in congested locations;
- Improve connections between different parts of the city;
- Further an integrated multi-modal transportation system that encourages transit use, walking, and biking; and
- Provide incentives for travel demand reduction.

The Transportation Element identifies future circulation needs for a long-range planning horizon, based on General Plan buildout (see Chapter 2: Land Use and Growth Management). As part of the City's Capital Improvement Program (CIP), the identified improvements will be studied in greater detail, and funding and implementation sources will be determined.

This element addresses issues from a citywide to neighborhood and block-level scales, as well as other issues that are countywide or regional in scope. Coordination with other jurisdictions will be necessary for improvements to US 101 and other roads outside the City's jurisdiction. Transit service improvements will require coordination with transit operators.

Transportation and land use are closely connected. Development imposes new demands on the transportation system, and the transportation system shapes the character and intensity of development over many years. Policies related to the physical framework for development that the circulation system is designed to serve are included in Chapter 2: Land Use and Growth Management and Chapter 3: Community Design. Provisions in Chapters 2, 3, and 4 are intended to be complementary, so that land use and transportation are coordinated.

## 4.1 STREET SYSTEM

Rohnert Park's street network—including existing (1999) streets, roadway improvements, and new streets—is shown on Figure 4.1-1. US 101 bisects the city and serves as the main connection to cities to the north and south. Petaluma Hill Road and Stony Point Road are partially used as bypass routes for trips between Santa Rosa and Petaluma. State Route (SR) 116 connects Rohnert Park with Sebastopol and the Russian River area to the west, with Petaluma to the south, and the Valley of the Moon wine country to the east.

Rohnert Park has a hierarchical street system of city streets—characteristic of post-war suburban development—that separates fast-moving through-traffic from slow-moving local traffic. Arterial and collector streets provide circulation between and through neighborhoods, activity centers, and highways and other regional routes, and are characterized by higher traffic volumes and speeds and fewer curb cuts. In contrast, local streets have lower traffic volumes and speeds and provide curb cuts for most adjacent sites.

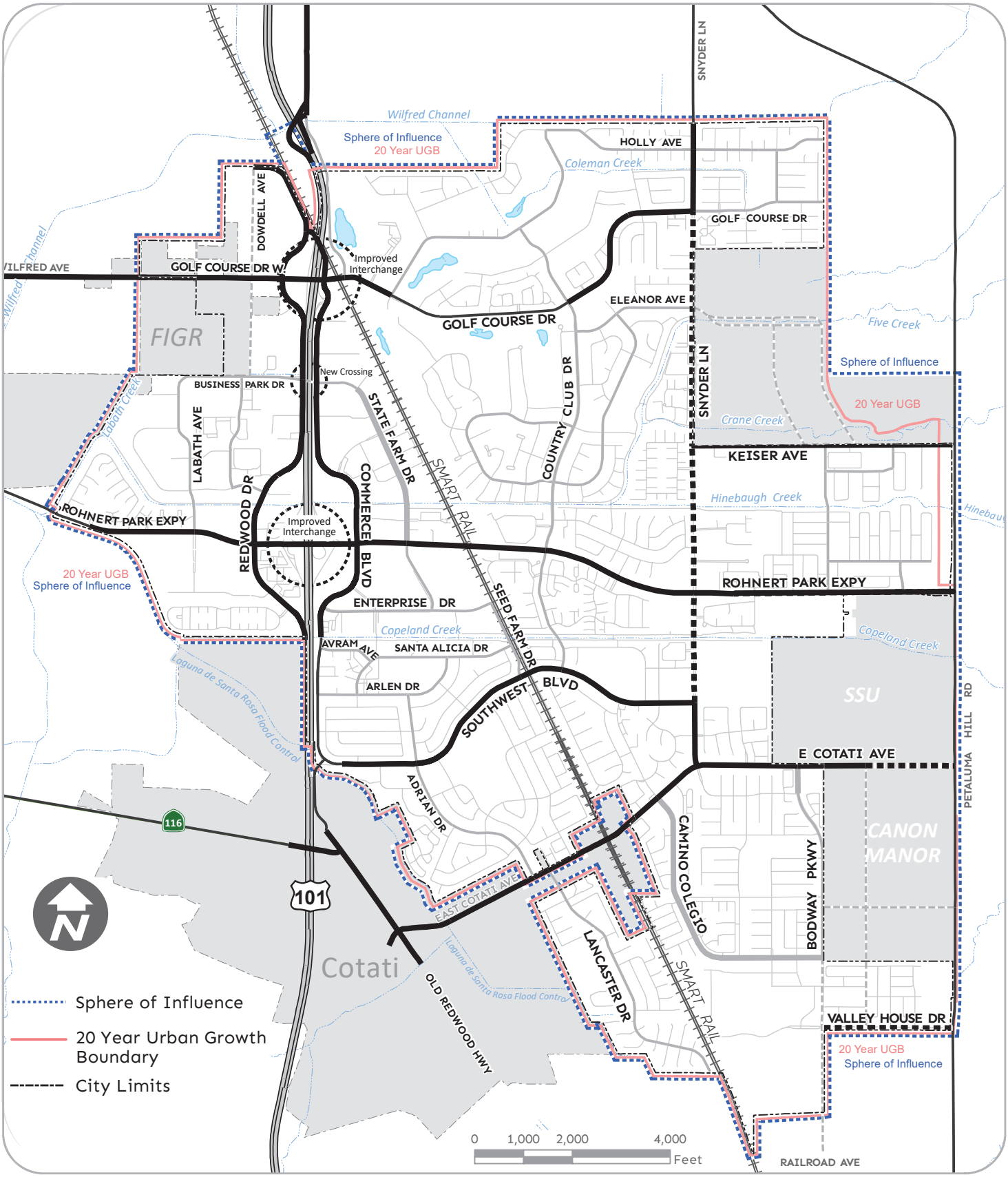
### TRAFFIC FLOW STANDARDS

### Levels of Service

The most widely used standard for evaluating traffic flow is called level of service (LOS), which is a grade level assigned to volume-capacity ratios. As shown in Table 4.1-1, LOS describes the quality of flow, ranging from free flow (LOS A) to extreme congestion associated with over-capacity conditions (LOS F). Signalized intersection LOS definitions are included in Table 4.1-2.

**Table 4.1-1a:**
**Traffic Level of Service (LOS) Definitions**

| *LOS* | *Traffic Flow Conditions* | *Max Volume-Capacity Ratio* |
|---|---|---|
| A | ***Free flow.*** No traffic-related restrictions on vehicle maneuverability or speed. Speed is determined by drivers' desires, speed limits, and physical roadway conditions. | 0.6 |
| B | ***Stable flow***. Operating speeds start to be restricted; little or no restrictions on maneuverability from other vehicles. Slight delays. | 0.7 |
| C | ***Stable flow***. Speeds and maneuverability more closely restricted. Occasional backups behind left-turning vehicles at intersections. Acceptable delays. | 0.8 |
| D | ***Approaching unstable flow***. Queues develop. Temporary restrictions on speed may cause extensive delays. Little freedom to maneuver. Comfort and convenience low. Delays at intersections may exceed one or more signal changes. | 0.9 |
| E | ***Unstable flow***. Stoppages of momentary duration. Low operating speeds. Maneuverability severely limited. Intolerable delays. | 1.0 |
| F | ***Forced flow***. Gridlock conditions. Stoppages for long periods. Low operating speeds. Delays at intersections average 60 seconds or more. | >1.0 |




## Existing/Proposed

- Major Arterial (4-6 lanes)
- Minor Arterial (2 lanes)
- Major Collector (4 lanes)
- Minor Collector (2 lanes)

*Figure 4.1-1*

# Master Street Plan



Date: 8/13/2024

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**Table 4.1-1b:**
**Signalized Intersection LOS Definitions**

| *LOS* | *Intersection Conditions* | *Delay (Seconds per Vehicle)* |
|---|---|---|
| A | Progression is extremely favorable, and most vehicles arrive during the green phase. Most vehicles do not stop at all. Short cycle lengths contribute to low delay. | 5.0 |
| B | Good progression and/or short cycle lengths. More vehicles stop causing higher levels of average delay. | 5.1 to 15.0 |
| C | Fair progression and/or longer cycle lengths. Individual cycle failures, resulting in drivers having to wait through more than one red signal indication, begin to appear. The number of vehicles stopping is significant, although many still pass through the intersection without stopping. | 15.1 to 25.0 |
| D | The influence of congestion becomes more noticeable. Unfavorable progression, long cycle lengths, or high volumes. Many vehicles stop, the proportion of vehicles not stopping declines. Individual cycle failures noticeable. | 25.1 to 40.0 |
| E | The limit of acceptable delay. Poor progression, long cycle lengths, and high volumes. Individual cycle failures are frequent. | 40.1 to 60.0 |
| F | Unacceptable to most drivers. Oversaturation, arrival flow rates exceed the capacity of the intersection. Many individual cycle failures. Poor progression and long cycle lengths. | 60.0+ |

### Other Standards

Other standards, aside from LOS, can be used to evaluate and monitor traffic conditions. For example, vehicle miles traveled (VMT) and vehicle hours traveled (VHT) are measurements that are used to understand overall traffic conditions and delays experienced by commuters. Standards based on such measurements can ensure that traffic flow is evaluated and monitored in a comprehensive manner, not just on a segment-by-segment basis.

## TRAFFIC CONDITIONS

### 1999 Operations

As of 1999, traffic in Rohnert Park flows relatively smoothly along most street segments. Although traffic has increased over the course of the City's 43-year history, in conjunction with new development, most streets in Rohnert Park were designed with excess capacity and have been able to absorb the traffic increases. The fact that most streets have low traffic levels suggest that the roadway system can accommodate additional traffic volumes without significant increases in delay in most places.

However, in 1999, several arterial streets experienced congestion during peak hours, and some intersections also experienced congested conditions and delay. The principal congestion locations within the city include:

- US 101 interchange at the Rohnert Park Expressway;
- Rohnert Park Expressway-Commerce Boulevard intersection;
- US 101 interchange at Wilfred Avenue;
- Commerce Boulevard, between Golf Course Drive and Redwood Drive; and
- Snyder Lane, between Southwest Boulevard and Keiser Road.

Congestion is also an issue on regional routes in the Rohnert Park Planning Area. US 101 has become increasingly congested throughout the 1990s, as a result of countywide population and employment growth. The Rohnert Park segment of US 101 currently operates at LOS E during the peak hours. Petaluma Hill Road also experiences heavy traffic, because it serves as a bypass for US 101 and provides access to Sonoma State University (SSU). The segments of Petaluma Hill Road adjacent to Rohnert Park generally operate at LOS D or worse.

Traffic signals have been installed at intersections with high traffic volumes or accident rates, or have special traffic control needs. In 1997, traffic light synchronization was installed on Commerce Boulevard between the Expressway and Enterprise Drive and on the Expressway between Commerce Boulevard and Snyder Lane, but was disconnected due to programming and coordination problems. As of 1999, the City has allocated funds to replace the controllers with up-to-date units.

### Projected Traffic Flow

With all the improvements listed in Table 4.1-4, many city streets would have relatively little traffic congestion (LOS A, B, C) during the PM peak commute hour under full buildout of the General Plan, as shown in Figure 4.1-2. The following roadway segments would experience congested conditions and exceed the maximum acceptable level of service during the PM peak hour:

- Commerce Boulevard
    - northbound, between State Farm Drive and US 101 interchange (LOS F)
    - southbound, between State Farm Drive and US 101 interchange (LOS D)
    - southbound, between Enterprise Drive and Old Redwood Highway (LOS D)
- Seed Farm Drive
    - southbound, between State Farm Drive and Southwest Boulevard (LOS E)
- Petaluma Hill Road
    - northbound, between Valley House Drive and East Railroad Avenue (LOS D)
    - southbound, between Valley House Drive and East Railroad Avenue (LOS F)
    - northbound, northwest of Snyder Lane (LOS E)

  - southbound, northwest of Snyder Lane (LOS F)
- Stony Point Road
  - northbound, north of Millbrae Avenue (LOS F)
- Millbrae Avenue
  - westbound, east of Stony Point Road (LOS F)
- Wilfred Avenue
  - eastbound, east of Stony Point Road (LOS E)
  - westbound, east of Stony Point Road (LOS F)

The traffic model used to identify these congested spots takes into account planned expansion of SSU to 10,000 FTE students. In addition to these traffic congestion spots during the PM peak commute hour, other school drop-off and pick-up locations will continue to experience congestion under General Plan buildout at the beginning and end of the school day. The SSU Concert Hall facility (in planning as of 1999) would be expected to generate traffic during special events. Most events would be expected to start and finish in the evenings, after the PM peak commute hour.

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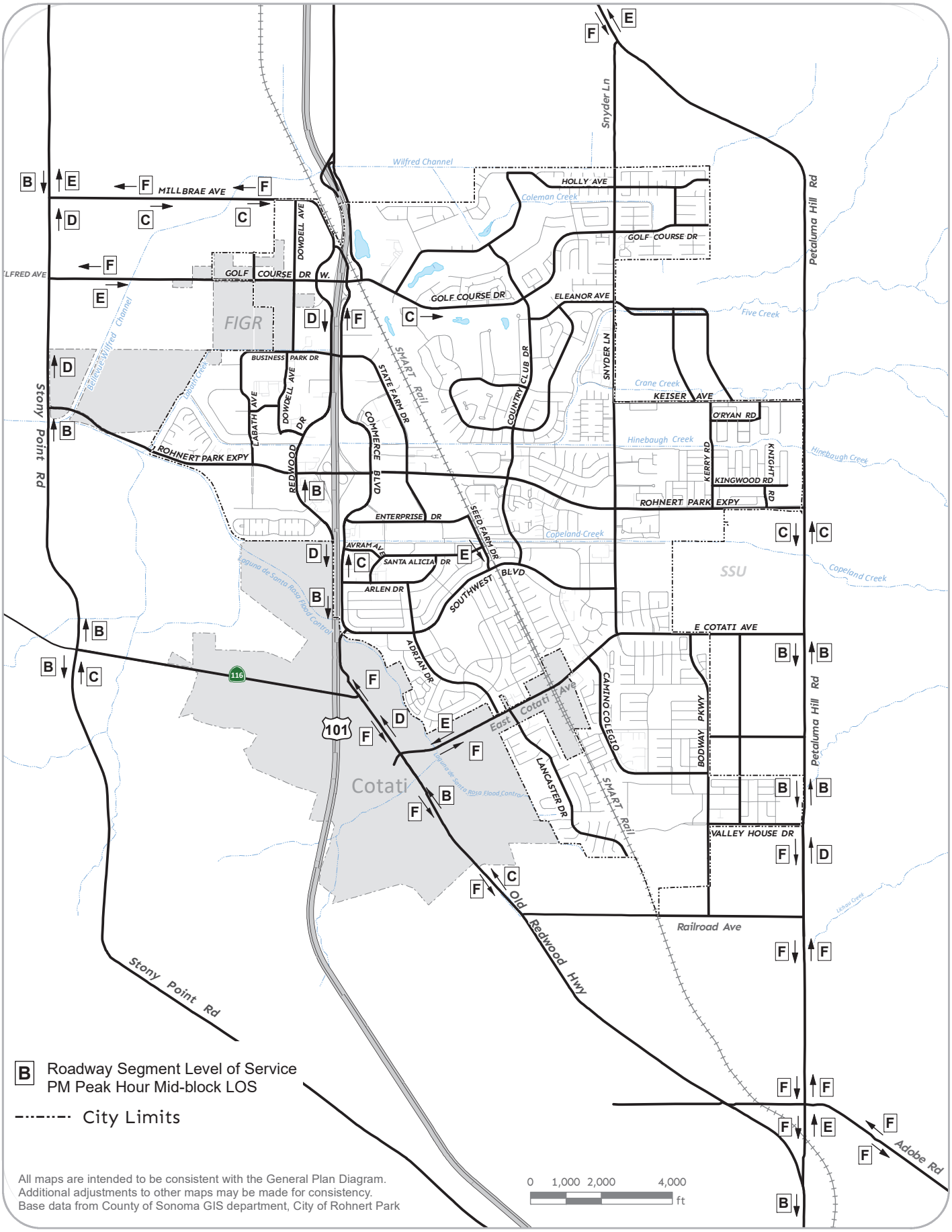



*Figure 4.1-2*

# *Traffic Levels of Service Under General Plan Buildout*

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## REGIONAL ROADWAYS

Plans and programs are in place for several regional roadways in the Rohnert Park Planning Area:

### US 101

In 1999, funds were allocated under the Metropolitan Transportation Commissions (MTC) funding-constrained Transportation Improvement Program (TIP) for additional improvements to the Rohnert Park Expressway interchange. Widening of the overpass was complete as of 1999, and an eastbound to northbound loop onramp is planned. (The Rohnert Park Expressway interchange improvements are being funded with local funds.) In 1996, the widening between the freeway and Redwood Drive was completed, and in 1999 the widening of the overcrossing structure was completed. The balance of the widening to Commerce Boulevard and construction of the northbound loop on-ramp is scheduled for completion in 2000. A second loop onramp for southbound traffic and a second Park 'n Ride lot are scheduled for construction in 2002, pending final funding availability. Also, construction of high-occupancy vehicle (HOV) lanes along the US 101 freeway from Wilfred Avenue in Rohnert Park north to Steele Lane in Santa Rosa is funded and scheduled to begin construction in winter 2000.

### County-Monitored Transportation Network

The 1991 Congestion Management Plan (CMP) established the Monitored Transportation Network. The CMP requires that all roadway segments in the network meet specific LOS requirements, and improvements are planned accordingly, on an on-going basis. In the Rohnert Park Planning Area, segments that are part of the network (as listed in Appendix B of the 1993 CMP) include:

- US 101;
- Rohnert Park Expressway, from Redwood Drive to the eastern Rohnert Park City limits. (The segment from Redwood Drive to State Farm Drive is grandfathered at LOS F); and
- SR 116.

### Petaluma Hill Road

Traffic congestion presently exists in Penngrove at the Petaluma Hill Road and Old Adobe Road intersection during commute times. Implementation of this General Plan will result in additional traffic in this area. As of 2000, planned County improvements along Petaluma Hill Road include signalization improvements at the Roberts Road intersection and a new left-turn pocket at the Keiser Avenue intersection. Long-term solutions to traffic congestion on Petaluma Hill Road require a cooperative, regional approach by Sonoma County, the Penngrove community, Sonoma State University, and the cities of Cotati, Petaluma, Santa Rosa, and Rohnert Park. The City of Rohnert Park commits to being a responsible participant in formulating measures to minimize traffic congestion on Petaluma Hill Road.

The City has been working with the County and other interested parties to identify potential improvements that will mitigate regional impacts to the extent feasible. It is anticipated that the process of studying and approving the selected improvements will take several years to complete.

Therefore, specific improvements to existing and future traffic congestion on Petaluma Hill Road have not been identified at this time, but a process to address the issues has been established. Policies are included in this General Plan to establish Rohnert Park's commitment to contribute financially to the selected improvements.

### City of Cotati Roadways

Because of the location of the City of Cotati between Rohnert Park and U.S. 101, a portion of Rohnert Park traffic passes through Cotati to reach the U.S. 101 corridor. Implementation of this General Plan may generate additional vehicle trips on City of Cotati roadways, particularly East Cotati Avenue. Long-term solutions to traffic congestion on East Cotati Avenue require a cooperative agency approach. Policies in this General Plan commit the City of Rohnert Park to being a responsible participant in developing measures to minimize the City's traffic effects on East Cotati Avenue.

## GOALS: STREET SYSTEM

TR-A Promote safe and efficient vehicular circulation throughout Rohnert Park.

TR-B Maintain high levels of mobility along all major street segments and at major intersections.

TR-C Build new roads and improve existing roadways, where necessary, in conjunction with new development.

TR-D Improve vehicular connections across US 101, to better link the western and eastern parts of the city.

TR-E Discourage high-speed traffic and trucks from using local streets.

TR-F Encourage alternative modes of travel—including transit, bicycles, and walking—by coordinating land use planning and development with transportation and by promoting compact, mixed-use development in targeted areas.

TR-G Integrate street alignments with natural features, such as creeks and greenways.

TR-H Coordinate with regional agencies on transportation improvements in the Rohnert Park Planning Area.

## POLICIES: STREET SYSTEM

### Street Classifications and Standards

TR-1 Establish LOS C as the minimum standard for all arterial and collector roadway segments ("segments") and intersections, except for (1) those specified segments and intersections for which allowable LOS standards are otherwise established below; and (2) segments and intersections that are operating at LOS D or lower at the time an application for a development

project or a specified plan is submitted if no feasible improvements exist to improve the LOS. The then-existing LOS may be permitted to be the standard for those segments and intersections in category (2), provided that the LOS not be permitted to deteriorate further due to the proposed development project or specific plan.

*LOS shall be evaluated and determined on the basis of either the Highway Capacity Manual, or other means approved by the City.*

**Table 4.1-2**
**Roadways and Intersections**

| *Segment* | *From* | *To* | *Existing[1] LOS NB/SB[2]* | *Standard[3] LOS NB/SB* |
|---|---|---|---|---|
| *Commerce Blvd.* | *State Farm Dr.* | *U.S. 101 Northbound Ramps* | *D/A* | *F/D* |
| Commerce Blvd (southbound only) | Enterprise | Old Redwood Hwy | /A | D |
| Seed Farm Dr. (southbound only) | State Farm Dr. | Southwest Blvd. | /B | E |
| Petaluma Hill Rd. | Valley House Rd. | East Railroad Ave. | E/A | D/F |
| *Intersections:* | | | | |
| E. Cotati Ave./Snyder Lane (mitigation in EIR is not feasible) | | | B | D |
| Wilfred Ave./Redwood Dr. | | | B | D |
| Wilfred Ave./U.S. 101 Southbound Ramps (new intersection) | | | N/A | D |
| Commerce Dr./Golf Course (a newly configured intersection) | | | B | D |
| Commerce Blvd/U.S. 101 Northbound Ramps | | | B | D |

*1. Existing LOS based on General Plan Revised Draft EIR, May 2000*
*2. Northbound/Southbound Direction*
*3. With mitigation identified in Revised Draft EIR*

TR-2 Require mitigation measures, as needed, for new development that increases traffic such that LOS levels fall below the established minimum standard. Ensure that mitigation measures are coordinated with roadway improvements programmed for funding through transportation-related impact fees.

*Chapter 2: Land Use and Growth Management requires project proponents to pay for transportation improvements made necessary by development. Policy TR-1 establishes minimum LOS standards. A traffic analysis will be required for each specific plan area and mitigation measures will be required, as appropriate, both within and outside the City limits.*

TR-3 Establish additional traffic flow benchmarks in order to evaluate and monitor changes in traffic flow over time.

*Potential traffic flow benchmarks include vehicle miles traveled (VMT) or vehicle hours traveled (VHT). Increases in VMT or VHT can be compared to increases in population. By way of example, the Bay Area Air Quality Management District (BAAQMD) establishes the ratio of population increase to VMT increase as the standard for evaluating compliance of local land use plans to the Clean Air Plan.*

TR-4 Establish roadway classifications, as shown in Table 4.1-3. Require right-of-way dedications and design roadway improvements based on these classifications and Figure 4.1-1.

*Roadways are differentiated by function, width, number of lanes, presence or absence of on-street parking, speed, volumes, access, and design characteristics. Because width is not the only determinant, collectors can have four lanes, and arterials can have two lanes; thus, some collectors will be wider than some arterials. Based on the classifications, the City will develop detailed engineering standards for roadway improvements.*

*Designation of an existing local street as an arterial or collector does not necessarily mean that traffic volumes or speed are expected to increase. Instead, it means that streets are designed with the site access, parking, number of lanes, and other characteristics shown in Table 4.1-3. Traffic calming devices can be used to control volume and speed.*

*Figure 4.1-1 serves as the Master Street Plan. It shows only arterial and collector streets in areas of new development. Local streets, which are not shown on the map, but are necessary to provide adequate site access, will be required during Subdivision Map approvals.*

*The design of certain streets may differ from the roadway classifications, in accordance with the policies in this chapter and Chapter 3: Community Design. These streets include the one-way collector couplet along the linear park, the one-way arterial couplet along Five Creek, and Snyder Lane, designed with a greenway along its eastern edge.*

TR-5 Require provision of local streets in accordance with the City's Subdivision Ordinance and the policies and standards in Chapter 3: Community Design.

## Roadway Improvements

TR-6 Use the City's Capital Improvements Program as a means to prioritize and undertake roadway improvements listed in Table 4.1-4 and shown on Figure 4.1-1.

*Responsibilities for upgrading and maintaining roads that were outside the City's jurisdiction in 1999 (such as Keiser Avenue and Petaluma Hill Road) will be negotiated with the County and the County Local Agency Formation Commission (LAFCO) when the Sphere of Influence (SOI) is expanded.*

TR-7 Explore the feasibility of extending Eleanor Avenue eastward to connect with Crane Canyon Road.

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**Table 4.1-3:**
**Roadway Classifications**

| | *Function* | *Traffic Lanes*[1] | *Intersections* | *Driveways* | *Left-turn Pockets* | *Signalization* | *On-street Parking* | *Traffic Speed* | *Traffic Volume* |
|---|---|---|---|---|---|---|---|---|---|
| Major Arterial | Provides circulation between neighborhoods, activity centers, and highways and other regional routes. | 4 (6 in specific locations; see Figure 4.1-1) | Intersections with local streets are permitted, provided that they are right-turn-only and at least 200 feet apart. *This provision is intended to maximum access between neighborhoods, particularly between the University District and the SSU campus along the Rohnert Park Expressway.* | Driveways are generally not permitted. Driveways are permitted to major traffic generators, provided they are right-turn-only. A deceleration lane must be provided for each driveway. *Major traffic generators include areas designated for Regional Commercial, Office, Mixed Use, and High Density Residential uses.* | Yes | Signal preference and synchronization. | No | High | High |
| Minor Arterial | Provides circulation between neighborhoods, activity centers, and highways and other regional routes. Also provides circulation in rural and open space areas. | 2 | Intersections with local streets are permitted, provided that they are right-turn-only and at least 200 feet apart. *This provision is intended to maximum access between neighborhoods.* | Driveways are permitted, provided they are right-turn-only and at least 100 feet apart A deceleration lane must be provided for each driveway. *Some Rural Estate Residential lots may have direct access from a minor arterial. A 100-foot spacing allows a shared driveway for two adjacent lots with 50-foot frontages. Wider spacing would impede access to those lots.* | Yes | As traffic conditions require. | No | High | Moderate |
| Major Collector | Provides circulation within and between neighborhoods. | 4 | No restriction. | Driveways are permitted, provided they are right-turn-only and at least 50 feet apart. | Yes | As traffic conditions require. | No | Moderate | High |
| Minor Collector | Provides circulation within and between neighborhoods. | 2 | No restriction. | No restriction. | No | As traffic conditions require. | Yes; Required on both sides of each segment of a one-way couplet | Moderate | Low |
| Local | Provides access to individual sites. | 2 | No restriction. | No restriction. | No | As traffic conditions require. | Yes | Low | Low |

*1. All streets shall have sidewalks. Bikeways shall be provided in accordance with Figure 4.4-1.*

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**Table 4.1-4:**
**Roadway Improvements**

| *Segment* | *From* | *To* | *Improvement* |
|---|---|---|---|
| *Infill* | | | |
| Rohnert Park Expwy US 101 | Commerce Blvd | Redwood Dr | Widen to 6 lanes |
| US 101 Crossing | State Farm Dr | Business Park Dr | New Minor Arterial |
| US 101 Underpass | Golf Course Dr | Wilfred Dr | New Major Arterial |
| Snyder Ln | Southwest Blvd | Hinebaugh Creek | Upgrade to Major Arterial (widen to 4 lanes) |
| *Eastside* | | | |
| Snyder Ln | North side of Creekside Middle School | South side of G Section Neighborhood | Upgrade to Major Arterial (widen to 4 lanes) |
| Rohnert Park Expwy | Snyder Ln | Petaluma Hill Rd | Upgrade to Major Arterial (widen to 4 lanes) |
| Petaluma Hill Rd | 1,500 feet north of Keiser Ave | Railroad Avenue | Upgrade with intersection improvements and turn lanes (remains as 2 lanes, with designation as Minor Arterial). |
| Eleanor Ave | 1999 City Limits | Rohnert Park Expwy | New Minor Collector |
| Keiser Ave | Snyder Ln | Petaluma Hill Rd | Upgrade to Minor Arterial or Major Collector |
| North-South Spine Rd | Eleanor Rd | North side of SSU | New Minor Collector |
| *Canon Manor and Southeast* | | | |
| East Cotati Ave | Bodway Pkwy | Petaluma Hill Rd | Upgrade to Major Arterial (widen to 4 lanes) |
| Bodway Pkwy | Camino Colegio | Railroad Ave | New Minor Collector |
| Alice Dr | Bodway Pkwy | Petaluma Hill Rd | Upgrade to Minor Collector |
| *Westside* | | | |
| Golf Course Drive West | Stony Point Road | Redwood Drive | Upgrade to Major Arterial (widen to 4 lanes) |
| Dowdell Ave | Business Park Dr | Millbrae Ave | Upgrade to Minor Collector |
| Labath Ave | Business Park Dr | Urban Growth Boundary | Upgrade to Minor Collector (north of Wilfred Ave)<br>New Minor Collector (south of Wilfred Ave) |

*Source: City of Rohnert Park, Crane Transportation Group* (Rev. 09/14)

TR-8 (Has been eliminated from General Plan)

TR-9 Design the Rohnert Park Expressway as a pedestrian-friendly boulevard between the 1999 City limits and Petaluma Hill Road.

*A pedestrian-friendly environment would be created through provision of pedestrian amenities, as called for in Policy TR-38. Chapter 3 contains additional policies to promote a pedestrian-oriented environment in the University District specific plan area and to create attractive streetscapes throughout the city.*

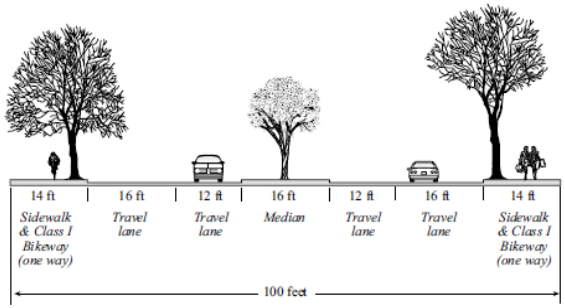
TR-10 Where street widening is proposed and the City owns an existing right-of-way that exceeds the minimum required width, according to the roadway classifications shown in Figure 4.1-3, the additional width shall be used for a greenway along one side of the street that has bikeways, pedestrian paths, and landscaping. Create smooth connections between other parts of the roadway that may have a narrower right-of-way or a different street configuration.

*Prior to adoption of this Plan, arterials were required to be 120 feet wide in order to include on-street parking. As shown in Table 4.1-3 and Figure 4.1-3, the updated arterial roadway classification prohibits on-street parking and thus requires a narrower right-of-way. As a result, excess right-of-way width may result along some arterial streets where the City has already secure the 120-foot right-of-way.*

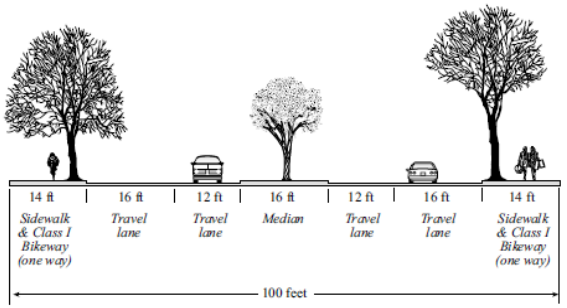
*The primary example of such a street is Snyder Lane between the Creekside Middle School and the G Section neighborhood. The City owns a 120-foot right-of-way, but would only need 90 feet to accommodate a Major Arterial, as called for in Figure 4.1-1. Chapter 3: Community Design proposes specific street designs for Snyder Lane and establishes design policies for all such streets. The Rohnert Park Expressway does not have an excess right-of-way, because the 120-foot width is needed to accommodate frontage streets, as required in Policy TR-9.*

TR-11 Use the City's Capital Improvements Program as the mechanism to prioritize and undertake the intersection improvements listed in Table 4.1-5.

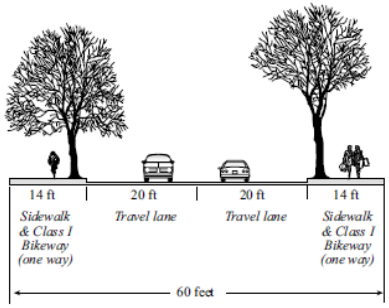
*This policy is intended to maintain intersections above the LOS standards established in Policy TR-1 and will help reduce traffic congestion, increase safety, and enhance traffic flows. Intersection improvements are designed to reduce delay and improve flow at congested intersections identified in the traffic model run conducted as part of the General Plan analysis.*



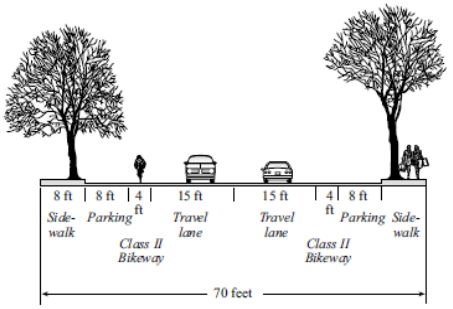

Major Arterial




Major Collector




Minor Arterial




Minor Collector

*Figure 4.1-3*

Illustrative Street Section Diagram for Roadway Classifications

TR-12 Use the CIP to establish priorities for roadway improvements and prepare an action program for implementation.

*Policy GM-15 in the Land Use and Growth Management Element calls for the City to prepare a CIP.*

TR-13 Explore the feasibility of undertaking measures to address localized congestion at school drop-off and pick-up locations.

*These would include:*

- Adjust signal timing at the Snyder Lane intersections with Rohnert Park Expressway, Southwest Boulevard, East Cotati Avenue, and at Creekside Middle School to accommodate traffic flow during school peak traffic periods.
- Identify traffic congestion problems that occur during school pick-up and drop-off periods for each school site in Rohnert Park, and implement appropriate measures to improve traffic conditions.

**Table 4.1-5:**
**Intersection Improvements**

| *Intersection* | *Improvement* |
|---|---|
| Golf Course Drive West/ Redwood Drive | Southbound: add an additional left turn lane; westbound: widen to provide an exclusive right, a combined through/right, an exclusive through and two exclusive left turn lanes; eastbound: widen to provide an exclusive right, a combined through-right, an exclusive through, and an exclusive left turn lane. |
| Golf Course Drive West/ U.S.101 Southbound Ramps | New intersection southbound: provide an exclusive southbound right, a combined right/left, and an exclusive left turn lane; westbound: provide two through lanes and an exclusive left turn lane; eastbound: provide two through lanes and an exclusive right turn lane. |
| Golf Course Drive West / Langner | Westbound: widen to include separate left, through, and right-turn lanes.<br>Eastbound: widen to include a left-turn pocket and shared through-right-turn lane.<br>Southbound: widen to include a left-turn lane and shared through-right lane. |
| Golf Course Drive West / Labath Avenue | Westbound: widen to include two through lanes and two left-turn lanes.<br>Southbound: widen to include a left lane and through-right lane. |
| Golf Course Drive West / Dowdell Avenue | Southbound: widen to include dual left-turn lanes.<br>Eastbound: add a right-turn pocket.<br>Northbound: reconfigure to include separate left, through, and right-turn lanes. |
| Business Park Drive/Dowdell Avenue | Install a traffic signal and construct an eastbound left-turn pocket. |
| Commerce Drive/ Golf Course Drive | Newly configured intersection southbound: provide a combined through/right and an exclusive left turn lane; westbound: provide a through/right, exclusive through, and an exclusive left turn lane; northbound: provide and exclusive right, exclusive through, and exclusive left turn lane; eastbound: provide two exclusive right, two through lanes and an exclusive left turn lane. |
| Rohnert Park Expressway/ U.S.101 Southbound Ramps | Westbound: widen to provide one additional through lane; eastbound: widen to provide one additional through lane. |
| Rohnert Park Expressway/ U.S.101 Northbound Ramps | Westbound: widen to provide one additional through lane. |
| Rohnert Park Expressway/ Commerce Drive | Southbound: widen to provide an exclusive right, an exclusive through, a combined through/right, and an exclusive left turn lane; westbound: widen to provide a combined through/right, two an exclusive through, and an exclusive left turn lane; eastbound: widen to provide an exclusive right, two through lanes, and two exclusive left turn lanes. |

**Table 4.1-5:**
**Intersection Improvements**

| | |
|---|---|
| Rohnert Park Expressway/ Snyder Lane | Southbound: widen to provide an exclusive right, two through lanes, and an exclusive left turn lane; northbound: widen to provide one additional left turn lane. |
| Rohnert Park Expressway/ Petaluma Hill Road | Eastbound: widen to provide an exclusive right and an exclusive left turn lane. |
| East Cotati Avenue/ Snyder Lane | None needed. |
| East Cotati Avenue/ Petaluma Hill Road | Eastbound: widen to provide an exclusive right and an exclusive left turn lane. |

*Source: Crane Transportation Group.*

## Inter-jurisdictional Coordination

TR-14 Work with CalTrans to coordinate widening projects, interchange improvements, and other improvements along US 101.

TR-15 Encourage CalTrans, the Metropolitan Transportation Commission (MTC), and the Sonoma County Transportation Authority (SCTA) to plan, fund, and implement improvements to the Wilfred Avenue interchange along US 101.

*Improvement of the interchange would be appropriate in conjunction with construction of HOV lanes from Santa Rosa Avenue to Steele Lane in Santa Rosa. The Wilfred Avenue interchange, located about a ½-mile south of the Santa Rosa Avenue interchange, would serve as an important access point for HOVs.*

TR-16 Encourage CalTrans, in cooperation with the City of Cotati, to relocate the northbound on-ramp at the SR 116 interchange along US 101.

*Relocation of the onramp would potentially improve the flow of traffic accessing US 101 and would open up more space for potential improvements to Commerce Boulevard south of Southwest Boulevard.*

TR-17 Encourage CalTrans, Metropolitan Transportation Commission (MTC), and Sonoma County Transportation Authority (SCTA) to plan, fund, and implement high-occupancy vehicle (HOV) lanes along US 101 between Santa Rosa Avenue and SR 116.

*This policy is intended to reduce traffic congestion along the Rohnert Park segment of US 101. HOV lanes between Santa Rosa Avenue and SR 116 are listed under "Track 2" projects in the 1998 Regional Transportation Plan (RTP). The "Track 2" designation means that the project is unlikely to receive funding from MTC with available funds.*

TR-18 Work with Sonoma County and the Sonoma County Transportation Authority (SCTA) to maintain LOS standards along congested segments of the designated Monitored Transportation Network within the Rohnert Park Planning Area.

TR-19 Work with Sonoma County to coordinate improvements to major roads in the unincorporated parts of the Rohnert Park Planning Area.

*Major roads include Petaluma Hill Road, Railroad Avenue, Stony Point Road, Wilfred Avenue, Millbrae Avenue, and the Old Redwood Highway.*

TR-20 Work with Sonoma County and the Sonoma County Transportation Authority (SCTA) to plan improvements to Petaluma Hill Road.

*Petaluma Hill Road serves as a bypass to US 101 and experiences peak-hour congestion. Table 4.1-4 calls for new turn lanes and intersection improvements to Petaluma Hill Road.*

TR-21 A Work with Sonoma County, the City of Santa Rosa, the City of Cotati, and the City of Petaluma ("Contributing Jurisdictions") and the Sonoma County Transportation

Authority (SCTA) to plan and implement selected improvements necessary to mitigate impacts of increased traffic congestion on major roads and intersections in Penngrove ("Regional Mitigation Plan"). The Regional Mitigation Plan shall include those roadway and other improvements necessary to mitigate the impacts of increased traffic congestion on major roads and intersections in Penngrove ("Regional Mitigation Projects"), and a financing plan that explains how those improvements will be funded and that determines each Contributing Jurisdiction's fair share. The City shall contribute its fair share of the total cost of the Regional Mitigation Plan provided that the City's participation is roughly proportional to the traffic impacts from new development in Rohnert Park.

The City's payment or other contribution of its fair share shall be provided when all of the following occur: (1) A Regional Mitigation Project is approved by the Sonoma County Board of Supervisors, and each of the Contributing Jurisdictions; (2) a financing plan for the Regional Mitigation Project has been approved by the Sonoma County Board of Supervisors, and each of the Contributing Jurisdictions; (3) new development that contributes to the traffic impacts to be mitigated by the project receives final approval by the City; and (4) each of the Contributing Jurisdictions has appropriated its fair share to the Regional Mitigation Project. In the event that other jurisdictions do not contribute their fair share to the Regional Mitigation Project, and funding for their fair share is provided by some other means to ensure implementation of the Regional Mitigation Project, the City will contribute and be limited to its fair share.

*Traffic congestion presently exists in Penngrove at the Petaluma Hill Road and Old Adobe Road intersection during commute times. Traffic congestion is a result from growth and commute patterns in Sonoma County, SSU, and the Cities of Santa Rosa, Rohnert Park, Cotati, and Petaluma. Implementation of this General Plan will result in additional traffic in this area. Long-term solutions to traffic congestion on Petaluma Hill Road require a cooperative, regional approach by Sonoma County, the Penngrove area, Sonoma State University, and the cities of Cotati, Petaluma, Santa Rosa, and Rohnert Park. The City of Rohnert Park commits to being a responsible participant in formulating measures to minimize traffic congestion on Petaluma Hill Road. The City of Rohnert Park encourages the cities of Cotati, Petaluma and Santa Rosa, Sonoma County, and SSU to adopt policies demonstrating their commitment to participating in long-term solutions to these problems.*

*During the period in which this General Plan was being drafted, the City worked with the County and other interested parties to identify potential improvements to mitigate regional traffic impacts. Because of the regional nature of issues and solutions, it is anticipated that the process of studying and approving the selected improvements will take several years to complete. Therefore, specific projects to mitigate existing and future traffic congestion on Petaluma Hill Road had not been identified at the time this General Plan was adopted. However, the City of Rohnert Park is committed to continuing its participation in this regional effort.*

TR-21 B. Work with the City of Cotati and Sonoma State University to determine feasible measures to mitigate impacts of increased traffic on East Cotati Avenue (within the City of Cotati, beginning with the La Plaza intersection) associated with the proposed growth assumed in the 2000 General Plan. These measures shall be based on detailed (intersection-level) traffic studies that will be prepared with each specific plan. The Canon Manor Specific Plan, University Specific Plan, and Southeast Specific Plan shall include a detailed analysis of intersections within and outside of the city that are projected to be impacted by the specific plan project area; an analysis of the traffic impacts of the specific plan project area on East Cotati Avenue; a cumulative impact analysis; and feasible mitigation measures for lessening the potential traffic impacts.

Contribute the City's fair share to the feasible mitigation measures identified in each Specific Plan (Canon Manor Specific Plan, University Specific Plan, and the Southeast Specific Plan); provided that (1) the City's fair share is roughly proportional to the traffic impacts of development beyond the 1999 incorporated limits of the City of Rohnert Park; and (2) other jurisdictions that approve development that impacts traffic congestion at the impacted intersections on East Cotati Avenue contribute their fair share. In the event that the City of Cotati and/or SSU approve development that impacts East Cotati Avenue traffic congestion but do not contribute their fair share to fund the feasible mitigation measures, the City and City of Cotati will evaluate alternative feasible mitigation measures that can be implemented. The City's financial commitment is also contingent upon legal authority to collect payments through specific plans, development agreements, assessment districts, and/or ordinances to raise funds for needed improvements on East Cotati Avenue.

*Because of the location of the City of Cotati adjacent to U.S. 101, a portion of the traffic passing through Cotati to reach the U.S. 101 corridor is generated from jurisdictions outside the City of Cotati. Implementation of this General Plan may generate additional vehicle trips on City of Cotati roadways, particularly East Cotati Avenue. Long-term solutions to traffic congestion on East Cotati Avenue require a cooperative regional approach. Policies in this General Plan commit the city of Rohnert Park to being a responsible participant in developing and funding these solutions. Development within the Specific Plan areas may occur without implementation of the identified mitigation measures in the event that funding is not available from other jurisdictions to construct the improvements.*

## 4.2 TRANSPORTATION DEMAND MANAGEMENT

Policies in this section are designed to reduce peak-hour traffic congestion by limiting increases in transportation demand. The policies provide an alternative to roadway improvements, by making more efficient use of the existing transportation network. A variety of strategies can be used to limit demand, from emphasizing transit, ridesharing, and non-auto alternatives for the commute to work, to creating pedestrian- and bicycle-friendly development, to limiting excessive amounts of parking, which serves as a major incentive to drive.

Transportation demand management (TDM) programs are provided by employers to reduce the amount of peak-hour traffic by encouraging their employees to use modes other than single-occupancy automobiles for travel to the workplace and to travel during non-peak times. While public agencies can no longer impose mandatory employer-based trip reduction programs[1], businesses can voluntarily participate in TDM programs, and local jurisdictions can still require TDM measures as mitigation for transportation and air quality impacts, under the auspices of CEQA review.[2]

### GOALS: TRANSPORTATION DEMAND MANAGEMENT

TR-I Develop a comprehensive transportation demand management (TDM) program that preserves Rohnert Park's quality of life, while maintaining a positive business environment.

TR-J Reduce peak-hour traffic congestion and associated impacts, including air pollution, energy consumption, and noise.

TR-K Reduce the need for roadway improvements by making more efficient use of existing roads, bikeways, transit service, and other transportation facilities and services.

### POLICIES: TRANSPORTATION DEMAND MANAGEMENT

TR-22 In cooperation with the Chamber of Commerce, adopt a non-mandatory employer-based transportation demand management (TDM) program for Rohnert Park businesses.

*This policy is intended to reduce the use of single-occupancy vehicles for the commute to work. While voluntary, a City program can alleviate the cost of establishing an independent program for each individual business. For example, the program could provide*

[1] The Bay Area Air Quality Management District's Regulation 13, Rule 1, requiring employers with over 100 employees to decrease the average vehicle ridership, was overturned. According to Health and Safety Code §40717.9(a), "a [air quality] district, congestion management agency, … or any other public agency shall not require an employer to implement an employee trip reduction program unless the program is expressly required by federal law and the elimination of the program will result in the imposition of federal sanctions…"

[2] Health and Safety Code § 40717.5(c); § 40717.6. The law also states that local jurisdictions can require trip reduction measures pursuant to a voter-mandated growth management program. However, no voter-mandated program has been proposed in Rohnert Park as of 1999. Growth management policies in the Land Use and Growth Management Element have not been subject to voter approval.

*carpool/vanpool matching, dividing the cost of coordinating the program among several businesses and thus removing a barrier to TDM.*

*Voluntary programs have come into use since the Bay Area Air Quality Management District's (BAAQMD) Rule 13 was overturned. In the 1997 Clean Air Plan (CAP), BAAQMD establishes Transportation Control Measure #1 to "support voluntary employer-based trip reduction programs."*

TR-23 Allow reductions in transportation impact fees on new non-residential development commensurate with provision of transportation demand management (TDM) measures, and develop reduction parameters.

*This policy is intended to serve as an incentive for provision of alternatives to travel by single-occupancy vehicles. Project proponents taking advantage of reductions must agree to adopt and implement specified TDM measures as a condition of project approval.*

*As part of an ordinance establishing impact fees and other funding mechanisms for infrastructure improvements, the City shall determine what TDM measures are eligible for impact fee reductions. Also, the City shall determine the relative trip reduction benefit of each TDM measure and assign each measure an impact fee credit. Measures with the greatest trip reduction would have the greatest credit. The City should also consider imposing a maximum total reduction, to ensure that funding for public facility improvements in the CIP is not depleted.*

TR-24 Adopt and implement a TDM program to encourage the use of alternative transportation modes by City employees.

*Potential components of the program include:*

- *Designated commute coordinator/manager;*
- *Carpool/vanpool match program;*
- *Preferential parking for carpools and vanpools;*
- *Paid parking;*
- *Parking space cash-out for commuters who ride transit, walk, or bike.*
- *Secure bicycle storage facilities;*
- *Onsite shower facilities for employees who bike to work;*
- *Transit subsidies;*
- *Guaranteed ride home program;*
- *Telecommuting policy;*
- *Flex-time policy (4-40 or 9-80 schedules); and*
- *Educational program.*

TR-25 As part of the Zoning Ordinance update and preparation of specific plans, establish parking standards that help reduce automobile trips by:

- *Reducing parking requirements for Mixed Use development and development adjacent to the University District Linear Park;*
- *Allowing shared parking facilities wherever possible, to reduce the total number of required parking stalls; and*
- *Considering use of cash-in-lieu payments for required parking in Mixed Use areas.*

*The 1999 Zoning Ordinance allows cash-in-lieu payments in the C-R Regional Commercial zoning district. Cash-in-lieu payments can also be considered for Mixed Use areas, where the pedestrian-oriented environment reduces the need for parking. The Zoning Ordinance will need to be amended to allow for shared parking, where the total number of required parking spaces for two adjacent uses is reduced to reflect differences in peak-hour parking need.*

## 4.3 TRANSIT

As of 1999, Rohnert Park was served by three transit agencies:

- Golden Gate Transit, which is oriented mainly to commuters traveling to Marin County and San Francisco;
- Sonoma County Transit, which serves Rohnert Park and other destinations within Sonoma County; intra-city routes operate on 30-minute to one-hour intervals;
- Rohnert Park Sunshine Bus, which serves elderly and disabled people.

These bus routes offer alternatives to auto use for regional, countywide, and local trips. Buses running to San Francisco via Golden Gate Transit carry the most passengers over the course of a year. However, Sonoma County Transit buses also carry a substantial number of riders, particularly between Petaluma and Santa Rosa. Ridership information by transit route is presented in Table 4.3-1.

**Table 4.3-1:**
**Transit Ridership by Route, 1998**

| *Agency* | *Route Number* | *Route Description* | *Total Annual Ridership* |
|---|---|---|---|
| Golden Gate Transit[1] | 80 | Santa Rosa to San Francisco | 491,260 |
| | 72 | Santa Rosa to San Francisco | 212,510 |
| | 74 | Santa Rosa to San Francisco | 249,602 |
| | 71 | Santa Rosa to San Rafael | 34,862 |
| | 75 | Santa Rosa to San Rafael | 47,844[2] |
| | 76 | Rohnert Park to San Francisco | 187,769[2] |
| Sonoma Co. Transit | 10/11 | Local | 59,997 |
| | 12/14 | Local | 95,976 |
| | 26 | Sebastopol to SSU | 11,676[2] |
| | 44 | Santa Rosa to Petaluma | 233,213[2] |
| | 46 | Santa Rosa to SSU | 23,987[2] |
| | 48 | Santa Rosa to Petaluma | 173,513[2] |
| Rohnert Park Sunshine Bus | | Local, Elderly / Disabled | 1,980 |

*1. Total ridership numbers for Golden Gate Transit pertain only to patrons who originate or terminate in Sonoma County.*
*2. 1996-97.*

*Source: Crane Transportation Group*

### RAIL SERVICE

The railroad line that runs through Rohnert Park has historically been used for freight service. The segment of railway through Rohnert Park is owned by the Northwestern Pacific Railroad Authority,

and leased to the North Coast Rail Authority (NCRA), a consortium of local government agencies. By the early 1990s, the line had fallen into disrepair, and train traffic had declined. The line was closed to rail traffic in 1998 as the result of storm water damage, and the line was reopened for minimal train service as of 1999.

The line has been considered for commuter rail service, as a strategy to alleviate existing and projected traffic congestion along US 101. The SCTA and the Marin Countywide Planning Agency (MCPA) conducted the 1997 Sonoma-Marin Multi-modal Transportation and Land Use Study, which recommended a 19-station commuter rail line between the Larkspur Ferry Landing and Windsor, with a station in Rohnert Park. The study also recommended a series of HOV lanes along US 101.

**Funding**

Proposition 116 funding was used for purchase of the NP right-of-way, as the first step toward providing commuter rail service. However, additional Capital Rehabilitation funds will not be released until Sonoma and Marin counties can demonstrate a permanent source of operating funds. Measure C was placed on the November 1998 ballot in both counties to provide the operating funds, but failed to obtain a majority vote. It would have established a ½-cent sales tax and raised $950 million. The associated Measure B, which listed specific projects to be funded by Measure C, passed by 72 percent. In the March 2000 ballot, both pro-rail and pro-Highway 101 widening measures were placed on the ballot in the County, but neither secured the necessary two-thirds margin.

**TRANSIT CENTER**

Approximately $750,000 of federal Transportation Efficiency Act (TEA21) funds have been earmarked for an intermodal (bus and rail) transit center in Rohnert Park, Cotati, and Santa Rosa, as part of a $6 million earmark for transit centers countywide. The funds are available until October 2001. Transit centers funded with this earmark must have the potential for a future rail connection.[3] As of 1999, SCTA is implementing the county's first transit station in Windsor.

**PARK-AND-RIDE**

Free-of-charge commuter parking lots in the Rohnert Park area include:

1. CalTrans lot, at the southwest quadrant of the US 101-Rohnert Park Expressway interchange.
2. Rohnert Park City lot, at the northwest corner of Roberts Lake Road and Golf Course Drive.
3. CalTrans lot, on Saint Joseph Way, off of Old Redwood Highway in Cotati.

An additional commuter parking lot is planned for the northeastern quadrant of the US 101-Rohnert Park Expressway interchange. Joint-use commuter parking is also available at 4627-4675 Snyder Lane, north of Eleanor Avenue.

[3] Telephone Conversation with Brian Albee, Sonoma County Department of Public Works and Transportation, July 29, 1999.

## GOALS: TRANSIT

TR-L Promote local and regional public transit serving Rohnert Park and facilitate transfers between transit routes and operators.

TR-M Continue to encourage park-and-ride activity, in order to reduce congestion along US 101.

## POLICIES: TRANSIT

### Bus Service

TR-26 Work with Sonoma County Transit and Golden Gate Transit to increase bus service between Rohnert Park and other cities in the Bay Area.

TR-27 Work with Sonoma County Transit and Golden Gate Transit to develop an expanded bus route system, in order to serve areas of new development in Rohnert Park.

TR-28 Work with Sonoma State University (SSU) to explore the feasibility of a campus shuttle.

*Ideally, a campus shuttle would connect the SSU campus, the adjacent University District, the transit center (if it is developed; see Policy TR-34), the City Center, major commercial centers, and high-density residential areas.*

TR-29 Explore the feasibility of offering additional student discounts on monthly bus passes, in consultation with Sonoma State University (SSU), Sonoma County Transit, and Golden Gate Transit.

*Sonoma County Transit already offers a $30 monthly student bus pass, compared to the $40 adult pass. Golden Gate Transit does not offer a college student discount (only students under the age of 18 are offered discounts), and there is no discounted student rate for the Sonoma SuperPass, which allows unlimited rides on both Golden Gate Transit and Sonoma County Transit at a monthly cost of $70 for adults. Providing additional discounts for students would help support transit use by a particularly transit-dependent population.*

### Bus Stops and Shelters

TR-30 In consultation with Golden Gate Transit and Sonoma County Transit, determine appropriate locations of new bus stops, in conjunction with increased service and expanded routes.

*Policy TR-26 calls for increased bus service, and Policy TR-27 for an expanded bus route system to serve areas of new development.*

TR-31 Require project proponents to provide bus stops and shelters in conjunction with new development.

*Policies for adequate public facilities in the Growth Management Element, which require developers to provide adequate public facilities, encompass provision of related bus stops and shelters. Criteria for allocating responsibilities will need to be developed.*

TR-32 Work with Sonoma County Transit, Golden Gate Transit, and private developers to ensure that bus stops and shelters adhere to the following standards:

- Bus pull-outs shall be required at bus stop locations, in order to prevent stopping buses from interfering with traffic flow;
- Bus stop locations shall allow direct, convenient pedestrian access to adjacent development;
- Pedestrian access to bus stops shall be safe and comfortable;
- Bus shelters shall provide adequate protection from sun, wind, and rain;
- Bus stops and shelters shall display schedules and routes; and
- Bus shelters shall be adequately designed and sized to accommodate waiting passengers during inclement weather.

### Rail Service and Transit Center

TR-33 Encourage the Sonoma County Transportation Authority (SCTA) to continue in their efforts to develop commuter rail service along the Northwestern Pacific (NP) right-of-way. Work with SCTA to resolve issues regarding commuter rail design and operation in Rohnert Park, including:

- Location of rail *stations;*
- Design of roadway crossings at the Rohnert Park Expressway, Southwest Boulevard, and Golf Course Drive; and
- Noise impacts and mitigat*i*on measures.

TR-34 Undertake a comprehensive study to evaluate and implement a multi-hub transit corridor along Rohnert Park Expressway with the following characteristics:

- Rail transit station in the vicinity of the Rohnert Park Expressway/Northwestern Pacific right-of-way;
- A bus transfer station, either in the vicinity of the station or in another location with frequent shuttle connections between the rail and the bus stations;
- Frequent shuttles between the rail/bus station(s) and the University District and Sonoma State University; and
- Parking either in vicinity of the rail/bus station (s) or in a location with shuttle access to the station (s).

*A transit center or corridor would provide a convenient place for transfers between bus routes and lines. As of 2000, the Rohnert Park Expressway-Commerce Boulevard intersection served as an informal transfer area, because many bus routes stop there. A*

*new transit center (either bus only, or bus and rail together) could potentially be located closer to pedestrian-oriented activity centers—such as the University District and City Center—because walking and riding transit are complementary modes of travel. Locations along the Northwestern Pacific (NP) railroad right-of-way could also potentially allow for future rail connections. A transit center, as opposed to the intersection, could also be associated with a park-and-ride and drop-off facilities.*

### Park-and-Ride Lots

TR-35 Work with CalTrans to implement plans for the park-and-ride lot in the northeast quadrant of the Rohnert Park Expressway interchange along US 101.

*The 1998 TIP allocated funding for the new park-and-ride lot. As of 1999, CalTrans started planning and preliminary design. However, the project was not initiated and may require additional funding.*

TR-36 Explore the feasibility of additional park-and-ride lots at the Rohnert Park Expressway and Wilfred Avenue interchanges along US 101.

*In the future, additional park-and-ride facilities may be warranted in conjunction with the construction of HOV lanes along US 101. The HOV lanes that are being planned and built through Santa Rosa will terminate at Wilfred Avenue, making that interchange a strong candidate for additional park-and-ride facilities.*

## 4.4 PEDESTRIAN AND BICYCLE CIRCULATION

Rohnert Park's land uses and hierarchical street system were designed primarily for automobile circulation (see Chapter 2: Land Use and Growth Management and Section 4.1). While ensuring that automobile circulation flow is maintained, this General Plan makes a commitment to improved pedestrian and bicycle circulation, in order to provide alternatives to auto use.

### PEDESTRIAN CIRCULATION

While many city streets have sidewalks, trees, and lighting, limited connections between neighborhoods and the distance between neighborhoods and activity centers (including SSU, commercial centers, offices, industrial areas) discourage walking for the purposes of going to work, shopping, or running errands. Walking is a major mode of travel for school-age children.

The city's numerous parks, recreational facilities, and open space areas encourage pedestrian trips for recreational purposes. Local streets within residential neighborhoods typically have slow-moving, low-volume traffic, allowing for comfortable pedestrian circulation between residences, schools, and neighborhood parks.

### BIKEWAYS

In 1995, bikeways existed in several parts of the city but did not form a comprehensive network, discouraging extensive bicycle use. In response to this deficiency, the City prepared and adopted the 1995 Bicycle Master Plan to establish a complete network of bikeways that connects all the different parts of the city. The Plan established three bikeway classifications:

- Class I. Paved paths on separate rights-of-way.
- Class II. Striped lanes within roadways, separate from vehicular travel lanes, parking, bus stops, and sidewalks.
- Class III. Designated bicycle routes within roadways, shared with either pedestrians or motorists.

As of 1999, many Class II bike paths outlined in the Master Plan were implemented, and some Class I bikeways were completed. The improvements have increased safety, facilitated bicycle access to sites throughout the city, allowed for greater choice in transportation modes, and improved recreational amenities. Bike commuters include an active bike club at the Hewlett Packard complex and student riders at SSU, and children make use of bikeways for going to school. Bikeways also are popular with recreational users on the weekends.

### GOALS: PEDESTRIAN AND BICYCLE CIRCULATION

TR-N Promote safe, efficient, and comfortable circulation for cyclists and pedestrians throughout Rohnert Park.

TR-O Create pedestrian-friendly activity centers that encourage local walking trips between to and from adjacent uses.

TR-P Provide continuous, direct pedestrian routes and bikeways between and through neighborhoods and activity centers, and job centers and residential areas, including the University District, the City Center, and commercial and industrial areas.

TR-Q Provide pedestrian routes and bikeways that link residential areas to city parks and open space areas outside the city.

TR-R Continue to develop a comprehensive network of bikeways that promote bicycle riding for transportation and recreation.

TR-S Provide adequate bicycle parking facilities.

## POLICIES: PEDESTRIAN AND BICYCLE CIRCULATION

### Pedestrian Circulation

TR-37 Provide continuous sidewalks along all existing and future streets.

*The City shall establish specific engineering standards for sidewalks.*

TR-38 Establish pedestrian-friendly amenities along streets that run through or adjacent to areas designated for Mixed Use, High Density Residential, Public, or Parks. Ensure that:

- Sidewalks are wide enough to accommodate pedestrian use;
- Sidewalk intersection bulbs (rounded curves that extend the area of the sidewalk intersection corner) are provided to reduce the walking distance across streets;
- Pedestrian lighting, benches, street trees, and other sidewalk amenities are provided; and
- Landscaping complements pedestrian circulation and eliminates barriers to pedestrian access.

*Pedestrian-friendly environments are created not only by amenities, but also by the use, intensity, location, orientation, and character of buildings. Chapter 2: Land Use and Growth Management includes policies to establish uses and intensities that encourage pedestrian activity in key areas throughout the city, particularly in the University District and City Center. Chapter 3: Community Design includes policies that promote pedestrian-friendly building design. Street connections and block size also influence the accessibility and permeability of areas to pedestrians. Policies in Chapter 3: Community Design address these issues as well.*

*Pedestrian connections between the University District and SSU are particularly important. Heavy high-speed traffic along the Rohnert Park Expressway could potentially discourage pedestrian activity.*

## Bicycles

TR-39 Update the Bicycle Master Plan to incorporate Class I bikeways shown in Figure 4.4-1. Develop locations and alignments for Class II and III bikeways.

*Class I bikeways are located along major streets, as well as creeks, linear parks, open space areas, and the NP railroad right-of-way. Class II and III bikeways are not shown in Figure 4.4-1.*

TR-40 Implement comprehensive design standards for bikeways, as part of the Bicycle Master Plan. Ensure that adequate lighting, signage, and other amenities are provided.

*In 1995 Bicycle Master Plan, classifications for Class I, II, and III bikeways are based on the State Street and Highways Code and specify function, typical width, road striping, and signage. Separately, Goal 6 of the Plan calls for amenities such as water fountains, emergency telephones, lighting, and convex mirrors at blind intersections. Comprehensive design standards would consolidate existing standards and provide more detail on the design, function, and character of bikeway classifications.*

TR-41 Ensure that bikeways are continuous and interconnected, and that access points into bikeways minimize conflicts with pedestrian and traffic circulation.

*The 1995 Bicycle Master Plan calls for traffic lights where bikeways cross busy streets, removal of barriers to bicycle crossings at these locations, and consideration of bicycle-activated signals at major intersections. These policies already help minimize conflicts between bicycles and other modes of traffic.*

TR-42 Make bikeway improvements a funding priority by:

- Incorporating bikeway improvements as part of the CIP;
- Requiring developers to provide bikeways and associated amenities in conjunction with new development; and
- Pursuing regional and other funding sources for new bikeways to the extent possible under federal and State law.

TR-43 Establish requirements for bicycle parking as part of the Zoning Ordinance update. Ensure that secure bicycle parking is provided in conjunction with new development in areas designated for Mixed Use, Commercial, Industrial, Office, Public, Park, and High Density Residential uses.

*These requirements could include the minimum number of bicycle parking spaces that must be provided, as well as the type of rack or locker, for each use.*

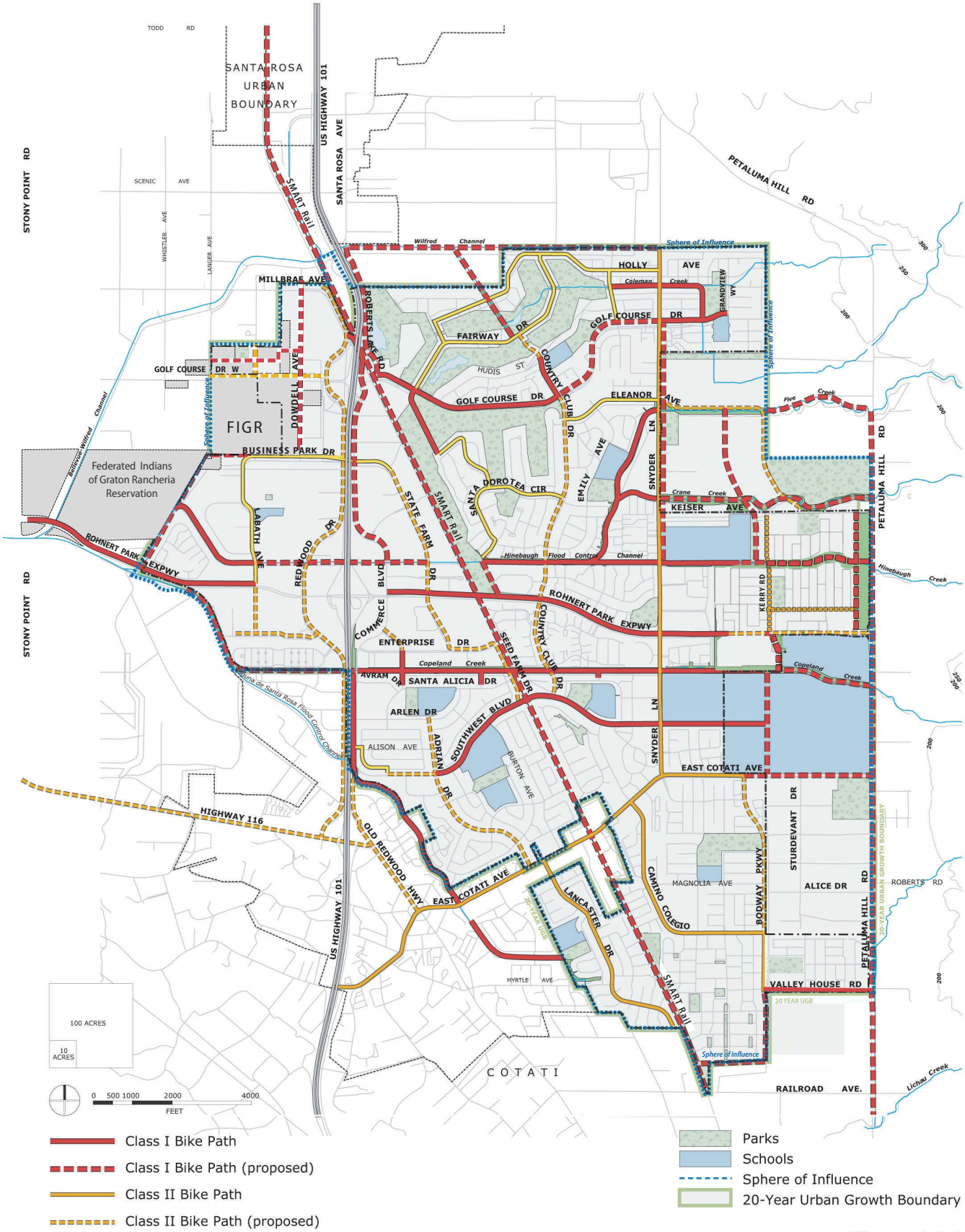



*Figure 4.4-1*

# Bicycle System

Revised 09/14

## 4.5 CENTRAL ROHNERT PARK, CIRCULATION AND CONNECTIVITY

This section provides goals and policies to implement circulation and connectivity objectives with the Central Rohnert Park area, including vehicular roadways, regional and local transit services, and bicycle and pedestrian travel routes. Arrival of the Sonoma-Marin Area Rail Transit (SMART) commuter rail station will be an opportunity to shape future development by creating a transportation hub in the city, supported by a new town center in the Station Center subarea and coordinated with regional and local bus service.

Circulation and connectivity concepts for Central Rohnert Park focus on enhancements to the city's existing roadways and potential for new roadways that support and improve: overall multi-modal connectivity; efficient utilization of roadway right-of-way; and safe vehicular connections and continuous bike and pedestrian access to destinations in Central Rohnert Park and surrounding neighborhoods.

In addition to addressing transportation goals and policies provided earlier in this Chapter, development in Central Rohnert Park will be subject to the following circulation and connectivity goals and policies:

**GOALS: ROADWAY DESIGN**

TR-T Balance the need of arterial and collector roadways to efficiently carry traffic, with establishing Central Rohnert Park as a walkable, bikeable community, with pedestrian-oriented streets, centers, and mixed-use subareas.

**POLICIES: ROADWAY DESIGN**

TR-44 Implement recommended intersection improvements identified in the Central Rohnert Park, Priority Development Area Plan, Table 5.1.

TR-45 To support safe bike and pedestrian access to the SMART station and where a pedestrian-friendly town center atmosphere is desired within and in the vicinity of the City Center and Station Center subareas, allow for lower level of service (LOS) standards (than LOS C), called for in General Plan policy TR-1, for the following arterial and collector roadway intersections within Central Rohnert Park, where no other feasible improvements exist to improve LOS:

- At the intersection of Rohnert Park Expressway (RPX) and Commerce Boulevard (already operating at LOS D during PM peak hours, under existing conditions);
- At the intersection of Rohnert Park Expressway and State Farm Drive (already operating at LOS D during PM peak hours, under existing conditions);
- At the intersection of Commerce Boulevard and State Farm Drive; and
- At the intersection of Enterprise Drive and State Farm Drive.

TR-46 Recognize that future development of Central Rohnert Park Plan will contribute to unacceptable operation on U.S. 101. The type of transit-supportive, pedestrian-oriented development pattern envisioned by the Plan plays an important role in reducing regional traffic impacts through smart growth.

## GOALS: MULTI-MODAL TRANSPORTATION

Goal U Design streets that integrate walking, biking, transit use, and green infrastructure.

Goal V Connect Central Rohnert Park to the existing roadway, bike, and pedestrian networks in the City.

Goal W Coordinate transit improvements to connect the SMART rail station to surrounding land uses, commercial areas, and residential communities.

Goal X Ensure appropriate levels of parking, associated with new development.

## POLICIES: MULTI-MODAL TRANSPORTATION

### Street Design

TR-47 Retrofit existing streets as complete streets, in addition to providing vehicular access that supports safe and continuous bike and pedestrian facilities and landscape improvements.

TR-48 As recommended in the street sections in Section 5.3 of this Plan, retrofit or design new roadways and/or landscape right-of-ways to incorporate low impact development features such as, stormwater management curb extensions, infiltration planters, bioswales, and other similar measures.

TR-49 Expand bike and pedestrian connections within Central Rohnert Park, including connections to the SMART station and multi-use path through:

- Off-Street Bicycle/Pedestrian Trail Improvements
  - Adding bicycle trails and bicycle boulevards within new development in the Station Center subarea.
  - Completing trail gaps along the Copeland Creek and Hinebaugh Creek corridors.
  - Improving the meandering sidewalks along RPX to a wider, meandering bike/pedestrian multi-use path.
  - Extending the bike/pedestrian multi-use path from Enterprise Drive to Rohnert Park Expressway.
  - Planning and implementing new east-west and north-south walkways or paseos, as shown in the Central Rohnert Park, Priority Development Area

Plan, Figure 5.12, in association with the development of new roadways or as separate facilities, integrated with new development.

- On-Street Bike Facility Improvements
  - Completing gaps to on-street bicycle lanes along Commerce Boulevard.
  - Improving bicycle facilities along Professional Center Drive, with potential for an at-grade connection across the SMART rail tracks to connect to the SMART multi-use path.
  - Coordinating with property and business owners to establish a new multi-use path on the northern end of Enterprise Drive to help facilitate safe east-west bike and pedestrian access from the SMART station to commercial and mixed-use centers in Central Rohnert Park.
  - Adding enhanced or protected bicycle lanes along busy arterial and collector roadways, including State Farm Drive, Commerce Boulevard, and Rohnert Park Expressway.
  - Continuing and adding bicycle lanes on Enterprise Drive and Hunter Drive.
- Pedestrian Facility Improvements
  - Adding and providing more defined north-south walkways in the City Center subarea that connect to Hinebaugh Creek.
  - Establishing defined pedestrian walkway and landscape improvements in the existing commercial shopping centers to support safe pedestrian access from adjoining residential areas and neighborhoods.

TR-50 Improve at-grade street crossings for intersections throughout Central Rohnert Park, particularly at busy traffic intersections, that will support active or high volume bike or pedestrian use.

TR-51 Establish midblock crossings on:

- Rohnert Park Expressway, at the SMART MUP and as a pedestrian link between the City Center and Station Center subareas, at Lynne Conde Way, with pedestrian refuges in the median and the potential for a pedestrian hybrid beacon or HAWK signal, coordinated with the timing of signals along RPX, SMART rail gate operations, and fire station emergency signals.
- Enterprise Drive to connect with existing trail links or greenways to Copeland Creek. This crossing should be coordinated with future roadway networks in the Station Center subarea and designed with bulb-outs, a median refuge, high visibility markings, and if needed a pedestrian signal.

TR-52 Consider the feasibility of grade separated pedestrian crossings at the following locations:

- Provide an undercrossing of the greenway trail along the southern side of Hinebaugh Creek at the SMART rail tracks to connect Central Rohnert Park to the SMART multi-use path and neighborhoods east of Central Rohnert Park.
- Consider the future feasibility of an over-crossing or undercrossing of U.S. 101 along Hinebaugh Creek.

**Transit Facility Improvements**

TR-53 Plan for improvements to existing bus services or other future circulation modes within Central Rohnert Park to coordinate with SMART rail service to meet the transportation demands in Rohnert Park, including:

- Coordinate with the Sonoma County Transit and the property owners for the Station Center subarea to plan for expansion of existing bus transit lines and facilities to serve the SMART rail station and adjacent Station Center subarea.
- Work with the Sonoma County Transit, SMART, and private property owners in Central Rohnert Park to ensure safe and convenient access to bike and pedestrian facilities that support transit use and needs of cyclists and pedestrians, who may choose to continue their journey in Rohnert Park by bicycle or foot.
- As transit demand warrants, plan for development of a community circulator such as a shuttle service that travels to key destinations in the community, including Sonoma State University and the Graton Rancheria Casino.

**Parking**

TR-54 Provide parking in Central Rohnert Park at the parking ratios shown in Table 5-2.

TR-55 Encourage use of shared parking facilities within multi-tenant buildings and between adjacent private developments, particularly on larger development sites. Use leftover spaces for landscape improvements and to provide other community facilities.

TR-56 To the extent feasible, encourage private parking entities to allow public parking after typical business hours.

TR-57 Facilitate a “park once” strategy in Central Rohnert Park by implementing pedestrian connectivity strategies and promoting the development of a parking district and common parking lots or structures within the Station Center and City Center subareas, as parking demands warrant.

TR-58 Develop a parking management plan to consider long-range parking strategies that may be needed to support a “park once” strategy in Central Rohnert Park in the long-term. As part of this Plan, consider implementation of programs that support flexibility in meeting the City’s parking needs, including through:

- In-lieu fees;
- Metered or paid parking;
- Unbundled parking;
- Off-site parking strategies;
- Wayfinding and other necessary public and private improvements, relevant to the conditions and issues in Central Rohnert Park.

TR-59 Encourage car share or bike share programs within Central Rohnert Park through partnership with car sharing or bike sharing entities.

# 5 Open Space, Parks, and Public Facilities

Open space areas within and around Rohnert Park are valuable resources and provide the city a scenic setting. Parks are a necessity for active and passive recreation. The Open Space, Parks, and Public Facilities Element addresses these and other related topics. Also addressed in this Element are public facilities, including schools, water service, and wastewater collection, and disposal.

According to Government Code § 65910, four types of open space must be considered in the General Plan. These are addressed in different parts of the Plan, as described below:

1. *Open space for the preservation of natural resources*: Section 5.1 addresses farmland and open space conservation; open space as habitat for biological resources is addressed in Chapter 6: Conservation;
2. *Open space for the managed production of resources*: Farmland resources are addressed in Section 5.1;
3. *Open space for outdoor recreation*: Section 5.2 addresses park land and outdoor recreational facilities; and
4. *Open space for public health and safety*: Chapter 7: Health and Safety addresses seismic conditions and flood hazards.



## 5.1 OPEN SPACE

Since Rohnert Park's founding in the 1950s, the city has maintained a compact urban form surrounded by open space. With the exception of the City of Cotati to the southwest and rural residential subdivisions such as Canon Manor, the sense of open space around the city's edges is pervasive. While much of the open space is used for grazing, orchards and cultivated land as well as Crane Creek Regional Park are also notable uses. This element seeks to ensure that land outside the designated extent of urban uses in the Planning Area is maintained as open space. In addition, it addresses issues related to buffers between urban uses and open space.

Two classifications of open space are included in the Land Use and Growth Management Element (Chapter 2):

- *Open Space for Environmental Conservation* includes sites with environmental and/or safety constraints, such as riparian corridors, sensitive habitats, and wetlands (see Chapter 6: Conservation).
- *Open Space for Agriculture and Resource Management* includes orchards and cropland, grasslands, cemeteries, and rural residential areas. This classification also accommodates greenbelts and urban buffers - open space, park land, and agricultural areas outside urban areas, as opposed to urban parks, which are located within developed areas and serve as outdoor recreational facilities.

Excluding creekside greenways and parkways alongside streets, no designated open space is located within the Urban Growth Boundary (UGB). Between the UGB and the Sphere of Influence (SOI), two open space areas are included – the 50-acre Community Fields, located north of Crane Creek, and a 30-acre open space buffer south of G Section. In addition, open space buffers are located between within the SOI between Petaluma Hill Road and the UGB in the University District and in the southeast.

### OPEN SPACE AND COMMUNITY SEPARATORS

One of Sonoma County's unique characteristics is the diversity and abundance of open space. Approximately 92 percent of the County's land area is used for mixed agricultural-residential uses, intensive and extensive agriculture, resource extraction, and watershed-wildlife habitat. Economic pressure on farmers and ranchers to subdivide or convert their land to non-agricultural uses is increasing with growth. Conflicts between urban and agricultural also occur at urban/agricultural edges. The reduction of this pressure and competition, through mechanisms such as the designation of community separators and agricultural preserves under the Williamson Act, is essential to the long-term preservation of open space. Open Space around Rohnert Park is shown on Figure 5.1-1.

### Community Separators

Two Community Separators are located in the Rohnert Park-Cotati area. The Petaluma-Rohnert Park separator is located between Petaluma, Penngrove, and Rohnert Park-Cotati. The second separator is generally located north and northwest of Rohnert Park, between Rohnert Park and Santa Rosa (see Figure 5.1-1). Measure D, approved by County voters in November 1996, establishes procedures for changes to boundaries or use regulations applicable to Community Separators

established in the 1989 County General Plan. Essentially, the Measure establishes that, with limited exceptions, County voter approval is required for changes (in use or boundaries) of the separators.

However, because the County's ability to maintain the separators is limited without the cooperation of the cities, the Measure "associated" each separator with an adjacent city. The Rohnert Park-Santa Rosa "north" Separator (north of the flood control channel, and the portion east of US 101) is associated with the City of Santa Rosa, while the Northwest Community Separator south of the flood control channel is associated with Rohnert Park. (See Figure 2.2-1). Such an initiative has been passed by Santa Rosa, but not by Rohnert Park voters. Thus, while the North Separator is currently governed by the provisions of Measure D, the Northwest Separator is not. This General Plan outlines efforts, including those requiring City/County cooperation, to mitigate impacts of growth into the Northwest Community Separator.

This General Plan designates approximately 180 acres of Northwest Community Separator land for inclusion in the urban area. It is LAFCO's policy to disapprove annexations within the designated Community Separator. Pursuant to LAFCO and County direction, removal of the Community Separator will require mitigation in the form of providing permanent protection of other similar open space land within the Rohnert Park Planning Area. A four-member policy makers' "Working Group" has been formed between the City and County to address the Community Separator mitigation issue. This General Plan includes provisions for effective enforcement mechanisms to ensure implementation of a Community Separator mitigation program.

### Williamson Act Lands

Several agricultural sites surrounding Rohnert Park are designated agricultural preserves under Williamson Act contracts. The Williamson Act, also known as the California Land Conservation Act of 1965 (Government Code § 51200 et seq.), is intended to discourage the unnecessary conversion of agricultural land to non-agricultural uses and conserve land within a scenic highway corridor or wildlife habitat. Agricultural preserves are assessed with lower property tax rates, providing owners with an incentive to continue agricultural activity. The initial term of the contract is ten years and is automatically renewed each year unless cancelled.

Three parcels outside the existing and proposed City limits are currently subject to Williamson Act contracts (1999). One of these parcels is located just west of Petaluma Hill Road and north of Keiser Avenue. The two other parcels are located with the Community Separators.

### Sonoma County Agricultural Preservation and Open Space District

The Sonoma County Agricultural Preservation and Open Space District was established as part of the Open Space Element of the Sonoma County General Plan to acquire and administer open space lands. The formation of the District and the establishment of a 1/4-cent sales tax to fund land purchases and conservation easements over 20 years were approved by County voters in 1990.

The District adopted an Interim Acquisition Plan in 1991 and an Acquisition Plan in 1993, which was revised in 2000. The new plan establishes five-year objectives, specific selection criteria, and implementation strategies, and includes greenbelt purchases as a priority. The District collects applications from landowners, working only with willing sellers. As of 1999, over 25,000 acres

have been protected under the program. There have been six District transactions in the Rohnert Park area. Three transactions involved the purchase of conservation easements, and three involved the purchase of a fee title. A total of 360 acres of open space have been preserved, as shown in Figure 5.1-1.

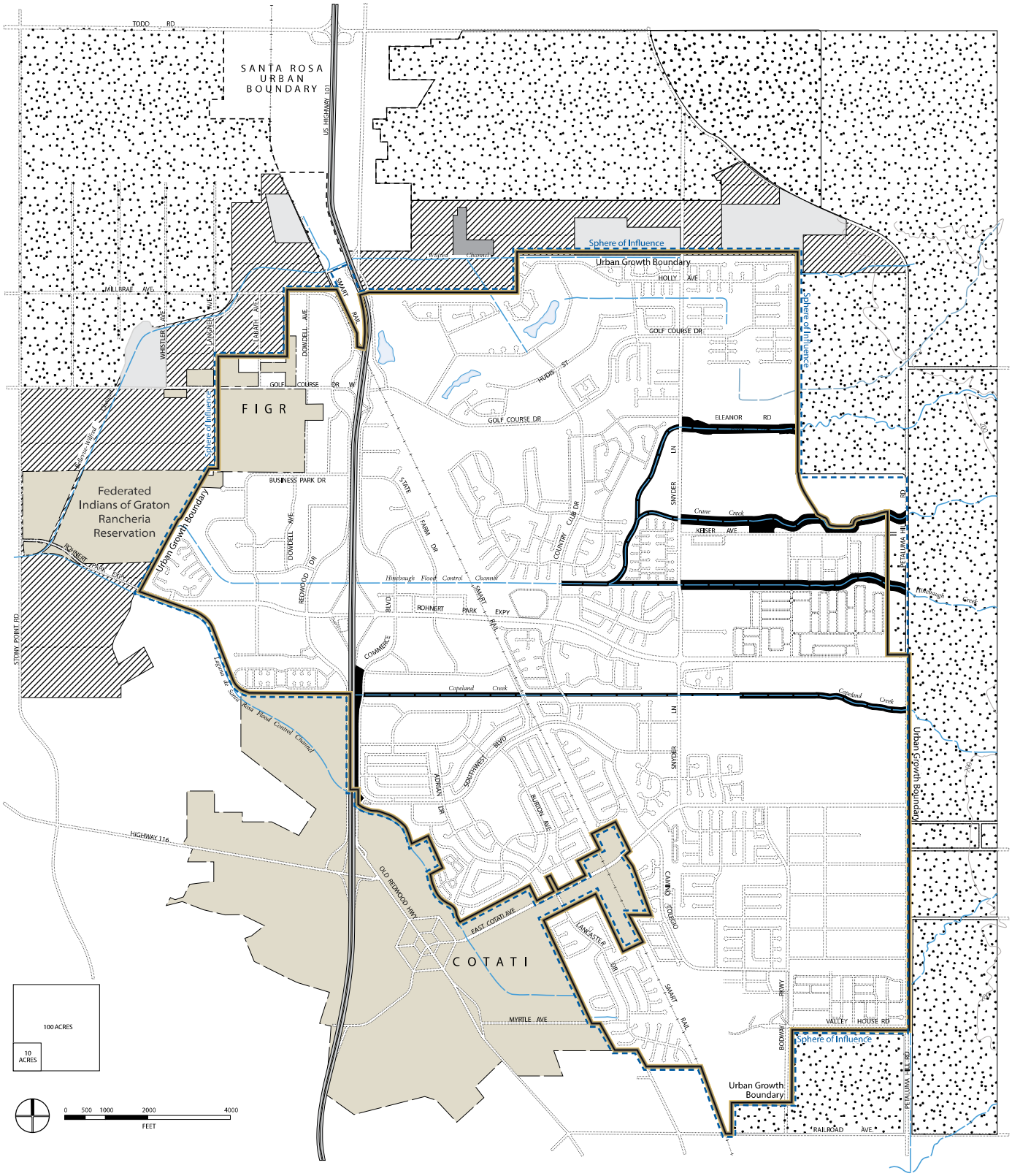
## URBAN OPEN SPACE

### Street Rights-of-Way

Extensive landscaping within urban open space areas along street rights-of-way is one of Rohnert Park's unique features. The redwood trees planted along the median of the Rohnert Park Expressway, median treatments along other streets such as Snyder Lane, the landscaped buffer area between US 101 and Commerce Boulevard are examples of open space along streets. Approximately 26 acres of such open space are found within the City limits.

### Business Campuses

Several office, commercial and industrial sites in the city contain substantial landscaped areas. While these are privately owned, they serve as visual resources for the community. Two parcels retain significant amounts of urban open space. The State Farm site has about five acres of open space, and the Hewlett Packard campus has about 21 acres of open space, which includes recreational facilities for employees.




Open Space/Agriculture and Resource Management

Open Space-Environmental Conservation

SCAPOSD Conservation Easement

SCAPOSD Fee

County Community Separator (outside Urban Growth Boundary)

*Figure 5.1-1*

# Open Space

**GOALS: OPEN SPACE**

OS-A Maintain a greenbelt around the city that provides a physical and visual space between Rohnert Park-Cotati and Santa Rosa, Petaluma, and Penngrove.

OS-B Maintain land surrounding the city as open space for the enjoyment of scenic beauty, recreation, and protection of natural resources of the community.

OS-C Minimize conflicts between agricultural and urban uses.

OS-D Maintain and enhance the Petaluma Hill Road scenic corridor.

OS-E Maintain publicly owned open space areas in their natural state; provide public access in a manner that is compatible with the conservation of habitat.

**POLICIES: OPEN SPACE**

OS-1 Work with Sonoma County to ensure that land in the Planning Area designated as Open Space in the Rohnert Park General Plan is maintained in rural use or as permanent open space.

*Because the City is not contemplating annexation of any land to the east of Petaluma Hill Road or open space land in the northeast, development in these areas will continue to be regulated by the County General Plan and Zoning Ordinance. The City can take several steps to encourage the County to maintain the area ~~as~~ in open space or rural land uses, including:*

- Formal agreement with the County to ensure that the County and the City will maintain land outside the Rohnert Park Urban Growth Boundary as open space in their general plans at least until the year 2020; and
- Seeking language in the County General Plan requiring the County to consult with the City for any development within the Rohnert Park Planning Area.

OS-2 Encourage dedication of the open space buffers along the westside of Petaluma Hill Road as part of the University District and Northeast Specific Plans.

*Crane Creek marks the northern edge of the University District Specific Plan Area. As shown on the General Plan Diagram, the open space buffer between the University District Specific Plan Area and Petaluma Hill Road is about 30 acres in size. Policy CD-34 requires preparation of an Open Space Plan as part of the Specific Plan and a minimum 17-acre open space buffer. Open Space buffers in the Northeast Specific Plan area would include the proposed Community Fields. A buffer about 100 acres in size is located along Petaluma Hill Road in the Southeast Specific Plan area.*

OS-3 As part of the Northwest Area Specific Plan, which will include development in the County-designated Northwest Community Separator, require the permanent preservation of open space in an area that provides visual relief from continuous urbanization and is a special type of scenic border. Except as provided in OS-4A, a minimum of one acre of

open space land will be required for each acre of Community Separator land converted to urban uses. (Rev. 10/02)

OS-4 Approximately 180 acres of land will be required to be preserved based upon approximately 180 acres of land in the Northwest Community Separator that will be developed with urban uses.

OS-4A The geographic area suitable for Community Separator mitigation is limited to lands within the Rohnert Park Planning Area, (as defined in Figure 1.5-2).

Within this Planning Area, give first priority to preservation of:

- Lands adjacent to the Urban Growth Boundary;
- Lands that would serve as "green belts" around the City of Rohnert Park; and
- View corridors along Petaluma Hill Road.

Give second priority to:

- View corridors along Railroad Avenue and Stony Point Road;
- Prime Farmland (as defined by the State and shown in Figure 4.9-1 of the General Plan EIR);
- Lands under Williamson Act agreements; and
- Environmentally sensitive habitat areas (defined as areas that are classified as having high wildlife habitat value, high wetlands potential, or high vernal pool and rare plant habitat potential).

These priority lands are shown in Figure 5.1-2. If lands in second priority areas or lower priority areas in the planning area are selected for mitigation, the ratio of replacement shall be 2 acres for each acre of Community Separator land converted to urban uses.

OS-4B Require permanent preservation of open space as mitigation for development in the Northwest Community Separator as a condition of development included within the Northwest Specific Plan. Prior to annexation approval, require applicants to demonstrate the ability to ensure the permanent preservation of open space land.

OS-4C Ensure that permanent preservation of open space takes the form of grants in fee title or easement to the appropriate governmental body (other than the City of Rohnert Park) or third party land trust, and that provision is made for the maintenance of the open space.

OS-4D The City shall adopt an adequate and appropriate mechanism to ensure that the required open space mitigation will occur through acquisition of open space land within the areas described in OS-4A or payment of a fee in lieu of acquisition. Payment of an in lieu fee will be permitted in the event that the Council finds that unique circumstances warrant payment of a fee rather than provision of land and that payment of a fee is consistent with implementation of this policy. Whether the land is acquired by the developer or through

fees paid to the City by the developer, the acquisition of the open space land must be in place prior to City issuance of any grading or building permits.

OS-5 Ensure that open space parcels are aggregated to the maximum extent feasible, in order to avoid piecemeal acquisition that would not serve to mitigate the loss of Community Separator lands. However, acquisition of individual open space parcels may occur, consistent with the County Agricultural Preservation and Open Space District's acquisition plan.

*The City's commitment to the preservation of open space is more than a written statement of public policy. The City believes that the effective preservation of open space is best approached on a regional, multi-agency level. To that end, the City supports exploring cooperative methods such as a joint powers agreement between the City of Rohnert Park, Sonoma County, the Sonoma County Open Space District, and other interested agencies. Such an agreement would provide for the identification, acquisition, maintenance, and preservation of open space.*

*As part of preparation of the Park, Recreation, and Open Space Master Plan (see Section 5.2), the City should identify open space priorities and work with the district for their inclusion in the district's acquisition plan.*

OS-6 Require property developers adjacent to sites where agricultural use is permitted or being conducted to inform subsequent buyers of potential continued agricultural production and the lawful use of agricultural chemicals, including pesticides and fertilizers.

OS-7 Use creek protection zones (see Section 6.2) for permanent public open space and compatible purposes including habitat conservation, bike and walking paths, wildlife habitat, and native plant landscaping.

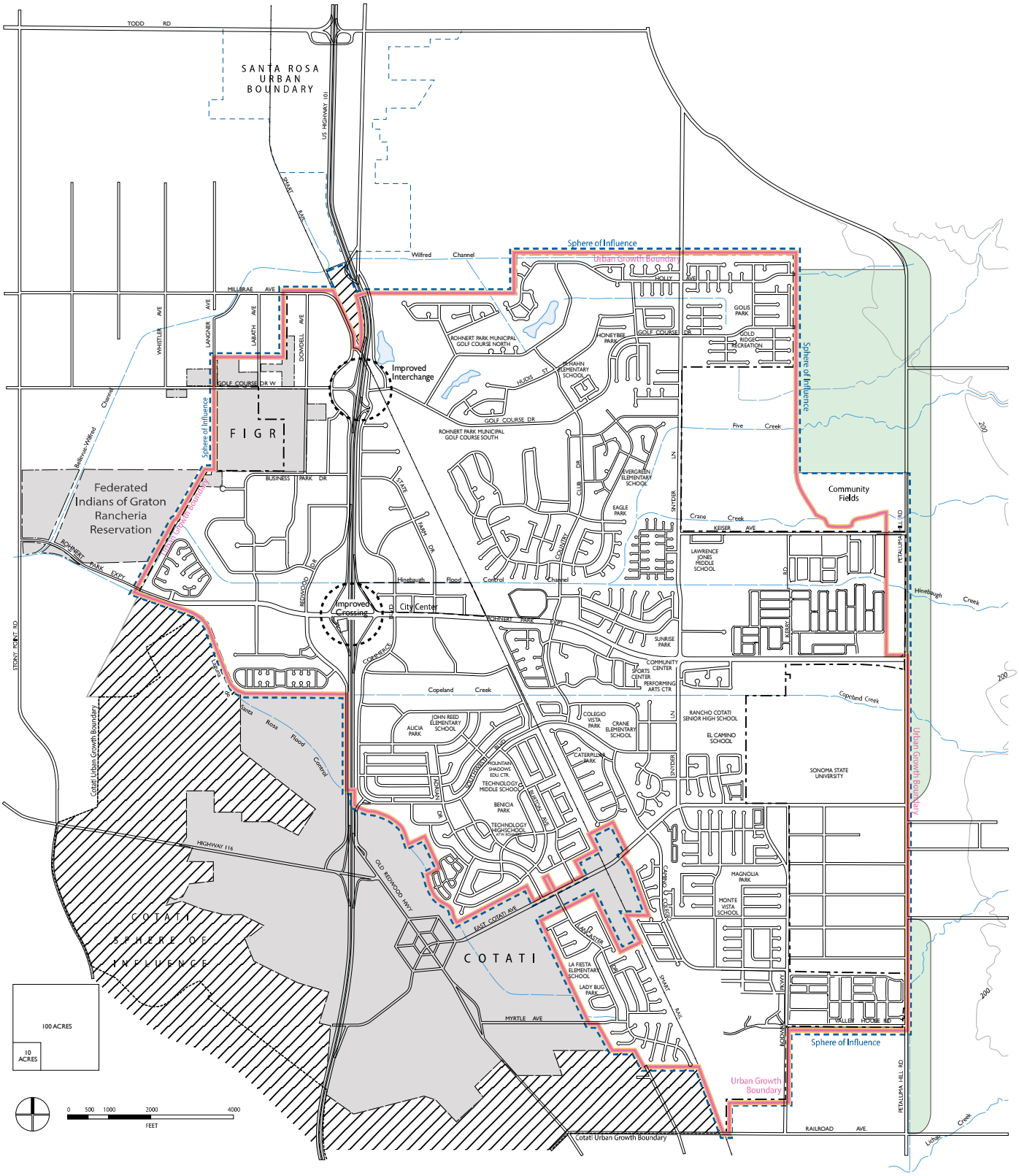
*Creeks are located in close proximity to residential neighborhoods, providing accessible open space getaways for residents. Adverse impacts to ecologically sensitive habitat, wildlife, and wetlands should be minimized in the planning, construction, and maintenance of paths.*

OS-8 Explore the feasibility of integrating natural and restored wetlands and vernal pool areas with new development or open space areas.

OS-9 As part of the specific plan process, institute mechanisms for maintenance of Open Space west of Petaluma Hill Road. Establish standards and schedules for the maintenance and management of any City-owned open space.

*Maintenance should include measures to cut back grass and brush to reduce the risk of fire, reduce flood hazards, and perform related maintenance activities.*

OS-9A Undertake a study to explore the feasibility of mitigating open space loss on the East Side.




Note: Refer to EIR Figure 4.7-3 for a map of Special Staus Species Habitat

*Figure 5.1-2*

# Open Space First Priority Acquisition Areas

## 5.2 PARKS

### CITY PARKS AND RECREATIONAL FACILITIES

As of 1999, Rohnert Park contained 469 acres of park and recreation land, or approximately 11 percent of the total net city area. This amounts to 17.8 acres per 1,000 existing residents. Even after excluding school-parks, creek-side open space and other open spaces along streets, the City's parkland availability still equals 11.8 acres per 1,000 residents. A large portion—310 acres—of this area is contained in the two municipal golf courses – the North Rohnert Park Municipal Golf Course covers 166 acres and the South Rohnert Park Municipal Golf Course covers 144 acres.

Key park and recreational facilities include:

- *Community Center Complex*. Located near the intersection of the Rohnert Park Expressway and Snyder Lane, this complex includes:
    - 20,000 square foot Community Center Building;
    - 33,000 square foot Sports Center;
    - 37,000 square foot Performing Arts Facility, including a 500-seat main stage and 100-seat second stage; and
    - Planned Indoor Pool.
- *Rohnert Park Stadium*. The home of the Crushers Baseball Team, the stadium was built in 1981 at 5900 Labath Avenue.
- *Roberts Lake*. Located at 5010 Roberts Lake Road, this five-acre artificial lake has adjacent recreational facilities.
- *Scout Hut*. This 1,328 square foot facility is located at 295 Santa Alicia Drive.
- *Parks*. The City has the following major parks:
    - Alicia Park (includes outdoor pool);
    - Benecia Park (includes outdoor pool);
    - Caterpillar Park;
    - Collegio Vista Park;
    - Dorothea Park;
    - Eagle Park;
    - Golis Park;
    - Honeybee Park (includes outdoor pool);
    - Ladybug Park (includes outdoor pool);
    - Magnolia Park (outdoor pool to be constructed in 2000);
    - Hinebaugh Creek Park;
    - Rainbow Park;

  - San Simeon Park; and
  - Sunrise Park.
- *Senior Citizen Center*. The center is currently 10,000 square feet.
- Neighborhood Recreation Centers. These include:
  - Benecia Park Recreation Center, 3,024 square foot, at 7450 Santa Barbara Drive;
  - Burton Avenue Recreation Center, 6,700 square foot, at 7421 Burton Avenue; and
  - Ladybug Park Recreation Center, 1,145 square foot at 8517 Liman Way.
- *Pools*. Community pools are located in neighborhood parks and are listed above under "Parks."

**Table 5.2-1:**
**Parks, Recreational Facilities, and Open Space Acreage, Inside 1999 City Limits**

| | *Acres* | *Total Per 1,000 residents [4]* |
|---|---|---|
| Neighborhood Parks and Mini-parks[1] | 116 | 2.9 |
| Golf Courses | 310 | 7.8 |
| Other Recreational Facilities | 43 | 1.1 |
| Creekside Open Space | 96 | 2.4 |
| Open Space along Street Rights-of-Way[2] | 26 | 0.7 |
| Schools[3] | 126 | 3.2 |
| Total | 712 | 17.8 |

*1. Includes underwater area of Roberts Lake, which is 5 acres in size.*

*2. Along Rohnert Park Expressway and between US 101 and Commerce Boulevard.*

*3. Includes 35-acre Creekside Middle School. Total school acreage is 180. Assuming 30 percent of school sites are covered with structures, the remaining areas are recreational and open space, totaling 126 acres. However, the School District does not allow scheduled public use of the field facilities at Creekside Middle School, as they do at other facilities, as a mitigation measure from the EIR for the project. Monte Vista School, by virtue of fencing and locked gates. Is also not available for community use of the playground after school hours.*

*4. Based on 1999 DOF population of 40,032 residents.*

*Source: Dyett & Bhatia*

Six new neighborhood and linear parks are proposed in the General Plan, along with two open space parks and two special purpose parks. Mini parks, greenways, and plaza parks are not included in this summary. These parks are located in areas where new residential and mixed use development is proposed. The total amount of proposed parkland ranges from 56 to 64 acres, as shown in Table 5.2-2. Existing and proposed parks are shown in Figure 5.2-1.

**Table 5.2-2:**
**New Parks Under the General Plan[1]**

| | *Acres* |
|---|---|
| University District | 10-20 |
| South Eastside Park | 5-8 |
| North Eastside Park | 8 |
| North Eastside Linear Park[2] | 4 |
| Community Fields | 27-50 |
| Westside Park | 2-4 |
| SOMO Village | 7 |
| Infill Park | 2 |
| Total | 83-114 |

*1. Excluding mini-parks, plazas, and greenways.*

*Source: Dyett & Bhatia*

## STANDARDS AND CLASSIFICATION

### Standards

#### *Residential Development*

Although there are no State standards for parks, the Quimby Act (Government Code §66477) allows local agencies to require dedication standards—at up to three acres per 1,000 residents, or a higher amount matching existing availability, up to five acres/1,000 residents—for residential subdivisions to provide land or in-lieu fees for developing new or rehabilitating existing neighborhood or community park or recreational facilities to serve the subdivision.

#### *Non-residential Development*

In addition to parkland need that stems from residential development, employment-generating uses also have recreation and open space needs. In business park kind of developments, open space on the site often suffices for lunchtime open space needs. However, in more urban settings, plazas and mini-parks may be necessary. Thus, in addition to the residential parkland standards, the City may require plazas, mini-parks, and other appropriate open spaces from non-residential developments in locations such as the University District, subject to a maximum of one acre per 250,000 square feet of non-residential space.

### Classification

Community and neighborhood parks are defined as follows:

- *Community Parks.* Community parks serve a citywide population and usually include sports facilities, such as lighted fields, courts, swimming pools, recreation buildings, and other special use facilities. Restrooms and off-street parking are generally provided.

Although community parks have a much larger service area than neighborhood parks, they often serve a neighborhood function as well.

- *Neighborhood Parks.* Neighborhood parks are devoted primarily to serving a small portion of the city, usually within easy walking and biking distance from residences. These parks are designed for unorganized and unsupervised recreation activities. Play equipment, open turf areas, and picnic tables may be provided, although restrooms and off-street parking may not. Neighborhood parks typically measure between three and fifteen acres.

Based on a standard of 5.0 acres of parkland per 1,000 residents, buildout of the General Plan would result in the need for an additional 60 acres of neighborhood and community parkland. This is the amount of parkland that the City could require of developers submitting subdivision maps; the City may provide additional park and recreation facilities independently.

**Table 5.2-3:**
**New Community and Neighborhood Park Need**

| | *Standard (Acres per 1,000 residents)* | *Population in New Housing Units [1]* | *Acres Needed* |
|---|---|---|---|
| Community and Neighborhood Parks | 5.0 | 11,700 | 59 |

*1.Based on the total addition of 4, 450 housing units at buildout and assuming 2.62 persons per household at buildout. This is the total population based on 100% occupancy of housing units, which is the method used to assess in-lieu fee or land requirements under the Quimby Act. Increase in population at buildout is projected to be lower (see Table 2.3-3), since projected household size at buildout is lower than in 2000, and vacancy rates are included in calculating buildout projections.*

*Note: This table does not include parkland need from non-residential development, which would be in the form of plazas and mini-parks.*

*Source: Dyett & Bhatia*

## CREEK CHANNELS

The City, in cooperation with the Sonoma County Water Agency, owns and maintains creek channels within Rohnert Park. These channels include Coleman Creek, Copeland Creek, Crane Creek, Five Creek, and the Five Creek Diversion. The Wilfred Channel, located adjacent to the northern City boundary, also is an urban open space resource for the community. The amount of urban open space along creek channels totals approximately 96 acres. Public access to these channels is generally not restricted. The City has constructed pedestrian/bicycle paths along Coleman, Copeland, Crane, Five, and Hinebaugh creeks.

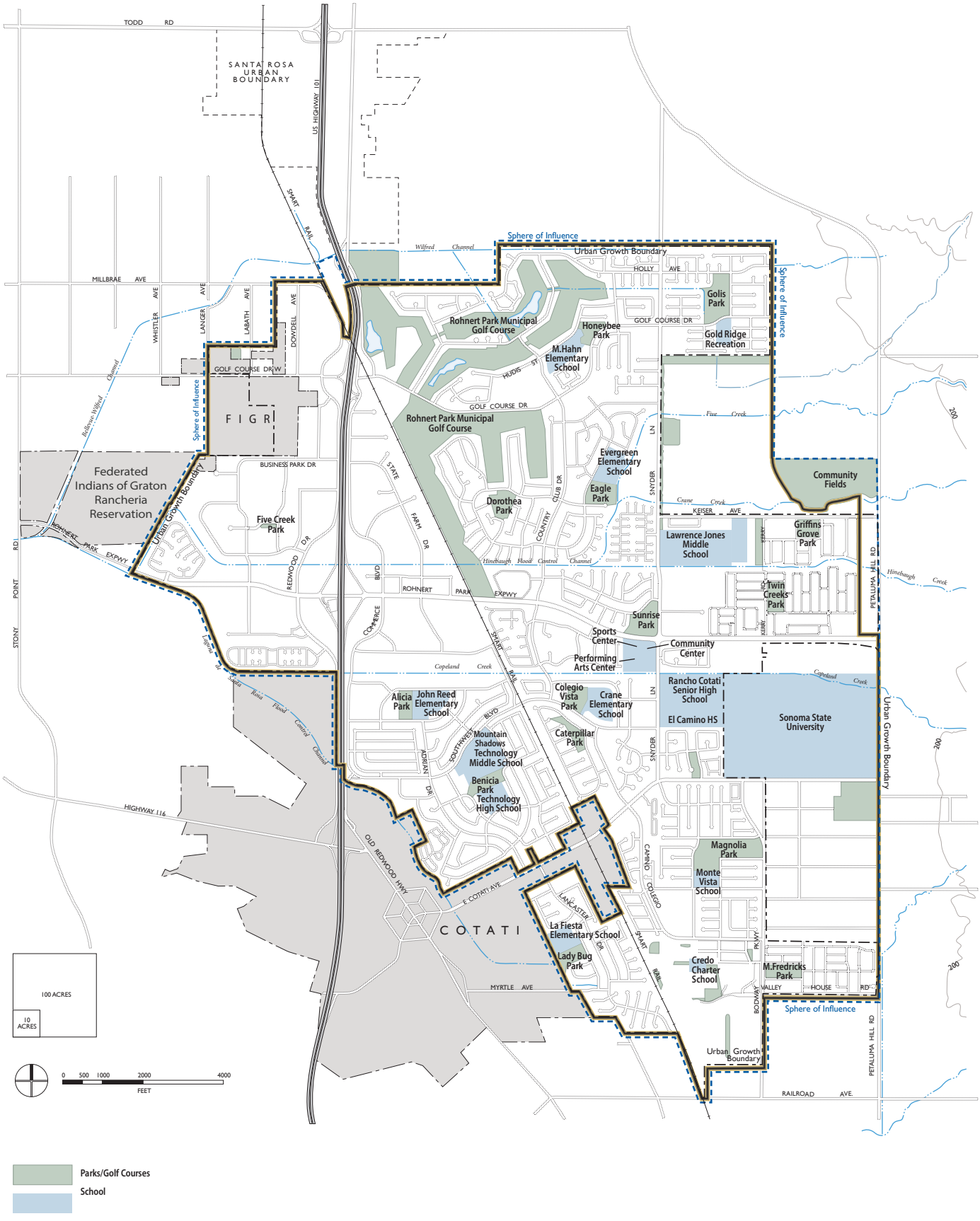



*Figure 5.2-1*

# Parks and Schools

## SCHOOL SITES

The Cotati-Rohnert Park School District maintains 15 schools on 14 sites. Eleven of the school sites are located within 1999 City limits, and in addition, Creekside Middle School is located immediately outside the 1999 City limits. The land within 11 school sites plus Creekside totals 180 acres. Each school site includes playing fields and other urban open space areas. Most of the school sites are located adjacent to City parks, thereby compounding the amount of urban open space at each locale. If school buildings and grounds are assumed to occupy approximately 30 percent of the site areas, the amount of recreational space would be 126.2 acres.

## GOALS: PARKS

OS-F Provide an integrated system of parks and trails throughout the City to meet the community's recreational needs.

OS-G Develop additional parkland in the city to meet the standards of required park acreage for new residents.

OS-H Ensure adequate funding for parks and recreation facilities acquisition, development, and maintenance.

## POLICIES: PARKS

OS-10 Prepare a Parks, Recreation, and Open Space (PROS) Master Plan as the implementing tool for General Plan park and recreation policies and proposals. Ensure that the Plan includes phasing and priority acquisitions. As part of the Plan development, explore financing mechanisms, including methods for upfront acquisition and development of priority parklands and fields.

*The PROS Master Plan will cover several topics related to park and recreational open space, such as: precise location of parks and financial planning to improve undeveloped park land and trails, maintain existing facilities, develop new trails, and acquire land for new parks. The PROS Master will also establish standards and identify funding for both specific park facilities and City-owned, non-park open space areas, such as street medians and open space buffers.*

OS-11 As part of the update of the Subdivision Regulations, establish parkland dedication or in lieu fee at a standard of five acres of community and neighborhood parks per 1,000 new residents. Require development in high-intensity employment-generating areas—such as the University District—to provide additional parkland for employees at 1 acre per 250,000 square feet of non-residential development.

*The standards set out in this policy will generate a need for approximately 60 acres of new neighborhood and community parkland, as shown in Table 5.2-3, as well as plazas and mini-parks in high-intensity centers. Policy LU-1 calls for an update of the Subdivision Regulations.*

OS-12 Acquire and develop new parks in the approximate locations and sizes shown on Figure 5.2-1 and Table 5.2-2.

*The General Plan proposes several new parks that will provide acreage to meet the standard, as indicated in Table 5.2-2. Locations shown on Figure 5.2-1 are generalized, with precise locations to be determined during implementation. At buildout, the parkland acreage for neighborhood and community parks will increase to about 175 acres. The ratio of this acreage to 1,000 residents will remain roughly the same.*

## Recreation Facilities

OS-13 Develop the approximately 50-acre area north of Crane Creek west of Petaluma Hill Road as community recreation fields. within City limits. Ensure that development of the fields is a priority and that this land will not be used for any other use, including affordable housing, for the life of the General Plan. Ensure that fields are designed to have minimal impacts on adjacent residential uses to the west, and have ingress and egress from several roads to minimize traffic impacts. Ensure that only a small portion of the fields is lit for nighttime recreation.

OS-14 Continue cooperating with the Cotati-Rohnert Park School District to develop parks near schools as joint use facilities and coordinate maintenance and management of park/school sites.

OS-15 Integrate citywide plans for bicycle and pedestrian paths with park plans.

*The network of paths will allow alternative access routes to parks. The development of a network of bikeways and pedestrian trails is a key principle of the General Plan Diagram.*

OS-16 Expand the city's network of bike and pedestrian paths in areas of new development.

*These paths, which should be located along creek rights-of-way, should be linked to the existing path system. Paths should also run along the University District Linear Park, connecting new residential areas with the SSU campus. The access needs of a variety of users, including school-age children, college students, the elderly, and persons with disabilities should be considered in the path design. More detail on bikeways and pedestrian trails is included in Chapter 4: Transportation.*

OS-17 Ensure that parks and recreation facilities are safe secure areas.

*The City should request Department of Public Safety review and comment on park and recreation facility projects. The design and construction of these facilities should allow for safety, security, and reliable patrol and response.*

## 5.3 SCHOOLS

### FACILITIES, 1999

Rohnert Park schools are under the authority of the Cotati-Rohnert Park Unified School District (CRPUSD). The District operates 15 schools, including nine elementary schools, three middle schools, and one high school, and two continuation high schools. There are 14 school sites in all, with a combined elementary and middle school program at the Thomas Page School, and eleven sites are found inside Rohnert Park's 1999 City limits. The CRPUSD also runs an alternative secondary program. School sites are shown on Figure 5.2-1.

As in many cities, the District and the City work closely to provide complementary services. The City maintains turf areas and playing fields on school grounds as part of regular park maintenance, and the District reimburses the City for the service. School buildings and recreational facilities are available for community use during non-school hours[1]. Parks located adjacent to schools provide additional outdoor recreational space for students.

The boundaries of the CRPUSD are shown on Figure 5.3-1. The Bellevue Union School District (BUSD) and Santa Rosa High School District (SRHSD) are located on the north side of the CRPUSD. As of 1999, the boundaries of the BUSD-SRHSD include areas planned for new development under this General Plan on both the eastside and the westside.

### ENROLLMENT AND CAPACITY, 1999

In 1999, approximately 8,120 students were enrolled in the CRPUSD. This number is reduced to 7,970, if Independent Study students are subtracted out.[2] The CRPUSD had excess capacity (7,970 students enrolled, vs. 9,110 capacity). Moreover, all school levels—elementary, middle, and high school—had some excess capacity (see Table 5.3-1).

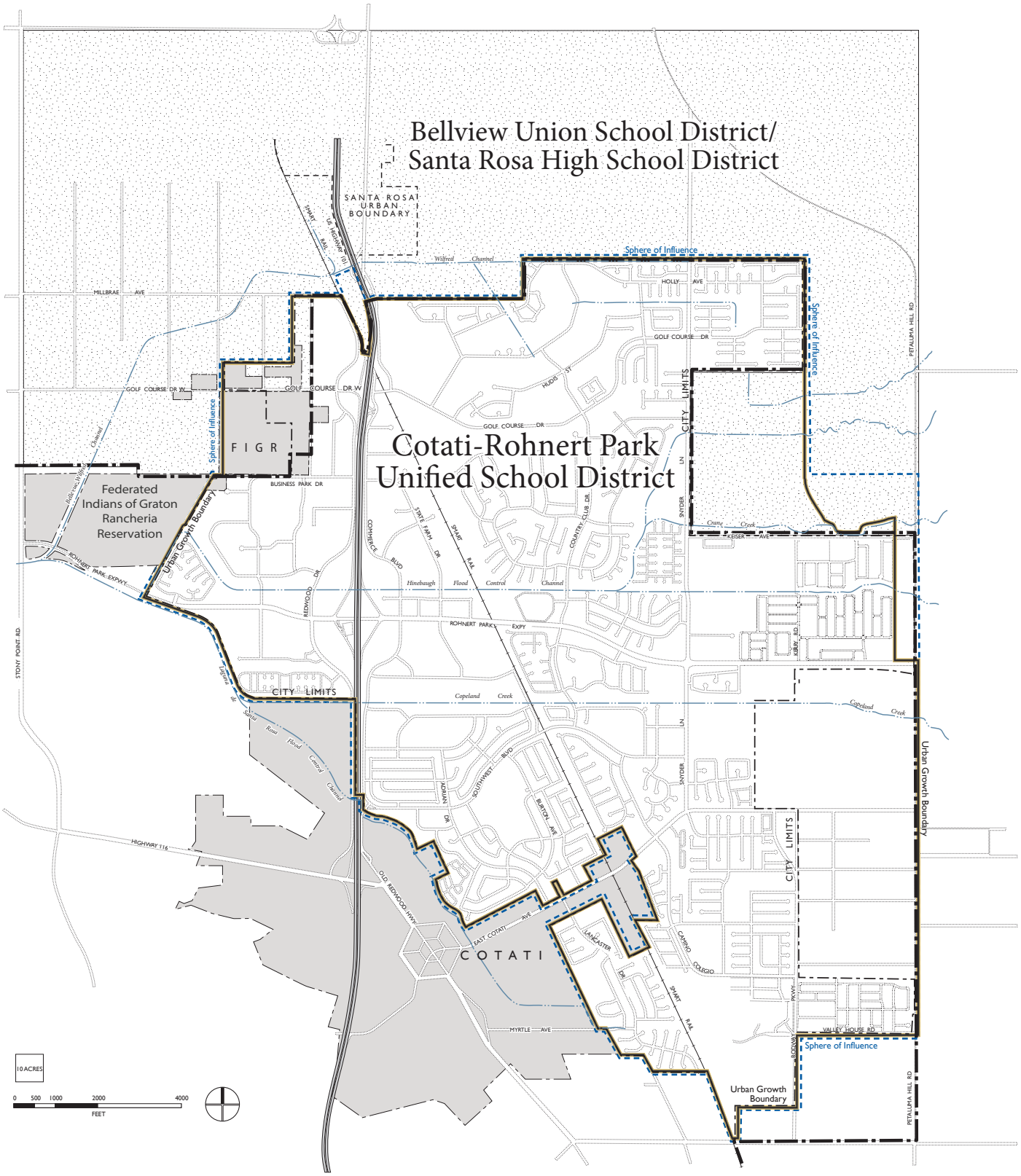
### PROJECTED ENROLLMENT

Buildout of the General Plan will result in the addition of approximately 5,382 housing units, with a total buildout population of approximately 51,332. According to the Association of Bay Area Governments (ABAG), Cotati is projected to have a population of 9,400 by 2020.

Based on General Plan buildout population, Cotati's 2020 population projection, ABAG age-class projections, and Sonoma County grade-level enrollment projections, decreased enrollment is expected among elementary school students; middle school enrollment is

[1] Creekside Middle School is not available for scheduled use of its athletic fields as a mitigation measure of the project EIR. Monte Vista School, by virtue of fencing and locked gates, is not available for community use of the playgrounds after school hours.

[2] Independent Study students are students involved in home-study, work-study, or other alternative educational programs. Independent Study students spend most of their class time outside the classroom.




School District Boundary

*Figure 5.3-1*

# School Districts

expected to remain about the same as in 1999; and increased enrollment is expected among high school students. Enrollment estimates under General Plan buildout are shown in Table 5.3-1. Enrollment is estimated under two scenarios: with existing CRPUSD boundary and with an enlarged CRPUSD boundary that includes all areas of new development under the General Plan.

**Table 5.3-1:**
**Estimated Enrollment and Projected School Needs [1]: Cotati-Rohnert Park Unified School District (With Existing CRPUSD Boundary / With Expanded CRPUSD Boundary [2])**

| | *Enrollment 1999[3]* | *Buildout Enrollment[4]* | *Change 1999 – Buildout* | *1999 Capacity[5]* | *Capacity Needs at Enrollment[6]* |
|---|---|---|---|---|---|
| K-5 | 3,908 | 3,662/3,977 | 246/72 | 4,815 | 1,153/838 |
| 6-8 | 2,067 | 2,023/2,207 | 44/149 | 2,154 | 131/53 |
| 9-12 | 1,992 | 2,700/2,940 | 948/418 | 2,142 | 558/798 |
| Total | 7,967 | 8,385/9,124 | 418/1,157 | 9,111 | 726/13 |

*1. Includes estimated enrollment for the City of Cotati, based on 2020 population in ABAG's Projections '98.*
*2. With existing CRPUSD boundaries, some Rohnert Park school-age children would attend school in the Bellevue Union and Santa Rosa High School Districts. An expanded boundary change considers the scenario of school enrollment in the CRPUSD if the school district boundaries were redrawn to include all development under the Rohnert Park General Plan.*
*3. Excludes Independent Study students.*
*4. Reflects anticipated 55% buildoutof SOMO Village through 2020.*
*5. Excludes the two classrooms used for Independent Study students.*
*6. A negative number means that capacity exceeds enrollment, which means that there would be extra classroom space.*

*Source: Dyett & Bhatia* (Rev. 08/10)

CRPUSD estimates in the *1997 School Facility Analysis and Justification Report for School Facility Fees* are projected only until the 2010-2011 school year. Enrollment projections in that report are based on constant rates of students per household,[3] while current ABAG Projections '98 expect a decrease in household size and children per household.

## Projected School Needs

As shown in Table 5.3-1, the estimated decrease in elementary school enrollment, combined with existing excess capacity in 1999, would generate an excess capacity of about 1,200 under General Plan buildout if the school district boundary is changed. The average capacity of the CRPUSD's nine elementary schools is 550, suggesting than two or three elementary schools could potentially be closed as a result of decreased enrollment. In addition, the elementary school site reserved by CRPUSD on the eastside adjacent to the Creekside Middle School may no longer be needed. The drop in enrollment is primarily the result of projected decreases in household school-age children

3 The report expresses the rates on a "per home" basis, not specifying whether the unit of measure is "housing unit" or "household." Because the report states that "housing vacancy rates are assumed to remain constant and do not affect [the rates]," households—defined as occupied housing units—are implied.

per household, which would counteract the increased number of housing units and households in Cotati and Rohnert Park.

Because middle school enrollment is expected to increase only very slightly at buildout with a boundary change, assuming 27 students per classroom (the State rate), capacity and enrollment are likely to be in balance. The estimated increase in high school students is expected to exceed 1999 capacity at the Rancho Cotate and extension high schools. Additional space would be necessary. This would be true regardless of whether the school district boundary is changed or not.

## SCHOOL DISTRICT BOUNDARY CHANGES

The City does not control school boundaries. However, however, the City can encourage actions that will promote a cohesive community. Procedures for reorganizing the boundaries of a school district are described in § 35700 of the California Education Code. There are two alternative procedures for changing the school district boundaries:

- *Negotiated Agreement.* The CRPUSD and each of the other two districts would mutually agree that they would be reorganized "on the basis of a substantial community identity" and that the reorganization would not cause a "substantial negative effect on the fiscal management or fiscal status of…any existing district affected by the proposed reorganization." The three districts would file a petition with the County Superintendent of Schools asking for a reorganization action. A "county committee" comprised of two representatives from each of the supervisorial districts and one at-large member would vote on the petition. Its recommendation would be sent to the State Board of Education for action, which is likely to approve the transfer if two or all three districts support it.
- *Petition.* Petition for reorganization by 25 percent or more of registered voters within the transfer territory in each of the BUSD and SRHSD districts. This alternative could be pursued if agreement could not be reached among the three districts and would be initiated by one or more of the property owners. If the county committee grants the petition but one or more of the districts opposes it, an election would be called in the territory of the districts to vote on the reorganization. The vote would occur at the next available regular election.

## GOALS: SCHOOLS

PF-A Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to ensure that all school-age children living in Rohnert Park can attend public schools in Rohnert Park, without having to travel to adjacent jurisdictions.

PF-B Work with the Cotati-Rohnert Park Unified School District (CRPUSD), with the Bellevue Union School District (BUSD), and the Santa Rosa High School District (SRHSD), to ensure availability of adequate sites for schools.

PF-C Work with Cotati-Rohnert Park Unified School District (CRPUSD) to find alternative uses for facilities that are closed or sites and facilities that may not be needed in the future because of decreased enrollment.

**POLICIES: SCHOOLS**

PF-1 Work actively with the Cotati-Rohnert Park Unified School District (CRPUSD) to amend school district boundaries, so that all new development under this General Plan is included in the CRPUSD. Encourage CRPUSD, the Bellevue Union School District (BUSD), and the Santa Rosa High School District (SRHSD) to reach a negotiated agreement on the boundary changes.

PF-2 Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to provide adequate high school sites and facilities.

*If students from new development in the Rohnert Park Planning Area, including those areas within the BUSD and SRHSD as of 1999, were to enroll at the Rancho Cotate High School, demand at buildout is likely to exceed 1999 capacity, creating the need for additional facilities. The City should encourage CRPUSD to undertake a comprehensive assessment of facility needs and work with the district to accommodate the districts needs. Options to the district include, but are not limited to:*

- *Expansion of Rancho Cotate High School, or use of temporary classrooms at the high school;*
- *Construction of a second high school. As of 1999, capacity at Rancho Cotate High School was approximately 2,100. Buildings, parking lots, and playing fields already occupy the most of the site, limiting the potential for expansion. Construction of a smaller 500-student high school can be considered;*
- *Retrofit and reuse of an elementary school. According to projected enrollment levels, two to three elementary schools can potentially be closed by 2020, while additional space will be needed for high school students. Reuse of an elementary school site could be a considered as an alternative to building new high school classrooms.*
- *This option raises issues of displacement of elementary school students from their home neighborhoods, proximity of the "satellite" high school to the Rancho Cotate High School, compatibility with residential neighborhoods, and the feasibility and cost of retrofitting an elementary school to high school needs. The only elementary school within walking distance of Rancho Cotate High School is Crane Elementary School, which is approximately a 1/4-mile or 5-minute walk away.*

PF-3 Require developers to dedicate any necessary school sites to the Cotati-Rohnert Park Unified School District (CRPUSD).

*At the time Specific Plans are developed, an analysis of the need for additional school sites shall be conducted in consultation with the appropriate school district.*

PF-4 Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to ensure that CRPUSD land that is part of the Creekside Middle School site and is not needed for school facilities is developed in accordance with the General Plan Diagram.

PF-5 Work with the Cotati-Rohnert Park Unified School District (CRPUSD) to reuse any closed elementary school sites, and ensure that new uses are compatible with adjacent uses.

*Reuse of elementary school sites should be consistent with surrounding uses. In case CRPUSD determines that one or more of the sites is no longer needed, appropriate alternatives should be considered for each closed site. The Naylor Act allows cities and counties to acquire surplus school properties for recreational purposes, so recreational reuse is a possibility. Reuse could include a community service center, occupied by a group of non-profit organizations, and managed by the City or a lessee. The lessee could be a non-profit organization that also occupies the facility.*

PF-6 In case CRPUSD determines that the vacant elementary school site on the eastside adjacent to Creekside Middle School is no longer needed for school use, encourage its development with Medium Density Residential use.

*The appropriateness of developing this site for an elementary school, in view of the projected declining enrollment, will need to be determined by CRPUSD. If CRPUSD determines that the site is not needed for an elementary school, Medium Density Residential would be a use compatible with the surrounding land use designations, according to the General Plan Diagram. The CRPUSD can consider and decide on the appropriate mechanism (sale, lease, or other) for realizing residential use of the site.*

## 5.4 WASTEWATER

### SEWER SERVICE, 1999

All development within the 1999 City limits was connected to sewer service as of 1999. The City also provides sewer service to the Sonoma State University (SSU) campus, located east of the 1999 City limits. Residential development in Canon Manor, located outside the 1999 City limits but within its SOI, is served by septic systems, not City sewers. Sewer mains collect wastewater and transport it to the Rohnert Park Pumping Station. As of 1999, the wastewater mains were adequate in size to serve the area within the 1999 City limits. A 24-inch interceptor sewer main extends westward from the pumping station to the treatment plant.

### SUBREGIONAL WASTEWATER DISPOSAL SYSTEM

Rohnert Park is a partner in the subregional wastewater disposal system, which also serves Santa Rosa, Sebastopol, and Cotati. The City of Santa Rosa is the managing partner and has a contractual obligation to meet the wastewater treatment and disposal needs of the other partners. Wastewater from the subregional system is treated at the Laguna Water Reclamation Treatment Plant (LWRTP), located about two miles northwest of Rohnert Park.

The LWRTP provides primary, secondary, and tertiary treatment. Agricultural and urban irrigation is the primary method used to dispose of tertiary wastewater, and river discharge is used only as necessary during wet weather. After treatment, tertiary water is stored in containment ponds. Water levels in the ponds are monitored, and when they reach maximum capacity, water is discharged into the Russian River, which empties into the Pacific Ocean. Based on the City of Santa Rosa's NPDES permit for the treatment plan, discharged water cannot exceed 5 percent of the river flow.

The City of Rohnert Park is currently allotted a capacity of 3.22 million gallons per day (mgd) in the subregional system, including 0.10 for SSU. Estimated 1999 wastewater flows are shown in Table 5.4-1. The City of Cotati funnels wastewater through the Rohnert Park system, but has been developing its own connection to the LWRTP and will no longer direct wastewater through Rohnert Park as of fall 1999. Cotati has an allocation of 0.62 mgd.

**Table 5.4-1:**
**Wastewater Treatment Flows, 1999[1]**

| | |
|---|---|
| Average Dry Weather Flow (mgd) | 3.50 |
| Average Annual Flow (mgd) | 4.09 |

*1. Includes flows from Rohnert Park, SSU, and Cotati.*

*Source: City of Rohnert Park*

### Geysers Recharge Project

In the early 1990s, the City of Santa Rosa initiated the Subregional Long Term Wastewater Project to bring the subregional system into compliance with the needs of partner cities through 2010. The wastewater project included expansion of treatment capacity at the LWRTP from 18 to 21.2 mgd and an increase in reclaimed water storage and distribution capacity.

Several alternatives were considered for the wastewater project, including a reclaimed water reservoir south of Rohnert Park. The Geysers Recharge alternative was selected in February 1997 as the preferred alternative. This project will enable the Laguna Water Reclamation Treatment Plan to treat the higher capacity of wastewater, because the Plant is constrained by the amount of available online storage, rather than by the amount of water it can physically treat. The City of Santa Rosa has opened bids on the first phase of the construction project, and the pipeline is projected to become operational by 2002[4].

The City of Santa Rosa has a National Pollution Discharge Elimination System (NPDES) permit to release treated wastewater from the treatment plant. On March 1, 2000, the State Board approved an incremental capacity increase for the Subregional System, increasing the permitted amount of released water from 18 mgd to 19.2 mgd. The allocation of this increased capacity has yet to be negotiated. On March 15, 2000, the State Board approved an additional capacity increase for the Subregional System to 21.2 mgd, pending completion of the Geysers Recharge project[5].

### Storage Pond Expansion

Because the Geysers Recharge project was developed over many years, starting in the early 1990s, the City of Santa Rosa initiated and has now completed an interim project to meet wastewater needs throughout the county. Online pond storage is the major constraint on wastewater treatment capacity, because no wastewater can be directly discharged into the Russian River. A storage pond has been completed northwest of Rohnert Park, and the State Board has approved an incremental capacity increase for the Subregional System, as described in the previous section.

## TREATMENT CAPACITY NEEDS

In 1999, average dry weather wastewater flow from Rohnert Park, SSU, and Cotati was 3.50 mgd. In 1998 however, Rohnert Park, SSU, and Cotati exceeded their combined 1999 allocation capacity of 3.84 mgd with an average dry weather wastewater flow of 3.93 mgd, although Cotati was actually under capacity. Rohnert Park uses the excess capacity of other subregional system partners, and pays its proportionate share of operation and maintenance costs based on its actual flow, not on its allocation. Rohnert Park is the only subregional partner over its allocation.

For the purpose of the wastewater project, the wastewater needs of partner cities were based on adopted General Plans that were current when the wastewater project was being planned. Buildout of the 1995 Rohnert Park General Plan warranted an increase in capacity from 3.22 to 3.81 mgd for Rohnert Park and SSU (or from 3.84 to 4.65 mgd, including Cotati). As shown in Table 5.4-2, additional capacity is needed to accommodate buildout of this General Plan. This finding implies that another wastewater capacity expansion project will be required to meet Rohnert Park's needs, after the Geysers Recharge project.

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[4] Email correspondence with Joe Gaffney, City Engineer, City of Rohnert Park, April 12, 2000.

[5] Email correspondence with Scott Stinebaugh, Deputy Director, Utilities Department of the City of Santa Rosa, April 26, 2000.

**Table 5.4-2:**
**Estimated Wastewater Flows in Rohnert Park, Under General Plan Buildout**

| | *Average Daily Dry Weather Flows (mgd)* [1] |
|---|---|
| Rohnert Park | 4.83 |
| Sonoma State University | 0.321[2] |
| Total | 5.151 |
| Capacity Allocation with Geysers Recharge | 3.81[3] |
| Storage Pond Capacity Allocation | 0.50[4] |
| Additional Capacity Need | 0.841<br>+ contingencies |

*1. Based on City of Santa Rosa wastewater generation rates: 192.8 gallons/day/ dwelling; 30.8 gallons/day/employee; 19.8 gallons/day/student.*
*2. Based on Master Plan buildout of 10,000 FTE students.*
*3. Expected to be on line in 2002.*
*4. Pending State Board approval.*

*Sources: Dyett & Bhatia; City of Santa Rosa, Santa Rosa Subregional Long Term Wastewater Project: Wastewater Flow Projections, July 1996; Sonoma State Universty Master Plan Revision: Draft Environmental Impact Report, November 1999.*

Table 5.4-2 provides an estimate of when additional capacity may be needed. Rohnert Park's increased capacity allotment from the Geysers Recharge project would be adequate to accommodate an additional 2,751 dwelling units and about 2.53 million square feet of non-residential development, assuming balanced residential/non-residential use development, sufficient for residential development to about 2012-13.

If Canon Manor hook-ups are not provided, additional capacity will not be needed until 2014-15, and about 3,155 units could be accommodated. A more detailed analysis will need to be prepared in order to determine wastewater needs and timing with greater precision.

**Table 5.4-3:**
**Use of Rohnert Park's Geysers Recharge Capacity Allocation (mgd)**

| | *With Sewer Provision in Canon Manor* | *W/out Sewer Provision in Canon Manor* |
|---|---|---|
| Capacity Allocation with Geysers Recharge | 3.81 | |
| Storage Point Capacity Allocation | 0.50 | |
| Total Capacity Allocation | 4.31 | |
| 1998 Average Dry Weather Flow (July-October) | 3.36[1] | |
| Excess Capacity | 0.95 | |
| Less Contingency | 0.05 | |
| Less Amount reserved for Pipeline Projects and SSU Expansion | 0.12[2] | |
| Less Canon Manor Sewer Provision | 0.10[3] | 0.00 |
| Net Capacity Available for New Development | 0.68 | 0.78 |
| Supportable Housing Units[4] | 2,751 | 3,155 |
| Supportable Non-Residential Space (million s.f.) | 2.53 | 2.90 |
| Year when additional capacity is expected to be needed[5] | 2012-13 | 2014-15 |

*1. Dry weather flow for Rohnert Park, SSU and Cotati was 3.93 mgd; Cotati flow of 0.57 mgd is subtracted out. Cotati 1998 flow is estimated using City of Santa Rosa wastewater generation rates: 192.8 gallons/day/ dwelling; 30.8 gallons/day/employee; 19.8 gallons/day/student; 1998 DOF population estimate; and 2000 ABAG employment projection.*
*2. Includes Wilfred-Dowdell, all non-residential infill development within the 1999 City limits, and 72 infill residential units. 3. Based on General Plan Diagram and City of Santa Rosa wastewater generation rate of 192.8 gallons/day/ dwelling. Under General Plan buildout, the Canon Manor, which is designated for Estate Residential and Low Density Residential uses, would have about 540 housing units at buildout.*
*4. Assumes residential uses will use up 80 percent of capacity, consistent with projected flows.*
*5. Assuming 225 units per year.*

*Sources: Dyett & Bhatia; City of Santa Rosa, Santa Rosa Subregional Long Term Wastewater Project: Wastewater Flow Projections, July 1996; Letter from Linda Spiro to Miles Ferris, August 17, 1997, Attachments A and B.*

## PUMPING CAPACITY NEEDS

The capacity of Rohnert Park's pumping station is 26 mgd, whereas pumping needs under buildout of the General Plan are expected to be 21.9 mgd.[6] Thus, no additional pumping station capacity is needed.

## GOALS: WASTEWATER

PF-D Ensure that adequate wastewater facilities and services are available to meet the needs of existing and new development.

[6] Pumping capacity must be greater than average dry weather flows and must be sufficient to pump peak hour wet weather wastewater flows. Pumping needs are estimated by multiplying total estimated wastewater flows (5.04 mgd) by 1.45 to estimate peak day wet weather flows and by 3.0 to estimate peak hour wet weather flow.

**POLICIES: WASTEWATER**

PF-7 Continue participation in the planning, financing, and construction of wastewater treatment capacity expansions of the Subregional Wastewater Disposal System. Explore opportunities for increasing reclaimed water use and decreasing potable water demand.

PF-8 Undertake a detailed evaluation of the wastewater capacity needs associated with General Plan buildout. Seek from the City of Santa Rosa an increase in Rohnert Park's wastewater treatment capacity allocation that would become available in time to serve anticipated growth. Re-examine General Plan growth projections and development approval processes if additional capacity does not become available by 2012.

*The background analysis in this section provides a preliminary estimate of wastewater needs and indicates that additional treatment capacity may be needed by about 2012-13, if Canon Manor's needs are also included.*

PF-9 Require developers to install or pay for new sewer lines and other sewer improvements needed to accommodate new development.

*Sewer mains on both the eastside and westside will need to be expanded in order to accommodate new development. Developers shall be required not only to install on-site sewers, but also to contribute to the cost of improvements to sewer mains. Chapter 2: Land Use and Growth Management includes specific policies for assessing costs and prioritizing and implementing infrastructure improvements.*

PF-10 Continue to work with residents in Canon Manor to coordinate the provision and timing of wastewater services and facilities.

## 5.5 WATER SUPPLY AND CONSERVATION

The City of Rohnert Park currently derives its drinking-water supply from a wellfield consisting of 42 municipal supply wells, 31 of which were active in 1999; and eight active connections to the Sonoma County Water Agency (SCWA) Petaluma Aqueduct, which supplies water from the Russian River. The Sonoma County Water Agency operates and maintains a water transmission system authorized by the Agreement for Water Supply and Construction of Russian River-Cotati Intertie Project. Parties to the Agreement are the Agency and eight public entities, including Rohnert Park. Table 5.5-1 shows the amount of water supplied by each source. The total amount of water pumped from the 31 operational wells in 1999 was approximately 1.5 billion gallons. Agricultural users in the vicinity of Rohnert Park use a combination of private well water and reclaimed water for irrigation. Canon Manor residences use both shared and individual wells as their water supply.

**Table 5.5-1:**
**Rohnert Park Water Sources and Consumption, 1999**

| | *Water Provision (mgd)* | *Percent of Total* |
|---|---|---|
| Municipal Wells | 4.19 | 61 |
| SCWA Petaluma Aqueduct | 2.68 | 39 |
| Total | 6.87 | 100 |

*Source: City of Rohnert Park*

### EXISTING SUPPLY

#### Municipal Wells

Municipal wells are typically 280 to 1,500 feet below ground and tap into an aquifer that lies under the Santa Rosa plain. The aquifer is recharged from the mountains around the Cotati Valley. The majority of the wells pump from water-bearing zones present within the alluvial fan deposits, Glen Ellen Formation, and Wilson Grove Formation located from 200 to 1,200 feet below ground surface (bgs).

No sites within the existing City limits use private wells for drinking-water supply, although many sites outside the City limits do, including Canon Manor and Sonoma State University. The private wells in the Canon Manor area are usually less than 200 feet in depth. Sonoma State University maintains and operates their own municipal well field that consists of three municipal supply wells. In 1999, two wells were operated by SSU which produced a total of approximately 13 million gallons of water for the year (0.04 mgd).

Since at least 1966, it was less expensive for the City to pump groundwater as a source to supplement water-supply requirements, than to purchase water from the SCWA. However, over time, purchasing water from the SCWA became less expensive due to increased energy costs and capital and operation costs associated with maintaining a wellfield. Also, groundwater pumping has been affected by increasing well maintenance requirements. Hence, since the mid-1990s, the City has used additional SCWA water and relied less on their municipal wellfield; the excess well

capacity serves as a back-up system in case of emergency situations or drought conditions. The production rates range from an annual average of approximately 0.8 mgd in 1970 to 4.8 mgd in 1994.

### Sonoma County Water Agency

"SCWA provides potable water to more than 500,000 people in Sonoma and Marin counties. Rohnert Park receives SCWA water from the Petaluma Aqueduct. The sources of the aqueduct water ~~is~~ are the Dry Creek and Russian River Watersheds. To facilitate water supply, the SCWA stores water in two reservoirs, Lake Mendocino and Lake Sonoma. Water from these reservoirs is conveyed as released flows to Dry Creek and the Russian River to diversion facilities located near the community of Forestville. Water is then diverted, treated, and delivered to the SCWA's contractors including Rohnert Park, via the Agency's water transmission system.

In 1999, Rohnert Park's entitlement to SCWA water was 1.0 mgd, but the City was able to purchase additional water beyond its entitlement. In 1998, the City used 2.62 mgd (annual average) of SCWA water.

Rohnert Park was provided additional water from the unused allocation of another SCWA member, the North Marin Water District (NMWD). In 1991, the City of Petaluma entered into an agreement with the NMWD that allows NMWD to take excess water from Petaluma's allocation in exchange for granting the City of Petaluma permission to connect to the NMWD aqueduct. Since then, Rohnert Park has continued to use NMWD's excess allocation.

To continue to provide a safe, economical, and reliable water supply to meet the future needs of SCWA's service area, SCWA proposed the Water Supply and Transmission System Project (WSTSP) in 1998. When fully constructed and operational, the WSTSP will increase the amount of water that can safely be diverted, and increase SCWA's delivery capacity to its service area.

However, due to delays in implementation resulting from litigation and regulatory constraints, all facilities associated with the WSTSP have not been constructed. As a result of SCWA's ongoing Federal Endangered Species Act compliance efforts for listed salmonid species and current litigation on the WSTSP Environmental Impact Report, SCWA estimates their new water facilities will not be constructed for ten years. Consequently, current limitations exist in the Transmission System primarily due to temporary impairment during summertime water production and new development within the service area.

## PROJECTED DEMAND AND CAPACITY NEEDS

In 1999, average annual water use in Rohnert Park was 6.87 mgd (Table 5.5-1); an annual average of 4.19 mgd of water was derived from the City of Rohnert Park's municipal well system and an annual average of 2.68 mgd of water was obtained from SCWA water allocations to Rohnert Park (1.0 mgd entitlement) and an unused portion of NMWD's allocation (1.68 mgd). As of 1999/2000, Rohnert Park's population is approximately 41,000. Applying the 1999 average annual water use of 6.9 mgd and a population of 41,000, it is projected that the City's water supply requirement to

meet the year 2020 buildout at a population of 50,400 is estimated to be an annual average of 8.5 mgd. [7][8]

As of 2000, a Memorandum of Understanding (MOU) Regarding Water Transmission System Capacity Allocation During Temporary Impairment has been established between the SCWA and the eight public parties to whom the SCWA provides water supply. The purpose of the MOU is to establish a procedure to optimize allocation of the available supply of SCWA water among the eight public parties during the projected period of temporary impairment of Transmission System capacity. As part of the MOU, a temporary delivery capacity allocation (that remains in effect until September 2010) was developed which includes the schedule presented in Table 5.5-2 for the City of Rohnert Park. The delivery rates are based on historic maximum monthly demand.

**Table 5.5-2:**
**Temporary Delivery Capacity Allocation – Rohnert Park**
**SCWA Average Day Maximum Month Delivery Rate**

| *Year* | *Rates in mgd* |
|---|---|
| 2000 | 4.8 |
| 2001 | 4.8 |
| 2002 | 4.8 |
| 2003 | 5.2 |
| 2004 | 5.3 |
| 2005 – 2010 | 5.3 |

*Source: Sonoma County Water Agency*

On the basis of SCWA's allocation schedule developed for Rohnert Park as presented in Table 5.5-2, and the planned increase for an entitlement of 15 mgd by 2010, the City's reliance on groundwater from their municipal wellfield to meet future demands through the 2020 buildout is summarized below in Table 5.5-3. As indicated, the planned SCWA entitlement of 15.0 mgd by 2010 would fulfill future growth demands from 2010 through 2020, and allow the City to reserve municipal wellfield production for backup and emergency supply purposes. However, during the interim, the City will continue to rely on their municipal wellfield as a source of water to supplement the SCWA allocation schedule. Production requirements from the municipal wellfield are estimated to range from 1.9 mgd in 2004, to 2.3 mgd in 2009.

Groundwater conditions were assessed based on historical data and a groundwater study prepared for the City in May, 2000 entitled City of Rohnert Park Groundwater Study. Conditions indicate that in previous years, production has exceeded recharge. Comparison of the range of estimated

[7] Total Rohnert Park water consumption divided by the number of residents.

[8] An alternative way to project future water consumption is to use wastewater flow rates, assuming than all water supplied to land uses is ultimately discharged again. For this method, separate rates are used for residential and non-residential uses, as well as students. As discussed in Section 5.4, projected wastewater flows are 5.04 mgd under buildout. The 5.04 mgd water consumption implies a consumption rate of only 100.8 gallons per person per day. At another 40 percent less than 1998 rates, the rate does not reflect known amounts of consumption.

annual average recharge rates (0.66 to 3.28 mgd) with the City's municipal wellfield requirements during implementation of the General Plan (1.9 to 2.3 mgd as indicated in Table 5.5-3), indicates the potential for short-term impacts to occur during years of implementation from 2000 through 2009 if annual average recharge is less than 1.9 to 2.3 mgd. Annual average recharge would be less than 1.9 to 2.3 mgd if annual precipitation is less than 36 to 44 inches. The magnitude of the impact, if any, depends on the amount of precipitation in years 2000 through 2009. Policies have been developed to ensure that groundwater levels are not substantially lowered.

**Table 5.5-3:**
**Schedule and Sources for Projected Water Supply Requirements**
**Average Annual Estimates**

| | *Water Supply Requirement (mgd)* | *Allocation from SCWA (mgd)* | *City of Rohnert Park Municipal Wellfield (mgd)* |
|---|---|---|---|
| 2000 | 6.89 | 4.8 | 2.09 |
| 2001 | 6.97 | 4.8 | 2.17 |
| 2002 | 7.05 | 4.8 | 2.25 |
| 2003 | 7.12 | 5.2 | 1.92 |
| 2004 | 7.20 | 5.3 | 1.90 |
| 2005 | 7.28 | 5.3 | 1.98 |
| 2006 | 7.36 | 5.3 | 2.06 |
| 2007 | 7.44 | 5.3 | 2.14 |
| 2008 | 7.52 | 5.3 | 2.22 |
| 2009 | 7.60 | 5.3 | 2.30 |
| 2010 | 7.68 | 15.0 | Backup & Emergency Supply |
| 2020 | 8.47 | 15.0 | Backup & Emergency Supply |

*Source: City of Rohnert Park Groundwater Study*

Although the infrastructure associated with the current water distribution system is adequate to serve areas within the existing City limits, new development extending to the 2020 Urban Growth boundary would necessitate the installation of additional distribution lines to serve the new areas.

## WATER CONSERVATION

Use of reclaimed water, discharge reduction programs, and water metering are used to promote water conservation.

### Discharge Reduction Programs

Discharge reduction programs are used to limit wastewater discharge, and reuse of reclaimed water, rather than discharge, is the primary method of wastewater disposal. Discharge reduction programs include the use of water-efficient devices and water-efficient use patterns for both residential and non-residential uses. Strategies used by Rohnert Park include:

- Distribution of information and conservation devices;

- Required low flush toilets and low flow showers for new residential development (required by State law);
- Toilet and shower replacement program, which includes give-aways, rebates, and direct installation; and
- Water metering of all new residential uses (although all single-family homes continue to pay a flat rate).

### Reclaimed Water

Rohnert Park uses approximately 10 million gallons of reclaimed water per month in summer months and is one of the largest users of reclaimed water in the county. Approximately 270 acres in Rohnert Park and on the SSU campus use reclaimed water, out of 570 "urban" acres countywide.[9] Rohnert Park uses reclaimed water for irrigation of trees and landscaping throughout the city. Sites in Rohnert Park that use reclaimed water include all parks and school grounds south of Golf Course Drive, the North and South Rohnert Park Municipal Golf Courses, Roberts Lake, and various commercial and industrial sites, including Hewlett Packard, State Farm, Press Democrat, Compumotor, and Fresh Choice.

### Water Metering and Dry-Weather Thresholds

To reduce water consumption, Rohnert Park requires water meters on all new construction. The City's Water Shortage Contingency Plan establishes water supply thresholds that trigger automatic restrictions on water use during dry weather.

## GOALS: WATER SUPPLY AND CONSERVATION

PF-E Provide sufficient quantities of water for Rohnert Park residents and businesses, while ensuring that safe groundwater yield is not exceeded.

PF-F Utilize purchased water supplies (Table 5.5-2), and reduce reliance on groundwater drawn from municipal wells, except for emergency use.

PF-G Continue to encourage water conservation through use of reclaimed water and reduction of water consumption and discharge, for both existing and new development.

PF-H Ensure that groundwater withdrawal does not exceed safe yield.

## POLICIES: WATER SUPPLY AND CONSERVATION

### Water Supply

PF-11 Based upon the groundwater study prepared for the City in May, 2000 entitled City of Rohnert Park Groundwater Study, monitor the operation of the municipal well field on a

[9] Letter from Scott Stinebaugh, Deputy Director of Utilities Operations, City of Santa Rosa, Subregional Water Reclamation System, to Joseph Ferrucci, Dyett & Bhatia, July 27, 1999.

monthly basis to ensure that production does not exceed the recharge rates quantified in the study so as to result in a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary.

PF-11A Develop a monthly municipal wellfield monitoring program that (i) identifies points of compliance; (ii) establishes the factors to be considered in determining when production which exceeds the recharge rates will result in a substantial lowering of groundwater levels ("thresholds"); and (iii) includes any other information necessary to implement PF 11.

PF-11B In the event that the monthly municipal wellfield monitoring program concludes that a substantial lowering of groundwater levels in the vicinity of the Urban Growth Boundary will occur because development proposed in the area outside the existing City limits as of July 1, 2000 requires production that exceeds the appropriate recharge rates, the City shall either disapprove such development or deny such development connection to the water system until such time that the program concludes that the City is in compliance with the standard established in PF-11.

PF-12 Work with the Sonoma County Water Agency and other water contractors who rely on the Petaluma Aqueduct System to ensure adequate water deliveries for all the contractors' needs.

*Purchasing additional SCWA water supply can be considered an alternative, after execution of the Memorandum of Understanding, until the increased entitlement is implemented. An additional 1.8 mgd (annual average) of water is necessary to accommodate buildout. Because provision of the 15.0 mgd entitlement may be delayed by litigation, purchase of additional water may be necessary in the interim. Purchasing water from SCWA is less expensive than building and operating wells.*

PF-13 Continue to collect and analyze monthly groundwater level data to assist in management and operation of Rohnert Park's municipal wellfield. Coordinate with other agencies on regional drawdown impacts.

PF-14 Require developers to dedicate new well sites in locations identified by the City and to pay for the cost of new wells, water lines, and other water supply infrastructure needed to accommodate new development.

*Water mains may need to be expanded and new wells may be required in order to accommodate new development. Sites dedicated to the City will need to be returned to the dedicatees if not needed for the purpose, unless the City's Subdivision Regulations seek multi-purpose dedications.*

*Developers should be required not only to install onsite water supply lines, but also to contribute to the cost of offsite improvements. Chapter 2: Land Use and Growth Management includes specific policies for assessing costs and prioritizing and implementing infrastructure improvements through a Capital Improvement Program.*

## Conservation

PF-15 Continue to require water-conserving devices for all new development.

*Devices include low-flush toilets and low-flow showers and faucets.*

PF-16 Require non-residential uses to implement water conservation practices as a condition of development.

*SCWA's Water Conservation Section currently consists of five full-time staff members who assists Rohnert Park and other SCWA members. The City imposes the following requirements on new development:*

- *All new construction is reviewed for water and wastewater conservation; and*
- *City Ordinance No. 76 requires the City to monitor for water leaks and to notify customers of identified leaks. Water service may be discontinued if the leak is not repaired within five days of receipt of notice.*

*The City can consider imposing additional requirements, such as water-efficient landscaping and use of treated wastewater during construction.*

PF-17 Develop a comprehensive wastewater flow reduction program for existing and new non-residential uses.

*Non-residential uses are already required to install low flush toilets and low flow faucets. The program would also include best management practices, rebates, and water audits, as called for in Policies PF-18 through PF-20 in this section.*

PF-18 Work with SCWA to offer rebates on water bills for non-residential uses that reduce water usage.

*This policy would be an effective use of water meters, which track the amount of water used. By way of comparison, the City of Santa Rosa offers rebates of $100 to industrial users for every 1,000 gallons of reduced wastewater flow. The same principle can be used to reduce water intake in Rohnert Park.*

PF-19 In cooperation with the business community, develop best management practices for water conservation for Rohnert Park business, and then make the information available to the public.

*Best management practices are intended as guidelines, not requirements, for water conservation. For example, restaurants can conserve water by giving drinking water to customers only upon demand. SCWA's Urban Water Management Plan includes best management practices that Rohnert Park can consider adopting.*

PF-20 At the request of businesses, conduct water audits and work with them to develop plans for reducing wastewater and discharge.

PF-21 Continue to use reclaimed wastewater to irrigate parks, recreational facilities, and landscaping.

*Landscaping includes trees and vegetation planted along streets, as well as private business facilities.*

PF-22 Adopt and implement a comprehensive water conservation program to encourage efficient water use by City employees and other users of City facilities.

*The City should consider the following measures for inclusion in the program:*

- *Develop a leak detection and repair program for City facilities;*
- *Reduce washing streets and flushing water mains and storm drains to the level necessary to maintain health and safety standards;*
- *Use water-efficient landscaping, in accordance with the City's established landscaping guidelines;*
- *Cover community pools when not in use in order to reduce evaporation;*
- *Install automatic turn-off fixtures in City facilities;*
- *Use treated wastewater in City construction projects; and*
- *Install flow restricters on hoses and faucets.*

PF-23 Commit to implement Best Management Practices (BMPs) of water conservation. Such measures include:

- Requiring meters for all new connections and billing by volume;
- Establishing a program for retrofitting existing un-metered connections and billing by volume;
- Identifying intra- and inter-agency disincentives or barriers to retrofitting mixed-use commercial accounts with dedicated landscape meters; and
- Conducting a feasibility study to assess the merits of a program to provide incentives to switch mixed-use accounts to dedicated landscape meters.

PF-24 Implement applicable large landscape conservation programs and incentives, as identified in the proposed MOU Regarding Water Transmission System Capacity Allocation During Temporary Impairment (4/24/00).

PF-25 Adopt a water conservation rate schedule that: increases as the quantity of water used increases (i.e., a tiered rate schedule); and/or provides seasonal rates or excess-use surcharges to reduce peak demands during summer months.

## 5.6 CENTRAL ROHNERT PARK, UTILITIES AND COMMUNITY SERVICES

This section provides goals and policies relating to the major utilities and community services needed to support development envisioned for Central Rohnert Park.

### GOALS: CENTRAL ROHNERT PARK UTILITIES AND SERVICES

PF-I Anticipate and plan for utility improvements, including water, wastewater, recycled water, and storm drainage demands of development in Central Rohnert Park.

PF-J To ensure the public's safety, restrict groundwater use at known contamination sites.

PF-K Provide recreational and cultural facilities serving residents and visitors.

### Water

PF-26 Ensure that adequate water supply is available to serve existing and new development projected in Central Rohnert Park.

PF-27 Ensure that water infrastructure facilities are in place before project development.

PF-28 Require new development in Central Rohnert Park to install water-saving devices, consistent with the California Green Building Standards Code and implement best management practices as outlined in the City's water conservation program.

### Wastewater

PF-29 Maintain existing levels of wastewater service and ensure that sewer capacity is available to serve existing and new development projected in Central Rohnert Park.

PF-30 Ensure that sewer infrastructure facilities are in place before project development.

### Storm Drainage

PF-31 Require new development and capital improvement projects to reduce pollution and runoff affecting creeks in Central Rohnert Park by following the adopted Low Impact Development Technical Design Manual.

PF-32 Require new development to upgrade or install storm drainage facilities, including on-site facilities, as needed to serve the project. Improvements shall be designed to be consistent with the City's storm drain standards, including the Low Impact Development Technical Design Manual.

### Solid Waste

PF-33 Ensure solid waste disposal needs of existing and new development projected in Central Rohnert Park can be met by the city's solid waste disposal services.

PF-34 New groundwater wells intended for potable use or for non-potable landscape irrigation shall not be permitted at any of the sites within Central Rohnert Park where contaminated groundwater plumes are present.

### Community Services

PF-35 Condition new development to provide park and open space facilities, in accordance with parkland requirements in the City's General Plan, or provide an in-lieu fee to support development of new park and open space facilities.

PF-36 Allow development that provides additional community amenities and complies with Central Rohnert Park standards to density bonus incentives.

PF-37 Use the City's Capital Improvement Program, Public Facilities Fee Program, federal and state grant funds, and other funding sources to implement community-wide or area-wide improvements that cannot be conditioned as part of private development projects.

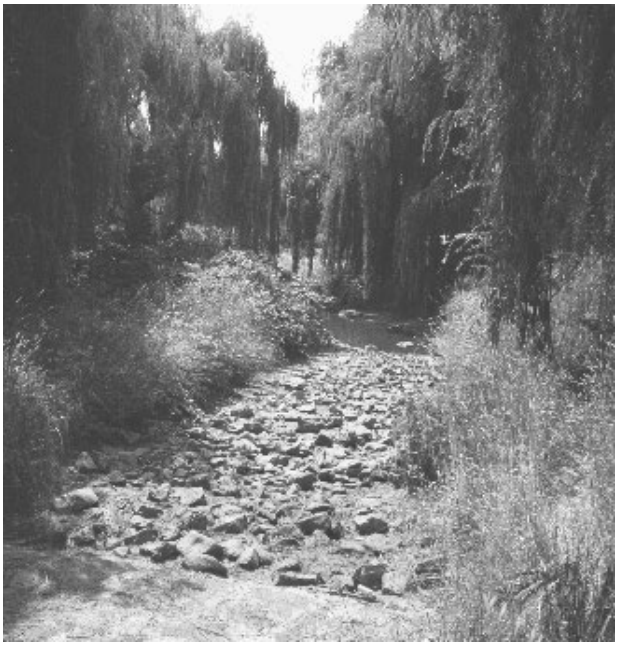
PF-38 Utilize business improvement districts or other types of land-secured financing districts to provide a long-term revenue source for maintaining Central Rohnert Park amenities.

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# 6 Environmental Conservation

Rohnert Park and its environs are endowed with a bounty of natural resources, including undeveloped and developed open spaces, creeks, agricultural resources, and areas with high potential to sustain wetlands, vernal pools, and wildlife. An overriding goal of the General Plan is to conserve these natural resources to ensure that future development does not adversely affect the environment. The Environmental Conservation Element contains goals and policies to encourage the conservation and proper management of the community's resources. The Element seeks to:

- Guide development in order to make wise and prudent use of the city's natural and cultural resources;
- Maintain and enhance the city's valuable natural resource areas necessary for the continued survival of significant wildlife and vegetation; and
- Ensure the continued protection of the city's natural resources.



## 6.1 HISTORIC AND ARCHAEOLOGICAL RESOURCES

### NATIVE AMERICAN CULTURAL RESOURCES

The city is located in an area which, prior to Euro-American contact, was inhabited by the Coast Miwok Indians and the Southern Pomo Indians. On the alluvial planes in the eastside of the city, there are three recorded Native American (CA-SON-1061, CA-SON-1147, and CA-SON-1923) archaeological sites.[1] These sites contain scattered chert and obsidian stone tool manufacturing debris, and stone tools. There are no recorded cultural resources located on the westside.

The possibility of identifying additional Native American cultural resources can be determined by assessing ethnographic information, environmental setting, and the locations of recorded archaeological sites. Native American cultural resources in this portion of Sonoma County tend to be situated on alluvial plains and at the base of hills, as well as near former and existing sources of water.

The eastside of the city has high potential for discovery of additional Native American cultural resources, for two reasons. First, the presence of recorded sites suggests that there may be others nearby. Second, the area includes broad alluvial flats near Crane, Copeland, and Hinebaugh creeks, and it is next to an area that was once part of a marsh.

The area west of Rohnert Park encompasses a broad alluvial flat that lies within the boundaries of an historic marsh. Areas within a historic marsh are less likely to contain artifacts than areas beside the historic marsh. No archaeological sites have been recorded on the westside. Consequently, there is a low possibility of identification of unrecorded cultural resources in this area.

### HISTORIC RESOURCES

There are two recorded historic archaeological sites (C-728 and CA-SON-1913H) on the eastside. In addition, there are two unofficially recorded historic ranching complexes located in the eastside (C-727 and C-728). A third archaeological site located within the eastern project area (CA-SON-1574) consists of materials that have been redeposited as a result of analysis conducted at Sonoma State University (SSU).

On the westside, there are two recorded historic structures, but they are located west of the Bellevue-Wilfred Channel, outside the areas contemplated for growth. Resource C-728 is a tank house and windmill stand that may have belonged to Robert Crane, an early settler. Resource CA-SON-1913H is the archaeological remains of a house that was shown on the 1877 Thompson Atlas.

[1] Northwest Information Center (NWIC) at Sonoma State University, October 1997.

In addition to the recorded sites, several historic period buildings and structures located on the eastside and westside are depicted on historic maps. Some of them are still standing, while only archaeological remains may be left of others. Although several properties along Wilfred Avenue on the westside have been identified as being potentially historically significant in State and federal inventories, these properties have been determined ineligible for the National Register of Historic Places. The possibility remains that additional historic cultural resources will be identified in both the eastside and westside in the future.

Several State laws, most notably CEQA Guidelines § 15064.5(f) and Public Resources Code § 5020-5029 and 21083.2 of the Public Resources Code, protect archaeological and historic resources. CEQA requires assessment of the impacts to unique archaeological resources or Native American culturally significant sites. If a development project is found to cause damage to the resource, reasonable efforts may be required to preserve the resources or leave them in an undisturbed state, or undertake additional mitigation measures if avoidance is not possible. To protect historic resources, the State has formed the State Historical Resources Committee that conducts the State Historic Resource Inventory and maintains the California Register of Historic Resources, which identifies historical landmarks and points of interest. The Committee also provides recommendations for the National Register of Historic Resources.

## GOALS: HISTORIC AND ARCHAEOLOGICAL RESOURCES

EC-A Conserve historic and archaeological resources for the aesthetic, educational, economic, and scientific contribution they make to Rohnert Park's identity and quality of life.

## POLICIES: HISTORIC AND ARCHAEOLOGICAL RESOURCES

EC-1 Undertake an inventory of historic resources to determine sites or buildings of federal, State, or local historic significance.

*The State Office of Historic Preservation has determined that buildings or structures 45 years or older have the potential to be historically significant. Sections 5020-5029 of the State Public Resources Code addresses historic resource assessment and protection. Since Rohnert Park was first developed in the mid-1950s, the City should undertake this inventory over the next decade. Identified historic resources should be recorded on the State Department of Parks and Recreation Historic Resources Inventory Form (DPR Form 523).*

EC-2 Insure the protection of known archaeological resources in the city by requiring a records review for any development proposed in areas that are considered archaeologically sensitive for Native American and/or historic remains. Require construction activities and development adjacent to sites of historic or archaeological resources to avoid degradation by:

- Studying the potential effects of development and construction in the resource;
- Requiring pre-construction surveys and monitoring during any ground disturbance for all development in areas of historical and archaeological sensitivity; and

- Implementing appropriate measures to avoid the identified impacts.

  *Portions of Rohnert Park's eastside are considered to have the potential to contain additional archaeological resources. Since these areas are designated for future development, adequate policies and measures for protection of known and unknown archaeological resources that can supplement CEQA requirements may need to be incorporated into future plans (including the University District Specific Plan) and development activities. The City should collaborate with SSU to conduct searches, monitor sites, and take appropriate steps.*

EC-3 In accordance with CEQA and the State Public Resources Code, require the preparation of a resource mitigation plan and monitoring program by a qualified archaeologist in the event that archaeological resources are discovered.

*CEQA requires assessment of a project's potential impact on archaeological resources. In the event that historical or unique archaeological resources are accidentally discovered during construction, materials and their surroundings shall not be altered or collected. A qualified archaeologist must make an immediate evaluation and avoidance measures or appropriate mitigation should be completed, according to CEQA Guidelines § 15064.5 (f). Public Resources Code § 21083.2 includes additional provisions protecting these resources. City involvement in the identification, mitigation, and monitoring of project impacts on these resources will ensure the protection of Rohnert Park's cultural heritage and compliance with State law.*

## 6.2 HABITAT AND BIOLOGICAL RESOURCES

Several sites in the Planning Area have the potential to support wetlands, vernal pools, rare plants, and wildlife, and special status species have been found in the Rohnert Park area. Habitat areas and locations of special status species are shown on Figure 6.2-1.

### WETLANDS

Mapped soil types (USDA 1972), mapped wetlands (USFWS 1987)[2], aerial photographs (Aero Cartographics 1995), and field assessment conducted in 1997 were used to rank the potential for wetland occurrence in the Planning Area, focusing on areas considered for development. The site classifications include high, moderate, and low wetlands potential.

Sites with high wetlands potential include riparian areas, ditches with hydrophytic vegetation, mapped wetland areas (USFWS 1987), areas with hydric soils (USDA 1972), and other likely wetland areas seen in the field and on aerial photographs (Aero Cartographics June 1995).

Areas in flat or rolling agricultural fields that had no immediately obvious signs of wetlands presence were classified as having a moderate potential to contain wetlands. These areas contained mapped soil types that may have hydric soil inclusions, but aerial photograph and field analysis did not reveal any well-defined wetland indicators.

Mounded, sloping, or urbanized areas that showed little capacity for ponding or conveying water were characterized as having a low potential to contain wetlands. These characterizations were made entirely from aerial photographs and reconnaissance-level field ground truthing.

Because wetlands can occur in existing and abandoned agricultural areas and in riparian areas, large portions of the areas considered for development have the potential to contain wetlands. A large stretch of land approximately 20 acres in size with high potential for wetlands occurs in the area immediately north of the SSU campus, spreading north from Copeland Creek. These are only potential areas, however, and wetlands have not been documented in many of areas designated as having potential.

#### Regulation of Activities in Wetlands

The US Army Corps of Engineers (Corps) has primary federal authority for administering regulations that concern wetlands within the Planning Area under the Clean Water Act § 404, which governs specified activities in "waters of the United States," including wetlands. The Corps requires that a permit be obtained if a project includes any activity that adversely affects wetlands and involves placement of dredged or fill material into wetlands. The US Environmental Protection Agency (EPA), the US Fish and Wildlife Service (USFWS), the National Marine Fisheries Service (NMFS), and several other agencies provide comment on Corps permit

[2] US Fish and Wildlife Service. 1987. National Wetland Inventory Map, Cotati quadrangle. US Fish and Wildlife Service, Portland, OR.

applications. The EPA has provided the primary criteria for evaluating the biological impacts of Corps permit actions in wetlands.

The State's authority in regulating activities in wetlands and waters at the site resides primarily with the California Department of Fish and Game (CDFG) and the State Water Resources Control Board (SWRCB). The CDFG provides comment on Corps permit actions under the Fish and Wildlife Coordination Act. CDFG is also authorized under the State Fish and Game Code § 1600-1607 to develop mitigation measures and enter into a Stream Alteration Agreement (SSA) with applicants that propose a project that would substantially divert, obstruct, or change the natural flow of a river, stream or lake; substantially change the bed, channel, or bank of a river, stream or lake; or use material from a streambed. The SWRCB, acting through the Regional Water Quality Control Board (RWQCB), must certify that a Corps permit action meets State water quality objectives (Clean Water Act § 401). In addition, CEQA requirements must be met.

## VERNAL POOLS AND RARE PLANT HABITATS

Agricultural activity and urbanization in the Rohnert Park area has eliminated most natural habitat and vegetation, including native vernal pool species. Areas that have not been farmed, have been abandoned for some time, or have been used for grazing, have the potential to contain vernal pools with vernal pool endemic plant species. The potential occurrence of vernal pools and special status plant species habitat was assessed and ranked as high, medium, or low. Vernal pools may provide habitat for rare plants and other species.

Based on analysis of aerial photographs and soil types, several sites in the Rohnert Park area were found to have high potential for vernal pools. On the west side, the two identified high-potential sites are located along the Bellevue-Wilfred Channel. On the east side, the only identified high-potential site is found along Railroad Avenue near Petaluma Hill Road.

High vernal pool and rare plant habitat potential occurs in areas used for grazing or open space, with known mapped vernal pool soil types, and clear signatures on aerial photographs. Existing and abandoned agricultural fields or areas used for grazing with flat to rolling topography were classified as having a moderate potential to contain vernal pools. Mounded, sloping, farmed, riparian, or urbanized areas were characterized as having a low potential to contain vernal pools.

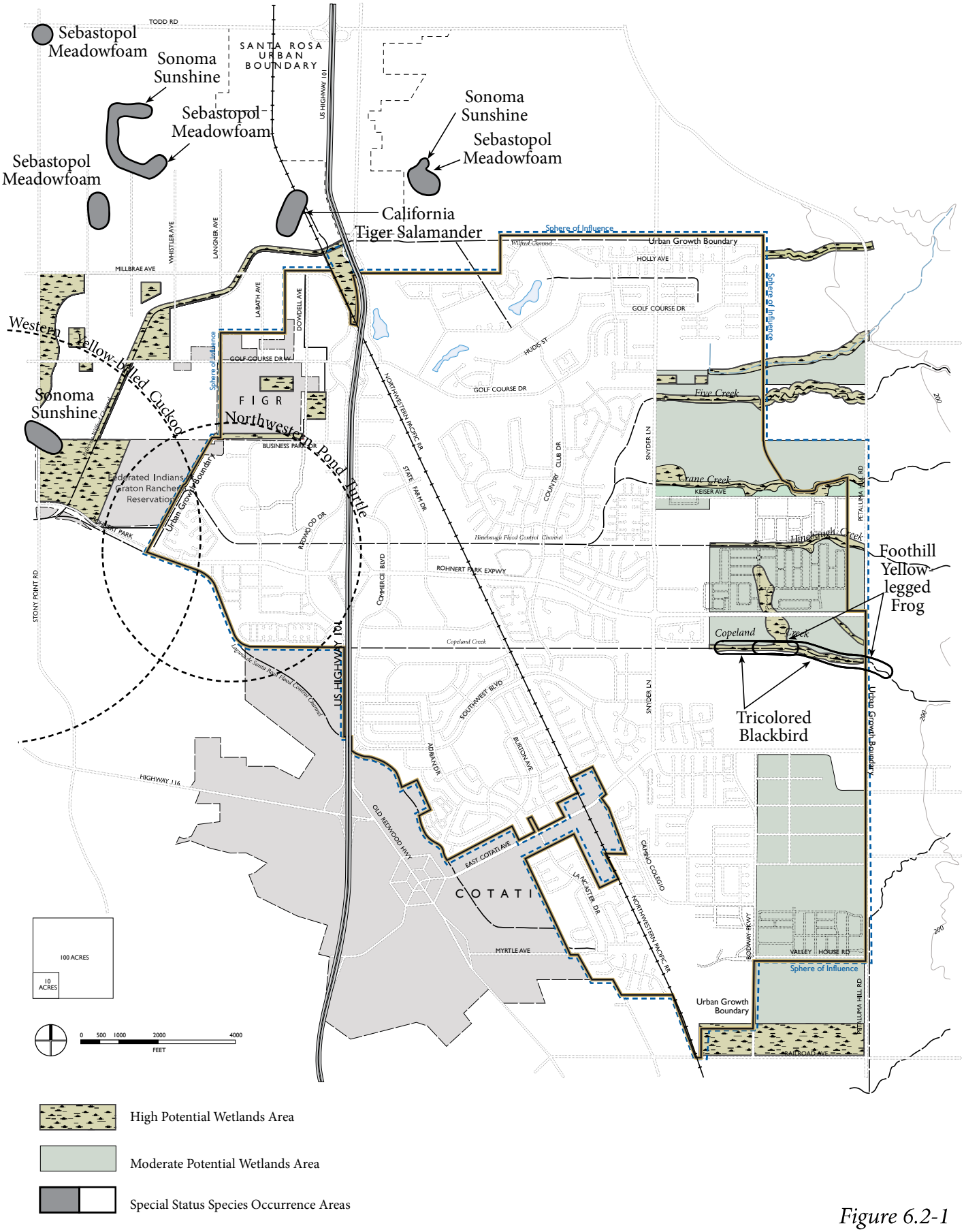



*Figure 6.2-1*

# Habitat Areas and Special Status Species

## WILDLIFE

Riparian corridors on the eastside are the primary areas designated as having high potential to support wildlife as the presence of surface water and dense vegetation attracts many species of wildlife, including those from other habitat types.

The fields adjacent to eastside riparian habitats are characterized with moderate to low potential to support wildlife since agricultural activities result in the loss of native vegetation that attracts wildlife. A few species of common birds (such as killdeer and red-tailed hawks) and mammals (such as western fence lizards, raccoons, and gopher snakes) may occasionally utilize these fields for foraging and resting, but existing vegetation provides minimal cover.

Areas that have been developed and are subject to regular human disturbance generally provide low habitat value for native amphibians, reptiles, birds, and mammals. Species diversity and abundance is very low.

## CREEKS

Rohnert Park's creeks are one of the city's most treasured natural resources. The creeks, notably Five, Crane, Hinebaugh, and Copeland creeks, have been characterized as areas of high potential for wetlands, vernal pool, and rare plant habitat. In addition, creeks provide the opportunity for community members to enjoy their aesthetic qualities through use of the pedestrian and bike paths located along existing creeks in the city. Most of the creeks are channelized to provide flood protection and are intermittent, flowing only part of the year because they receive water from seasonal sources. The creeks have a well-defined channel with distinguishable bed and bank; evidence of scour or deposit of rock, sand, gravel, or soil; and evidence of riparian vegetation or aquatic organisms.

Vegetation along waterways is limited to grass and sedge species and introduced landscape species within the 1999 City Limits. One exception is the Laguna de Santa Rosa Flood Control Channel southwest of the city, which contains thicker native riparian vegetation including various willow and alder trees. The creek corridors in the eastside have a high potential to sustain biological resources and for providing habitat for wildlife as they include several species of riparian vegetation. In addition to willows and alder trees, these corridors may also contain native vegetation such as California blackberry, wild grape, wild rose, and non-native species such as fennel and hemlock. Riparian vegetation helps stabilize banks, decreasing erosion and siltation, and filters sediment, improving water quality.

## SPECIAL STATUS SPECIES

As shown in Table 6.2-1, only four special status species are potentially found within the Rohnert Park Urban Growth Boundary. Figure 6.2-1 shows where the species have been observed and the potential extent of area that potentially serves as the species' habitat.

Two species—the Tri-colored Blackbird and the Foothill Yellow-legged Frog—have been detected around the Laguna de Santa Rosa, near the western 1999 City Limits, where no new

development is planned under General Plan. In addition, two other species—the Northwestern Pond Turtle and the Western Yellow-billed Cuckoo—have been observed in the Copeland Creek area on the eastside, between the SSU campus and the planned Concert Hall.

**Table 6.2-1:**
**Special Status Species That May Inhabit the Rohnert Park Sphere of Influence (SoI)**

| *Common Name* | *Species* | *Status* |
|---|---|---|
| Westside | | |
| Northwestern Pond Turtle | *Clemmys marmorata* | FSC, CSC |
| Western Yellow-billed Cuckoo | *Coccyzus americanus occidentalis* | SE |
| Eastside (Copeland Creek) | | |
| Tricolored Blackbird | *Agelaius tricolor* | FSC, CSC |
| Foothill Yellow-legged Frog | *Rana boylii* | FSC, CSC |

*FSC - Federal Species of Concern*

*SE - State Endangered*

*CSC - California Department of Fish and Game Species of Special Concern*

*Note: There are other species in the Planning Area that are found outside the Urban Growth Boundary. These include: the Sebastopol Meadowfoam (Livananthes vincolans) on the west side of the Laguna de Santa Rosa, and the California Tiger Salamander (Ambystoma californiese) and Jepsons Linanthus (Linanthus jepsonii) about one mile east of Petaluma Hill Road.*

*Source: California Natural Diversity Data Base, Overlay Map designed for use with USGS Quadrangle Cotati 38122C6, August 16, 1999.*

## GOALS: HABITAT AND BIOLOGICAL RESOURCES

EC-B Protect special status species and supporting habitats within Rohnert Park, including species that are State or federally listed as Endangered, Threatened, or Rare.

*New development projects in ecologically sensitive areas should consider impacts on valuable and sensitive natural habitats.*

EC-C Protect sensitive habitat areas and wetlands in the following order of protection preference: 1) avoidance, 2) on-site mitigation, and 3) off-site mitigation.

*These priorities are in accordance with the California Department of Fish and Game guidelines.*

EC-D Maintain existing native vegetation and encourage planting of native plants and trees.

## POLICIES: HABITAT AND BIOLOGICAL RESOURCES

### Special Habitat Areas

EC-4 Cooperate with State and federal agencies to ensure that development does not substantially affect special status species appearing on any State or federal list of rare, endangered, or threatened species. Require assessments of biological resources prior to approval of any development within 300 feet of any creeks, high potential wetlands, or habitat areas of identified special status species, as depicted in Figure 6.2-1.

*Ecologically sensitive sites include areas that are classified as having high wildlife habitat value, high wetlands potential or high vernal pool and rare plant habitat potential. Also, special status species have been observed in the vicinity of Rohnert Park. Conservation will provide for the perpetuation of threatened, endangered, and other rare species, as well as the protection of the unique and diverse ecology of these areas as a whole.*

*Development located in or adjacent to these ecologically sensitive areas must complete a site-specific assessment of biological resources as part of the development review process. The City's environmental review process would be used to impose appropriate mitigation measures on development to reduce impacts on sensitive habitat and special status species.*

### Wetland Conservation

EC-5 Require development in areas with high and moderate wetlands potential and habitat areas delineated in Figure 6.2-1, as well as other areas where wetland or habitat for special-status species is present, to complete assessments of biological resources."

*Assessments of biological resources would consider the impacts on wetlands and the special status species supported by this habitat. Appropriate mitigation measures may be required as a condition of approval for development that significantly impacts wetlands or special status species. If any development is permitted within wetlands, mitigation measures must be considered. This mitigation may include providing wetland habitat of the same type as the lost habitat, equal in size or larger than existing conditions. Off-site mitigation in designated open space, the community separator, or other similar areas should be required in cases where on-site avoidance or mitigation is not possible. Off-site mitigation sites should be as close to the project site as possible.*

*Wetlands are a subset of "waters of the United States" and receive protection under the Clean Water Act § 404. Wetlands are defined by the federal government [CFR § 328.3(b), 1991] as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Under normal circumstances, the federal definition of wetlands requires all three wetland identification parameters to be met, whereas the CDFG definition requires the presence of at least one of these parameters. For this reason, identification of wetlands by CDFG consists of the union of all areas which are periodically inundated or saturated, or in which at least seasonal dominance by*

*hydrophytes may be documented, or in which hydric soils are present. The CDFG does not normally have direct jurisdiction over wetlands unless they are subject to jurisdiction under Streambed Alteration Agreements or they support State-listed endangered species. The CDFG recommends a minimum buffer, measured outward from the edge of any wetland, be established to protect the wetlands.*

EC-6 Work with private, non-profit conservation, and public groups to secure funding for wetland protection and restoration projects.

*Since the City's ability to fund these projects is limited, funding for restoration projects should be sought from a variety of sources. The City should consider creation of a "wetlands bank" on the westside areas not contemplated for development or in the proposed golf course. The bank would provide a large area for off-site mitigation of development located elsewhere in the city, in the event that onsite avoidance or mitigation is not feasible.*

### Native Species

EC-7 Encourage planting of native vegetation in new development sites, parks, public areas, and open space.

*Guidelines should be developed that include a list of native species that may be planted as part of landscaping associated with future development. Drought tolerant and low maintenance species should be emphasized.*

EC-8 As part of the City's Park, Recreation, and Open Space Master Plan (see Chapter 5: Open Space, Parks, and Public Facilities), institute an ongoing program to remove and prevent the re-establishment of invasive plant species from ecologically sensitive areas, including City parks and other City-owned open space.

*Removal of invasive species from public parks and open space or in areas with high wetland potential, is required only where these species are known to threaten habitat for special status plant and animal species. Removal of invasive species may also be required if they are a notable fire hazard in parks or open space.*

### Vegetation

EC-9 As part of the City's Capital Improvement Program (see Policy GM-15 in the Chapter 2: Land Use and Growth Management), incorporate a tree planting program for new and existing streets and maintenance of existing trees.

*Trees growing in urban settings provide environmental benefits including energy carbon-dioxide absorption, reduced air and noise pollution, and erosion control. Trees also beautify, shade, and mitigate the 'urban heat island effect' by shading pavement and other dark surfaces and through the cooling effects of their evapotranspiration. Funding should be sought from a variety of sources, including local conservation groups. Existing businesses and residents should be encouraged to plant more trees in parking areas and building landscaping. Native tree species should be encouraged over non-native species.*

*The City should consider instituting an urban forest management program, establishing varieties, size and spacing requirements, maintenance standards, and priority planting schedules.*

EC-10 As part of development approval in any new growth area, require participation in a landscape assessment district, with responsibility for maintaining creekways, open spaces, landscaped medians, and other similar features.

*Planting of native vegetation with minimal water demand should be encouraged in the district.*

EC-11 As part of the update of the City's Zoning Ordinance, establish landscape and tree planting standards, including provisions for large paved areas such as parking lots.

EC-12 Protect oaks and other native trees that are of significant size through the establishment of a Heritage Tree Preservation Ordinance.

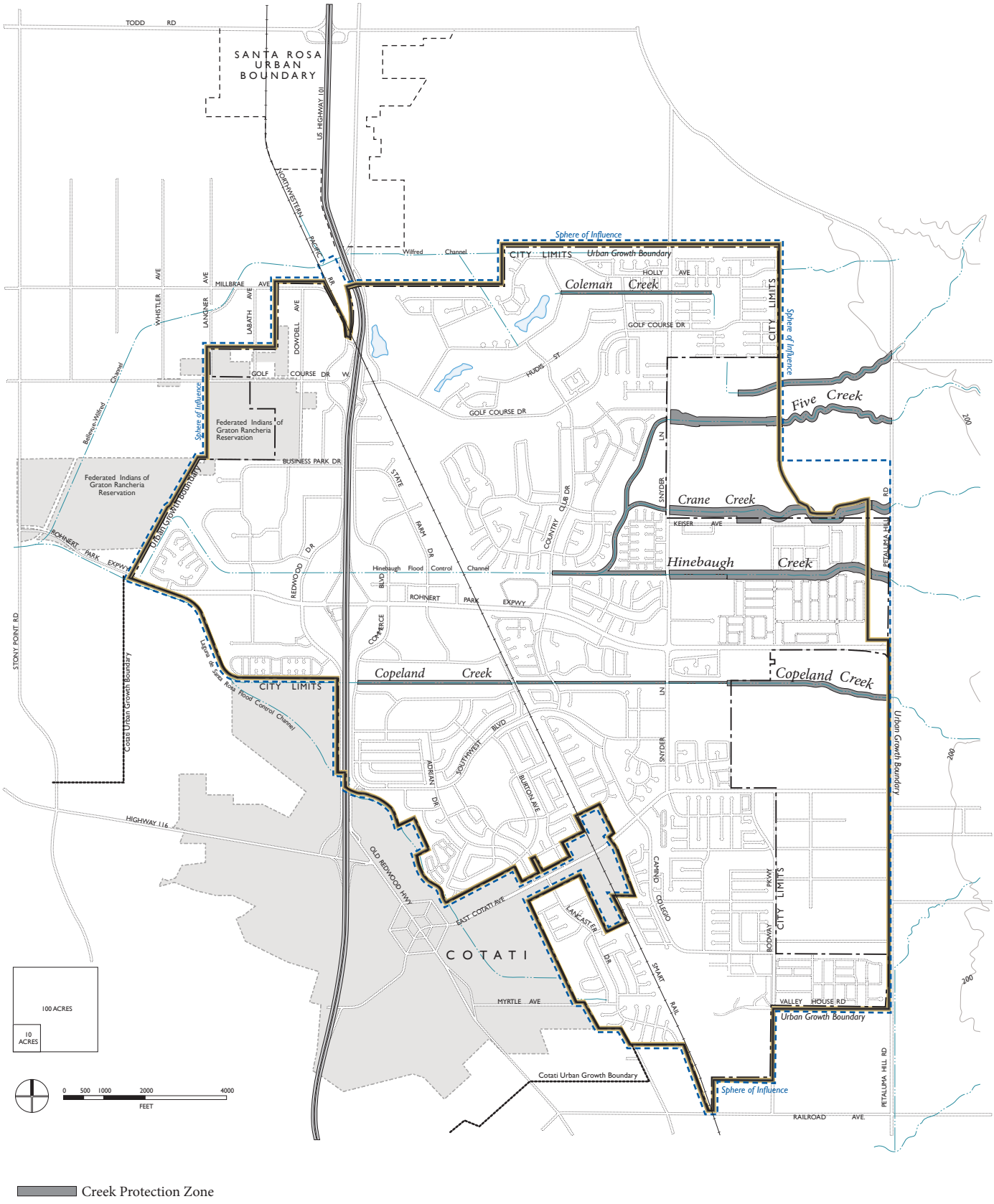
### Creeks

EC-13 Maintain creek protection zones extending a minimum of 50 feet (measured from the tops of the banks and a strip of land extending laterally outward from the top of each bank) for creeks, with extended buffers where significant habitat areas or high potential wetlands exist (Figure 6.2-2). Where high potential wetland or other biological resources exist, require appropriately wide buffers to encompass and protect the resource. Development shall not occur within this zone, except as part of greenway enhancement (for example, trails and bikeways). Require City approval for the following activities within the creek protection zones:

- Construction, alteration, or removal of any structure;
- Excavation, filling, or grading;
- Removal or planting of vegetation (except for removal of invasive plant species); or
- Alteration of any embankment.

*Rohnert Park's creeks are a key part of the City's open space network. They are valuable physical, aesthetic, recreational, and ecological assets. Protection of creeks protects not only surface water quality, but also reduces flood risks, preserves bio-diversity and habitat, minimizes erosion of stream banks, and prevents downstream siltation. The General Plan designates 3.5 miles of creekways in the new growth areas on the City's eastside. Wider buffers—up to about 150 feet from the creek bank—could be required because high potential wetland areas alongside creeks in some areas extend to about a 150-foot width.*

EC-14 As part of specific plans, require evaluation and implementation of appropriate measures for creek bank stabilization, and any necessary steps to reduce erosion and sedimentation, but preserve natural creek channels and riparian vegetation.




Creek Protection Zone

*Figure 6.2-2*

# Creek Protection Zones

## 6.3 WATER QUALITY

Protection of water quality is critical for the health and safety of Rohnert Park residents and employees, especially since the City relies on wells for the majority of its water supply. Water quality is a regional issue that is regulated at county, State, and federal levels.

### REGIONAL REGULATION

Point sources of pollution are regulated through the National Pollutant Discharge Elimination System (NPDES) permit process. Permits are required under NPDES for all publicly operated treatment plants and for surface-water runoff in urban areas. These permits specify the discharge limits for certain pollutants and ensure that local industries pre-treat the pollutants they discharge into treatment plants.

For the purposes of administering NPDES, the State Water Resources Control Board (SWRCB) has jurisdiction over nine Regional Water Quality Control Boards (RWQCB) in California. Rohnert Park falls under the authority of the North Coast RWQCB, which is responsible for implementing State policy through the preparation of regional plans for water quality control and the regulation of all activities affecting water quality.

### NONPOINT POLLUTION SOURCES

The quality of groundwater and water flowing into the city's creeks is most likely to be affected by nonpoint pollution sources in Rohnert Park, simply because they are not as rigorously regulated as point sources. Development can potentially pose a threat to surface and groundwater quality through construction sediment, materials used on-site, and related increases in automobile use. The RWQCB has limited the amount of treated wastewater that can be discharged into the Russian River. Use of reclaimed water for irrigation helps reduce the amount of water discharged to the River.

Rohnert Park currently derives its water supply from 31 active wells (in 1999) and 8 active connections to the Sonoma County Water Agency's (SCWA) Petaluma Aqueduct, which supplies water from Lake Sonoma, the Russian River, and other sources. The City's water supply and water system are regulated by the State Health Service Department. This Department requires that the City's water supply be tested on a regular basis to guarantee water quality. Tests are conducted to assure that maximum contaminant levels are not exceeded. The City and SCWA have conducted such tests continually and water supplies have consistently met all State requirements.

The City periodically obtains well water samples and submits them for laboratory analysis. The laboratory tests are capable of detecting minute levels of bacteria, pesticides, herbicides, fungicides, organic chemicals, inorganic chemicals, nitrates, radioactivity, corrosivity, triholomethanes, iron, manganese and other substances for a total of 139 separate items.

In 1999, well water did not exhibit concentrations of any pollutants that would be considered health hazards. In 1997, well water did not meet water quality standards for iron and manganese

in five wells prior to treatment. These are not considered health hazards, only nuisance problems. After treatment, the levels of iron and manganese were reduced below the Maximum Contaminant Levels (MCL).

## GOALS: WATER QUALITY

EC-E Comply with the Regional Water Quality Control Board's regulations and standards to maintain and improve the quality of both surface water and groundwater resources.

EC-F Enhance the quality of surface water and groundwater resources and prevent their contamination.

*Contamination may result from erosion, sedimentation, and the dumping of debris and refuge.*

EC-G Undertake steps to minimize the depletion of groundwater resources.

EC-H Where feasible, given flood control requirements, maintain the natural condition of waterways and flood plains and protect watersheds to ensure adequate groundwater recharge and water quality.

EC-I Ensure that the City's drinking water continues to meet or exceed water quality standards.

EC-J Discourage use of insecticides, herbicides, or toxic chemical substances within the city and encourage development and use of pesticide and fertilizer management plans for landscaped areas.

## POLICIES: WATER QUALITY

EC-15 Continue working with the Regional Water Quality Control Board to protect water quality.

*The City is currently exempt from the NPDES requirement, but the City will be required to comply with NPDES when the population of Rohnert Park grows beyond 50,000 people, which it is projected to do at buildout. (See Chapter 7: Health and Safety.)*

EC-16 Regularly monitor water quality to maintain high levels of water quality for human consumption and ecosystem health.

EC-17 Work with the relevant agencies to ensure that groundwater supplies are not contaminated in the recharge areas east of the city.

EC-18 Protect waterways by prohibiting the dumping of debris and refuse in and near waterways and storm drains.

EC-19 Require new construction to utilize site preparation, grading, and foundation designs for erosion control to prevent sedimentation and contamination of streams.

*Construction activities such as grading, excavating, and filling, may result in the exposure of bare soil. Rain and wind may erode this soil, transporting soil particles to creeks and storm drain systems and resulting in declining water quality. The sedimentation can reduce the water flow capacity of these waterways, contributing to increased risk of flooding.*

EC-20 Prepare and disseminate information about the potentially harmful effects of toxic chemical substances and safe alternative measures, including information about safe alternatives to toxics for home and garden use.

EC-21 Establish development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.

*Standards should include:*

- *Requirements that low berms or other temporary structures such as protection fences be built between a construction site and riparian corridor to preclude sheet-flooding stormwater from entering the corridors during the construction period.*
- *As part of construction permits, require the installation of storm sewers before construction occurs to collect stormwater runoff during construction.*

  *Development standards could also include minimizing paved areas, retaining large areas of undisturbed, naturally vegetated habitat to allow for water infiltration, and intermixing areas of pavement with the naturally vegetated infiltration sites to reduce the concentration of stormwater runoff from pavement and structures.*

## 6.4 AIR QUALITY

While air quality is largely a regional issue, the protection of air quality is vital to the overall health of the environment and the attractiveness of any locality. Since Rohnert Park is located in a valley, temperature inversions may occur, preventing the dispersal of pollutants.

### SAN FRANCISCO BAY AREA AIR BASIN

Rohnert Park is located in the northern region of the nine-county San Francisco Bay Area air basin. Air quality in the basin is monitored by the Bay Area Air Quality Management District (BAAQMD), which operates a regional network of air pollution monitoring stations. BAAQMD determines if the federal and State standards for criteria air pollutants and emission limits of toxic air contaminants are being achieved.

Under the federal Clean Air Act, the EPA classifies air basins, or portions thereof, as either "attainment" or "nonattainment" for the national standards. Likewise, an air basin is classified under the California Clean Air Act with respect to the achievement of the State standards. The Bay Area is considered "attainment" for all of the national standards, with the exception of ozone. It is considered "nonattainment" for State standards for ozone and suspended particulate matter (PM-10).

In 1991, the *Bay Area '91 Clean Air Plan* (1991 Clean Air Plan) was developed to address the nonattainment status of the Bay Area with respect to the State ozone standard. The 1991 Clean Air Plan included more control strategies than the corresponding Bay Area federal ozone plan since the State ozone standard is more stringent than the national ozone standard. The 1991 Clean Air Plan has been updated twice, in 1994 and 1997, with the continued goal of improving air quality through tighter industry controls, cleaner fuels and combustion in cars and trucks, and increased commute alternatives.

The Bay Area's air quality is influenced largely by motor vehicle use. Automobile ownership and use are increasing at fast rates. However, the trend towards a newer, cleaner vehicle mix will serve to counteract some of the negative air quality impact associated with increased vehicle use. Overall, a net reduction in the emissions of ozone precursors and carbon monoxide is expected, while particulate matter emissions are expected to increase into the future.

### CRITERIA AIR POLLUTANTS

The federal Clean Air Act requires the EPA to identify National Ambient Air Quality Standards (national standards). The EPA has established national standards for six criteria air pollutants, including ozone, carbon monoxide, nitrogen dioxide, sulfur dioxide, PM-10, and lead. Under State law, the California Air Resources Board (CARB) has established State ambient air quality standards (State standards) that are generally more stringent than the corresponding national standards. Pollutants for which ambient air quality standards have been established are referred to as "criteria air pollutants."

The BAAQMD air quality monitoring station nearest to Rohnert Park is located in Santa Rosa, ten miles north of Rohnert Park. Relatively few days of poor air quality with measured pollutants exceeding State standards were recorded at the Santa Rosa monitoring station and improvements in air quality have been documented during the past 15 years. The air pollutant summary for the Santa Rosa monitoring station is included in Table 6.4-1.

**Table 6.4-1:**
**Santa Rosa Air Pollutant Summary, 1997-1998, 5th Street Monitoring Station**

| | | *Monitoring Data by Year* | | |
|---|---|---|---|---|
| *Pollutant* | *Standard*[2] | *1996* | *1997* | *1998* |
| Ozone | | | | |
| Highest 1-hr. average, ppm[2] | 0.09 | 0.082 | 0.093 | 0.068 |
| Number of days above standard | | 0 | 0 | 0 |
| Carbon Monoxide | | | | |
| Highest 8-hr. average, ppm | 9.0 | 3.00 | 3.34 | 3.24 |
| Number of days above standard | | 0 | 0 | 0 |
| Nitrogen Dioxide | | | | |
| Highest 1-hr. average, ppm | 0.25 | 0.062 | 0.061 | 0.057 |
| Number of days above standard | | 0 | 0 | 0 |
| Sulfur Dioxide | | | | |
| Highest 1-hr. average, ppm | 0.25 | n.a. | n.a. | n.a. |
| Number of days above standard | | 0 | | |
| Particulate Matter (PM-10) | | | | |
| Highest 24-hr. average, µg/m[3] | 50 | 37 | 85 | 52 |
| Number of days above standard | | 0 | 2 | 1 |

*1. ppm = parts per million; µg/m*
*2. State standard, not to be exceeded.*
*3. µg/m = micrograms per cubic meter*

*Source: California Environmental Protection Agency, Air Resources Board, California Air Quality Data, 1996, 1997 and 1998.*

## TOXIC AIR CONTAMINANTS

Unlike criteria air pollutants, ambient air quality standards have not been established for toxic air contaminants. These pollutants are typically carcinogens, mutagens, or reproductive toxins. Regulation of toxic air contaminants is achieved through federal and State controls on individual sources. The preferred technique for reducing toxic air emissions is source reduction. As part of a local control strategy in the Bay Area, all applications for new stationary sources are reviewed to ensure compliance with required emission controls and limits.

BAAQMD's 1997 Annual Report on its Toxic Air Contaminant Control Program lists four dry cleaners and the Weyerhaeuser Company at 5600 State Farm Drive. These sources do not emit hazardous quantities of toxic contaminants. The Weyerhaeuser Company's facilities emit 7.2 pounds of benzene per year, considered a small quantity. By way of comparison, various large

service stations emit more than 7.2 pounds of benzene per year. The amount of pollutants from the four dry-cleaning establishments are very low.

### Sensitive Receptors

Some people are more sensitive than others to air pollutants. Heightened sensitivity may be caused by health problems, proximity to the emissions source, and duration of exposure to air pollutants. Sensitive receptors are facilities that house or attract children, the elderly, people with illnesses, or others who are especially sensitive to the effects of air pollution. Hospitals, schools, convalescent facilities, and residential areas are examples of sensitive receptors. Residential areas are considered sensitive to poor air quality as people in residential areas are often at home for extended periods.

## GOALS: AIR QUALITY

EC-K Continue to work toward improving air quality and meeting all federal and State ambient air quality standards and by reducing the generation of air pollutants both from stationary and mobile sources, where feasible.

*While Rohnert Park's air quality meets State standards, the City has a responsibility to contribute to regional air quality improvement efforts.*

EC-L Encourage land use and transportation strategies that promote use of alternatives to the automobile for transportation, including bicycling, bus transit, and carpooling.

*Motor vehicle emissions, regulation of which is preempted by State laws, are the major source of criteria air pollutants in the Bay Area Air Basin, accounting for the vast majority of carbon monoxide and particulate matter and over a quarter of the reactive oxygen gas and nitrogen dioxide in the region. A majority of automobile emissions in the city result from regional through trips on US 101. Thus, while reduced traffic congestion or vehicle miles traveled in Rohnert Park will only minimally impact the Bay Area's air quality, the City's planning decisions can help to moderately reduce motor vehicle use, contributing to cumulative reductions in emissions across the entire Bay Area. Increased use of transit and carpooling, coupled with land use and circulation patterns that promote walking and bicycling, can lead to a decrease in daily trips, less emissions, and improved air quality.*

*Reducing the reliance on automobiles will minimize air pollution in the city. The Transportation Element includes policies for bicycle and pedestrian circulation to reduce emissions and alleviate traffic congestion. Chapter 2: Land Use and Growth Management includes policies that encourage pedestrian and transit travel between home and work and provide housing near SSU, reducing negative air quality impacts. Of particular importance are proposals designed to expand the bicycle route system in Rohnert Park and encourage the use of bicycles, development of a rail transit system on the Northwestern Pacific railroad and encouraging use of bus transportation systems. See Chapter 4: Transportation for related goals and policies.*

**POLICIES: AIR QUALITY**

EC-22 Cooperate with the Bay Area Air Quality Management District to achieve emissions reductions for nonattainment pollutants, including carbon monoxide, ozone, and PM-10, by implementation of air pollution control measures as required by State and federal statutes.

EC-23 Use the City's development review process and the California Environmental Quality Act (CEQA) regulations to evaluate and mitigate the local and cumulative effects of new development on air quality.

*BAAQMD's CEQA Guidelines should be used as the foundation for the City's review of air quality impacts under CEQA.*

EC-24 Adopt the standard construction dust abatement measures included in BAAQMD's CEQA Guidelines.

*These measures would reduce exhaust and particulate emissions from construction and grading activities.*

EC-25 Prohibit emission-generating facilities in the Northwest Specific Plan area or in the planned industrial areas in the southeast.

EC-26 Encourage new residential development and remodeled homes to install clean-burning fireplaces and wood stoves.

*Many homes in Rohnert Park are equipped with fireplaces, which are a growing source of localized air pollution. Wood smoke released from fireplaces and wood stoves contains carbon monoxide, nitrogen dioxide, and PM-10. Wood burning should be encouraged only in stoves and fireplaces designed to minimize air pollutants. Pollution can be reduced by installing gas fireplaces or EPA certified wood heaters and operating existing fireplaces and wood stoves more efficiently.*

# 7 Health and Safety

State law requires that the Health and Safety Element address the protection of the community from risks posed by environmental hazards. These include effects of seismically induced surface rupture, ground shaking, and ground failure, geologic hazards including landslides and subsidence, flooding, and hazardous materials and waste. The Health and Safety Element addresses these topics as well as emergency preparedness and management.



## 7.1 SEISMIC AND GEOLOGIC HAZARDS

### GEOLOGY AND SOILS

Rohnert Park is located in the Santa Rosa-Petaluma Valley where the underlying geologic structure is characterized by sediments deposited by streams on floodplains, alluvial deposits, and basins. This geologic structure is depicted in Figure 7.1-1. Overall, general geologic conditions, slopes, and soils do not vary significantly from one part of the city to another.

The geologic formations in Rohnert Park range in age from Jurassic to Holocene. The Franciscan Complex of Jurassic-Cretaceous age is the oldest geologic unit and constitutes the basement rock in the vicinity. The Franciscan Complex consists of a chaotic mixture of deformed sedimentary, igneous, and metamorphic rocks. Although at a great depth beneath Cotati valley, the Franciscan is exposed in the surrounding highlands. During the late Tertiary age, marine sediments and volcanic rocks were deposited over a large area of the Franciscan Complex. Sedimentary rocks of the Petaluma formation and volcanic rocks of the Sonoma group underlie the valley alluvium and are exposed in the hills to the east. Several hundred feet of alluvial sediments of Quaternary age have been deposited in the Cotati Valley by streams draining the surrounding highland area[1].

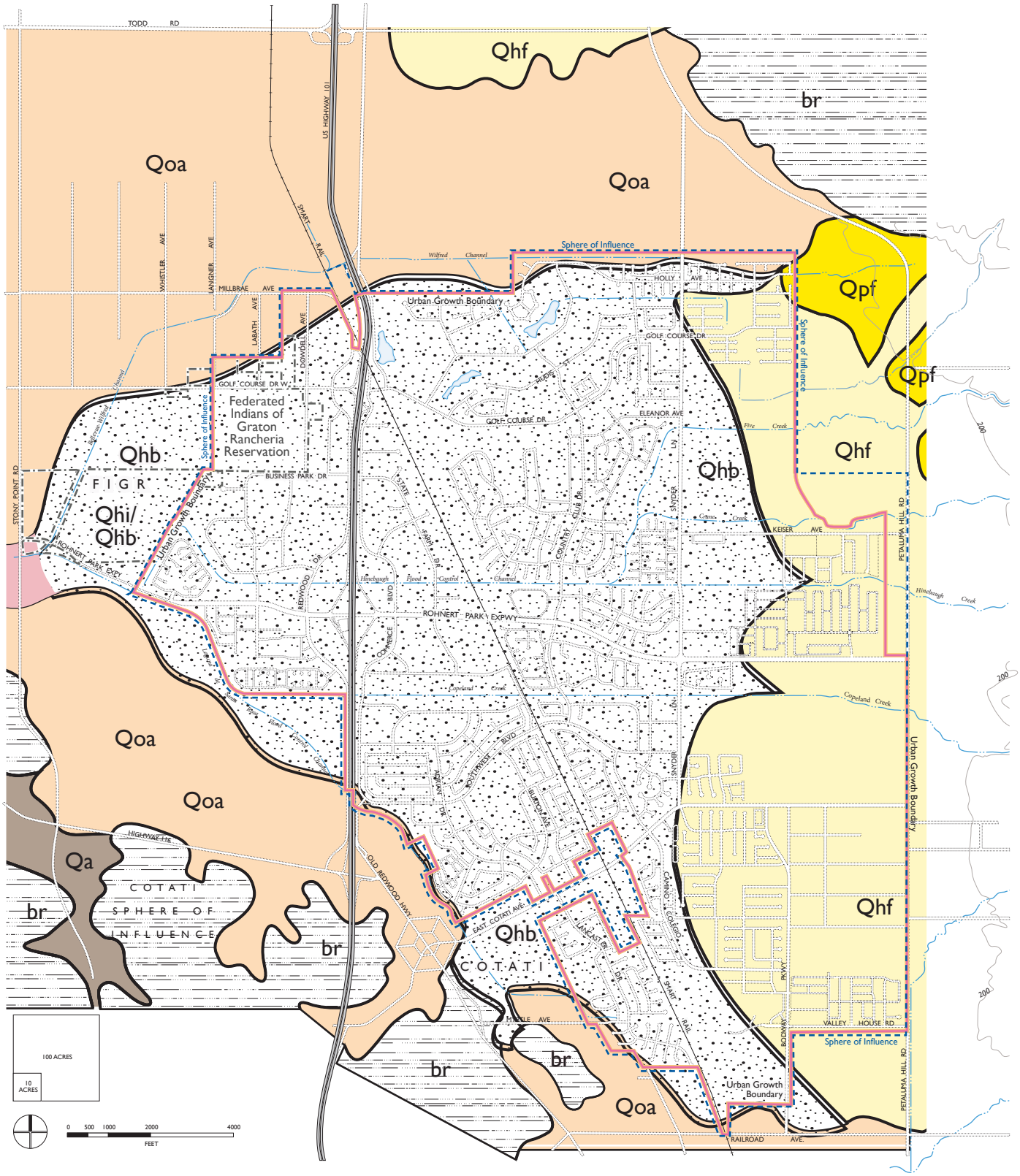
Soils within the city are almost entirely Clear Lake clays, as shown in Figure 7.1-2. The soils, typical of poorly drained basins and floodplains, were formed from alluvial sediments derived from the surrounding highlands. Clear Lake clays typically have low permeability, slow runoff characteristics, low erosion potential, high shrink-swell potential, and may be corrosive to uncoated steel products[2].

### SEISMIC HAZARDS

There are no known active faults within Rohnert Park. The Healdsburg-Rodgers Creek fault zone lies about five miles to the east of the city. The San Andreas Fault System is located approximately 15 miles west of the city. During the 1989 Loma Prieta Earthquake, Rohnert Park experienced sustained shaking lasting 15 seconds and little damage. Secondary seismic hazards that could affect Rohnert Park include ground-shaking, liquefaction, and ground settlement. Since virtually all construction in Rohnert Park occurred after the incorporation of earthquake safety design in California construction, there are no known structures in Rohnert Park that would be specifically hazardous during an earthquake, such as unreinforced masonry buildings. The City's Emergency Management Plan is discussed in Section 7.5.

[1] Herzog Associates, Preliminary Geologic and Soil Evaluation, New Civic Center, Rohnert Park, CA, 1989

[2] USDA, 1972




Qhi/Qhb Latest Holocene flood plain and basin deposits

Qhb Holocene basin deposits

Qhf Holocene fan deposits

Qa Late Pleistocene to Holocene alluvium, undifferentiated

Qpf Late Pleistocene fan deposits

Qoa Early or middle Pleistocene alluvium

br Pre-Quaternary deposits and bedrock. Includes Quaternary landslides

Source: William Lettis & Associates, 1994, *Maps showing Quaternary Geology and Liquefaction Susceptibility in the Napa, California, 1:100,000 Sheet*

*Figure 7.1-1*

# Geology

Elevations range between 230 feet above mean sea level northeast of the city to 90 feet above mean sea level on the western boundary of the city. Slope gradients are generally less than one-half percent in the western portions of the city and about one percent in the eastern portions. Elevations range between 230 feet above mean sea level northeast of the city to 90 feet above mean sea level on the western boundary of the city. Slope gradients are generally less than one-half percent in the western portions of the city and about one percent in the eastern portions. Maximum slopes of five to eight percent exist northeast of the city along the bend in Petaluma Hill Road at the foot of the Taylor Mountain. The area within the Urban Growth Boundary (UGB) is relatively flat and the potential for landslides is low. The area outside the UGB but within the Planning Area slopes eastward to the ridge of Sonoma Mountain, approximately 2,300 feet in height.

## LANDSLIDE AND LIQUEFACTION HAZARDS

Given the relatively flat topography and the nature of soils, there is little risk of mudslides, landslides, or erosion in the immediate Rohnert Park area. Soil liquefaction has the potential to impact the Rohnert Park area during a significant earthquake. Liquefaction occurs when soils lose their bearing capacity during a seismic event. The potential for liquefaction depends on the type of soil and the extent that the soils are saturated with ground water. Soils underlying almost the entire area within the city exhibit moderate susceptibility to liquefaction. Liquefaction susceptibility is shown on Figure 7.1-2.

The seasonal expansion and contraction of Clear Lake clays can cause gradual cracking, differential settling, and weakening of structures and roadways. Perhaps the most visible example of the effects of Clear Lake clays is the cracked driveways and foundations in older sections of Rohnert Park.

## GOALS: SEISMIC AND GEOLOGIC HAZARDS

HS-A Minimize the risk to life and property from seismic and geologic hazards in Rohnert Park.

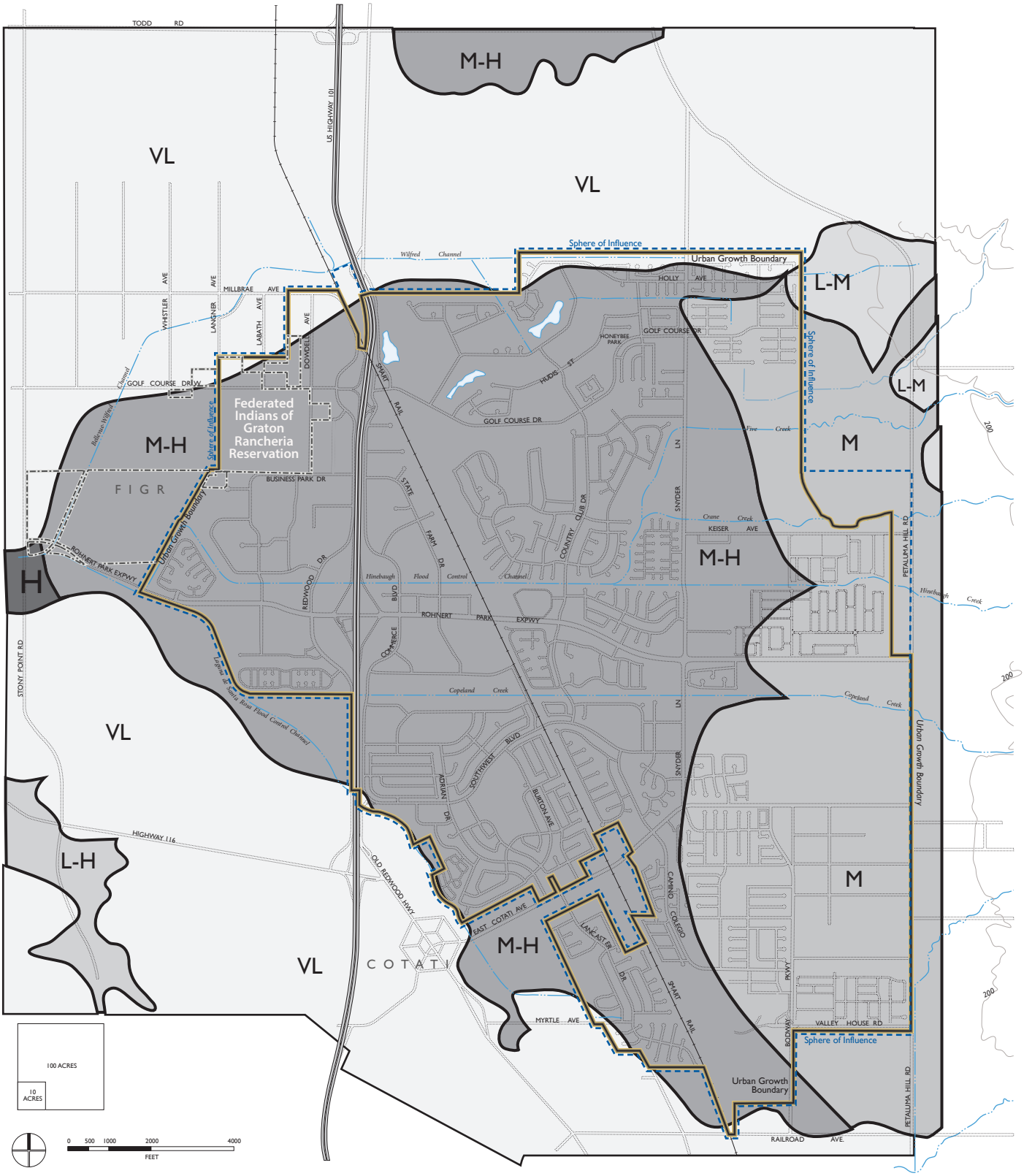
## POLICIES: SEISMIC AND GEOLOGIC HAZARDS

HS-1 Require new construction to utilize site preparation, grading, and foundation designs in accordance with site specific soil conditions. Require submittal of a preliminary soils report, prepared by a registered civil engineer.

*Development should undertake necessary studies and structural precautions to prevent structural damage due to soil expansion and contraction. The existing Subdivision regulations require submission of a soils report. For areas in the city that have a moderate or high liquefaction potential, information is available in the California Division of Mines and Geology Special Publication 117, Guidelines for Evaluating and Mitigating Seismic Hazards in California.*

HS-2 Continue requiring all new buildings in the city to be built under the seismic requirements of the Uniform Building Code and Uniform Plumbing Code.

*The City has adopted the Uniform Building Code and the Uniform Plumbing Code, which mandates earthquake resistant building construction design standards. The City has amended these codes, in part, to address soil conditions. The amendments require added reinforcement of slabs and slab floors, protection of slabs from ground water, use of non-expansive fill for building pads and beneath footings, and non-corrosive water piping material underground.*




H High

M-H Moderate to High

M Moderate

L-H Low to High

L-M Low to Moderate

L Low

VL Very Low

Source: William Lettis & Associates, 1994, *Maps showing Quaternary Geology and Liquefaction Susceptibility in the Napa, California, 1:100,000 Sheet*

*Figure 7.1-2*

# Liquefaction Susceptibility

## 7.2 DRAINAGE, EROSION, STORMWATER, AND FLOODING

### DRAINAGE

Creeks that drain the mountainsides flow into drainage channels that transverse Rohnert Park generally from east to west. Excluding a small area near East Railroad Avenue, the city drains westerly to the Laguna de Santa Rosa Creek. The area near East Railroad Avenue drains south to Lichau Creek, which flows into the Petaluma River.

Gravel and silt may wash from the slopes into these drainage channels. In recent years, gravel and silt were deposited in an enclosed stormwater drain underneath Goldridge Elementary School and Golis Park. The materials reduced the capacity of the stormwater drain resulting in localized street flooding. The problem has been addressed by annual clearing of the stormwater drain. The Sonoma County Water Agency (SCWA) installed a siltation basin east of Petaluma Hill Road to intercept the gravel and silt. The city's drainage and 100- and 500-year flood zones are shown in Figure 7.2-1.

#### Mud and Debris Flows

Mud and debris flows originate in hillside areas having deep topsoil with poor drainage characteristics. Sloped hillsides, which may be the source of mud and debris flows, are located approximately a mile east of Petaluma Hill Road. Given the topography, such mud and debris flows would be channeled into drainage ways that generally flow east to west within the Rohnert Park area. The SCWA regularly removes gravel and silt from these channels to maintain their ability to adequately handle stormwater flows.

### EROSION

As shown in Figure 7.2-1, erosion potential is low for almost all soils in the city, according to US Soil Conservation Service ratings. This low potential is primarily related to high soil stability since the slopes in the city are generally less than 2 percent. Erosion is presumably higher for soils in the vicinity of creeks, as well as for loam soils and ponded clay soils. Instances of significant erosion are most likely during construction. The formation of embankments or uneven topography, the effects of machinery, and the removal of vegetation, can contribute to increased rates of erosion.

### STORMWATER

Rohnert Park's storm drainage is under joint management of the City and the SCWA. The City maintains responsibility for the system of underground pipes that provides for minor and intermediate drainage, while SCWA maintains the system of open channels that diverts major drainage flows west towards the Laguna de Santa Rosa. Both the open channels and pipe systems are designed to meet SCWA standards and comply with the National Flood Hazard Insurance Program.

Amendments to the Clean Water Act established a two-phased approach to addressing storm water discharges. Phase I, which is currently being implemented, requires National Pollutant Discharge Elimination System (NPDES) permits for separate storm water systems serving large- and medium-

sized communities (those with over 50,000 inhabitants), and for storm water discharges associated with industrial and construction activity involving at least five acres. Buildout of this General Plan is expected to increase Rohnert Park's population to about 50,000.

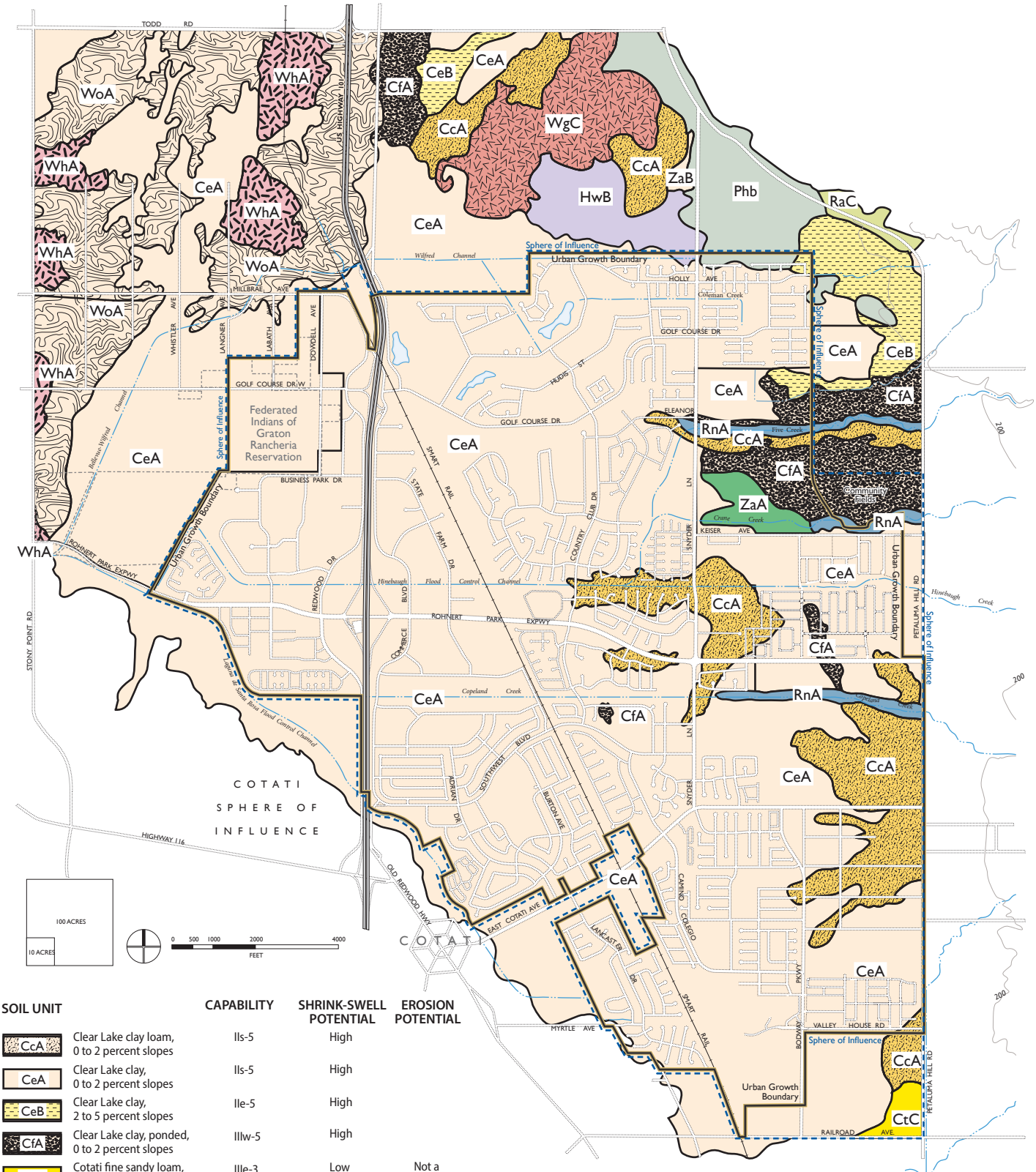
Phase II, which is currently under development by the US Environmental Protection Agency (EPA), will address remaining storm water discharges, including urban areas with populations under 50,000, smaller construction sites, and retail, commercial, and residential activities. NPDES requirements and regulations are expected to be similar for all cities with populations greater than 10,000.

As shown in Figure 7.2-2, there are a few isolated areas within the 1999 City Limits that are located within the 100-year flood zone. Approximately 60 acres of land designated for future development in the eastside is located in the 100-year flood zone, primarily along Copeland Creek and the Hinebaugh Flood Control Channel. A small portion of land within the Wilfred-Dowdell Specific Plan Area in the westside is located in the 500-year flood zone.

The City enforces flood control standards within 100-year flood hazard areas in accord with the requirements of the National Flood Hazard Insurance Program. In addition to 100-year flood hazard areas, localized, relatively minor flooding has occurred within Rohnert Park in recent years.

Natural flooding results from major rainstorms that cause overflows of stream courses, and may be aggravated by inadequacies in local storm drain facilities. Flooding may occur in two ways:

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

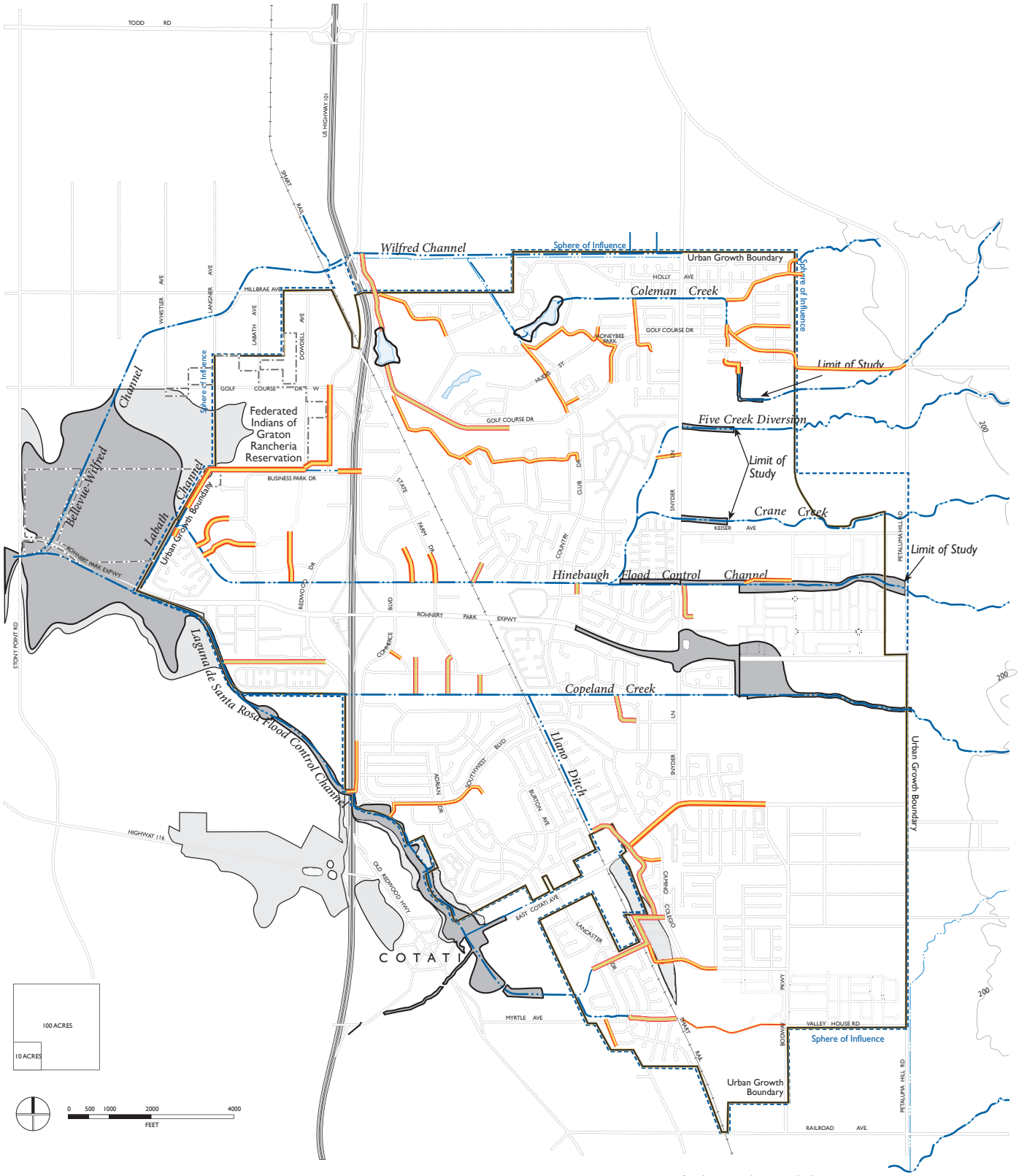



| SOIL UNIT | | CAPABILITY | SHRINK-SWELL POTENTIAL | EROSION POTENTIAL |
|---|---|---|---|---|
| CcA | Clear Lake clay loam, 0 to 2 percent slopes | IIs-5 | High | |
| CeA | Clear Lake clay, 0 to 2 percent slopes | IIs-5 | High | |
| CeB | Clear Lake clay, 2 to 5 percent slopes | IIe-5 | High | |
| CfA | Clear Lake clay, ponded, 0 to 2 percent slopes | IIIw-5 | High | |
| CtC | Cotati fine sandy loam, 2 to 9 percent slopes | IIIe-3 | Low | Not a Hazard |
| Hwb | Huichica loam, shallow, ponded, 0-5 percent slopes | IVw-3 | Moderate | |
| PhB | Pleasanton clay loam 2 to 5 percent slopes | IIe-1 | Low | |
| RaC | Raynor Clay 0 to 9 percent slopes | IIIw-3 | Low | |
| WhA | Wright loam, wet, 0 to 2 percent slopes | IVw-3 | Low | |
| WoA | Wright loam, shallow, wet, 0 to 2 percent slopes | IIIe-3 | Low | |
| WgC | Wright loam 2 to 9 percent slopes | VIIIw-4 | N/A | |
| RnA | Riverwash | I-1 | Moderate | |
| ZaA | Zamora silty clay loam 0 to 2 percent slopes | | | |

Source: U.S. Department of Agriculture, Forest Service and Soil Conservation Service, in cooperation with University of California, Agricultural Experiment Station, 1972, *Soil Survey, Sonoma County, California.*

*Figure 7.2-1*

# Soil Types, Capability, Expansiveness and Erosion Potential




Source: City of Rohnert Park General Plan, 1995, Figure 5.1;
FEMA Flood Insurance Rate Map, 1991, *Community Panels 060375 855 and 060375 860*

Open Channel

Pipe System (48" and larger)

100-year Flood Zone

500-year Flood Zone

*Figure 7.2-2*

# Drainage and Flood Zones

One area that experienced street flooding prior to 1999 was in the "G" Section neighborhood. Gravel and silt partially filled and reduced the capacity of an underground storm water drain. During a subsequent storm, storm water backed up street drains. The storm drain has since been cleared of gravel and silt. The SCWA installed a siltation basin to intercept gravel and silt east of Petaluma Hill Road.

Localized flooding also occurred in the "F" Section. In this instance, storm water backed up into low lying streets, the North Rohnert Park Municipal Golf Course, and adjacent parcels because storm water was unable to flow into the Bellevue-Wilfred Channel and the Laguna de Santa Rosa.

Another area of local flooding in 1999 included portions of the Rancho Verde Mobile Home Park, parts of Martin Avenue, and adjacent commercial/industrial parcels. In this instance storm water backed up and was unable to flow into the Labath Channel. As the rain tapered off and the level of the Laguna de Santa Rosa fell, storm water drained from the flooded areas.

Silt deposited over the years in the Bellevue-Wilfred, Laguna de Santa Rosa, and Labath Flood Control Channels has reduced the capacity of these channels, which has contributed to the flooding problems. The SCWA widened both the Bellevue-Wilfred Flood Control Channel and the Laguna de Santa Rosa and plans to remove accumulated silt in the near future.

### SCWA Capital Projects Plan

Rohnert Park participates in the planning and development of drainage and flood control activities within the Laguna-Mark West Zone 1A, administered by SCWA. In March 1998, SCWA circulated a revised Capital Projects Plan for Fiscal Year 1999 to Fiscal Year 2003. Projects in the Capital Projects Plan include improvements for the County's seven designated flood control zones.

The Capital Projects Plan identifies 17 projects for funding in Zone 1A. Projects were identified by an Advisory Committee for the Flood Control Zone, appointed by the SCWA's Board of Directors. Information and criteria used for selecting projects include historical flooding problems, areas benefited, alternative funding available, special safety and health factors, coordination with other public projects, and environmental concerns. Several of the projects will directly help improve potential flooding problems in the Rohnert Park area. All projects are scheduled for completion by the end of Fiscal Year 2000.

## GOALS: DRAINAGE, EROSION, STORMWATER, AND FLOODING

HS-B Minimize the risk to life and property from flooding.

HS-C Control erosion and sedimentation to provide flood protection and protect water quality.

## POLICIES: DRAINAGE, EROSION, STORMWATER, AND FLOODING

HS-3 Prepare and implement a Storm Water Management Plan to ensure protection of the surface and groundwater resources.

*The Storm Water Management Plan should include requirements for periodic monitoring of storm water outfalls, public outreach and education, and the implementation of Best Management Practices (BMPs) for a variety of industrial, construction, and municipal activities. Until such time that a Storm Water Management Plan is prepared, the City should use existing regulations pertaining to subdivision design, zoning, building, and grading ordinances and policies to reduce discharge of non-point source pollutants into local streams.*

HS-3A Work with the County to ensure that any new development east of Petaluma Hill Road does not interfere with groundwater recharge.

HS-4 Ensure that the City's regulations pertaining to subdivision design, zoning, building, and grading ordinances and policies continue to include measures to minimize erosion and sedimentation.

*Policy EC-13 in Chapter 6: Conservation establishes creek protection zones and standards to protect the city's creeks.*

HS-5 As part of the building permit process, require all development projects to comply with hydrology and drainage policies incorporated in the applicable Specific Plans. Require the project proponent to design and construct a storm drain system in accordance with the SCWA Flood Control Design Criteria (latest revision), specific to the project. Encourage the use of environmentally sensitive drainage improvements including flow reduction and flood bypass systems in order to ensure protection of surface water quality and stream integrity.

*Policy LU-10A stipulates that all specific plans shall address hydrology and drainage for their respective areas, as well as practices to be incorporated as part of individual development projects.*

*The storm drain system may include:*

- *Street and underground storm drain improvements; and*
- *New underground storm drainage facilities.*

*The City should recommend the use of high infiltration measures to reduce stormwater discharge into the regional storm drain system. Measures to divert surface runoff into open areas that have high infiltration capabilities could include ponds built into landscapes, unlined runoff channels, and dispersion points into landscaped areas. Where possible and technically feasible, roof tops and paved areas should drain into underground dispersal pipes or vegetated percolation beds. Landscaping in parking lots and around building perimeters should be maximized.*

*The City shall review and approve the proposed drainage system requirements prior to construction on the project site.*

HS-6 As part of the building permit process, require new development greater than five acres in size to prepare and implement a site-specific storm water pollution prevention plan (SWPPP) that effectively reduces discharges of stormwater containing sediment and other pollutants resulting from site construction activities. In addition, require all projects, regardless of size, to comply with any other stormwater provisions of the specific plans for their respective areas.

*Policy LU-10A stipulates that all specific plans shall address storm-water pollution for their respective areas, as well as practices to be incorporated as part of individual development projects.*

*The proponent shall comply with all requirements set forth in the State Water Resources Control Board (SWRCB) General Construction Activity Storm Water Permit. SWRCB requires site owners of development projects with construction activity resulting in soil disturbance of an area greater than five acres to comply with the California General Permit to Discharge Storm Water Associated with Construction Activity (NPDES General Permit CAS000002). The Permit requires development and implementation of a SWPPP emphasizing BMPs. The RWRCB maintains a list of suggested BMPs, which are schedules of activities, prohibitions of practices, maintenance procedures, and other management procedures to prevent or reduce pollution.*

*Policy EC-19 requires site preparation, grading, and foundation designs for erosion control to prevent sedimentation and contamination of creeks.*

*Policy EC-21 establishes development standards for new construction adjacent to riparian zones to reduce sedimentation and flooding.*

HS-7 Prepare engineering studies when necessary to update drainage and flood zone maps and, during rainstorms, conduct surveys and document locations of flooding.

HS-8 Systematically conduct maintenance, make repairs, or improve drainage facilities to minimize localized flooding during rainstorms. Provide treatment to first-flush runoff flows, street sweeping programs, and additional source controls to minimize non-point source pollution.

*Maintenance should occur more frequently during the winter.*

HS-9 Use the City's development review process to ensure that proposed development located in 100-year flood zones undertakes measures to provide adequate protection from flood hazards.

HS-10 Continue to use the National Flood Insurance Program standards and regulations as guidelines for implementation of flood damage control programs in Rohnert Park. Work with Federal Emergency Management Agency to update the 1991 Flood Insurance Rate Maps to reflect improvements to Copeland Creek.

HS-11 In cooperation with the Sonoma County Water Agency, maintain flood plain areas, drainage channels, and other drainage structures and improve drainage channel capacity in

ways that will preserve the natural character of habitat areas, riparian corridors, and waterways to the maximum extent feasible.

(Rev. 10/02)

## 7.3 SOLID WASTE MANAGEMENT AND RECYCLING

The City is responsible for waste collections and diversion within the incorporated limits. Solid waste disposal facilities are owned and operated by the Sonoma County Department of Transportation and Public Works, which also helps maintain the County Integrated Waste Management Plan (CoIWMP) jointly with the Sonoma County Waste Management Agency (SCWMA).

The California Waste Management Act, passed in 1989, required cities to prepare solid waste management planning documents that demonstrate how they would reduce the amount of waste sent to landfills by 25 percent by 1995 and 50 percent by the year 2000. These planning documents are known as the Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE). The SRRE includes four main components: source reduction, recycling, composting, and special waste. Each component identifies existing diversion programs and examines, evaluates, and selects future diversion programs. Hazardous waste is discussed in Section 7.4.

Rohnert Park's SRRE and HHWE, both adopted in 1992, were incorporated into the 1994 CoIWMP, which consolidates the SRREs and HHWEs prepared by each jurisdiction in Sonoma County. The CoIWMP, which includes a Facility Siting Element, is required to demonstrate the county's long-term ability to ensure the implementation of countywide diversion programs and to provide adequate disposal for local jurisdictions through the siting of disposal and transformation facilities.

### SOLID WASTE

In 1995, Rohnert Park achieved a diversion or source reduction rate of 39 percent, which was 14 percent higher than the 1995 statewide diversion goal. However, in 1997, this rate fell to 38 percent, which is 6 percent higher than the estimated state diversion rate. Some of this success was due to the County's comprehensive approach to waste reduction. Diversion goals are met through a combination of local and countywide source reduction, recycling, and composting programs. In adopting this approach, Rohnert Park has agreed in concept to sponsor or develop jointly some programs and facilities with neighboring communities or with the County.

### COLLECTION AND RECYCLING

Municipal solid waste is transported to the Central Disposal Site owned and operated by Sonoma County Public Works Department. The site is located approximately five miles southwest of the city in unincorporated Sonoma County. The City does not currently hold a disposal contract directly with the landfill, but contracts for collection and disposal services with private haulers. In 1997, Rohnert Park disposed of 50,528 tons of solid waste (see Table 7.3-1). Of the solid waste generated, 51 percent was used for fuel, 25 percent was recycled, 12 percent was landfilled, eight percent was incinerated, and four percent was treated. Over 4,000 tons of recyclables were collected through residential curbside and commercial collection. Furthermore, over 5,000 tons of yard debris and wood waste was composted.

**Table 7.3-1:**
**Rohnert Park Solid Waste, 1997**

| | |
|---|---|
| Total Waste Generated | 50,528 tons |
| % Used for Fuel | 51% |
| % Recycled | 25% |
| % Landfilled | 12% |
| % Incinerated | 8% |
| % Treated | 4% |

*Source: Integrated Waste Management Report Card, 1997.*

The City contracts out to Empire Waste Management for refuse hauling and curbside recycling services for single-family residents. Although there are no buy-back centers in Rohnert Park, two are located north of the city. Commercial recycling includes cardboard, glass, newspaper, and office paper collection. Approximately 2,951 tons of materials were collection through residential curbside collection and 1,070 tons through commercial collection.

The SCWMA sponsors several other waste reduction efforts including the Eco-Desk hotline, the annual Sonoma County Recycling Guide, the SonoMax waste exchange, master gardener home composting workshops, the Recycling Market Development Zone, and Household Toxics Roundups. The regional approach of the SCWMA has helped Sonoma County reduce solid waste at the lowest possible cost.

### Expansion of Solid Waste Disposal Facilities

Given current capacity and projected diversion rates, the Central Landfill is expected to reach capacity in approximately 2005. The expansion of the Central Landfill was recently approved by the County, allowing for disposal of solid waste up to 2010.

### GOALS: SOLID WASTE MANAGEMENT AND RECYCLING

HS-D Reduce the generation of solid waste and recycle those materials that are used, to slow the filling of local and regional landfills, in accord with the California Integrated Waste Management Act of 1989.

### POLICIES: SOLID WASTE MANAGEMENT AND RECYCLING

HS-12 Continue to work toward reducing solid waste and increasing recycling, in compliance with the Sonoma County Integrated Waste Management Plan.

*Rohnert Park has a responsibility to meet regional source reduction and recycling initiatives in order to achieve State-mandated waste reduction targets and extend the useful life of existing landfill facilities.*

HS-13 As part of development review and environmental analysis, ensure that new multifamily residential and all non-residential development comply with the City's Source Reduction and Recycling Element (SRRE) and Household Hazardous Waste Element (HHWE), as well as the Sonoma County Integrated Waste Management Plan (CoIWMP).

*Multifamily residential development includes any residential structures with two or more dwelling units.*

HS-14 As part of the City's Capital Improvement Program (CIP), the Parks, Recreation, and Open Space (PROS) Master Plan, and other programs, explore the feasibility of installing recycling receptacles for plastic and glass beverage containers and papers in parks and other public areas (for example, community recreational facilities, transit stops, and mixed-use districts).

*The City and SCWA should consider other recycling strategies, including expanding recycling collection at commercial and multifamily housing.*

HS-15 Require new multifamily residential and all non-residential development to incorporate attractive and convenient interior and exterior storage areas for recyclables into new or remodeled buildings, to make recycling activities more convenient for those who use the buildings.

*Existing commercial businesses and business parks should be encouraged to install recycling receptacles on their premises. Multifamily residential development includes any residential structures with two or more dwelling units.*

## 7.4 HAZARDOUS MATERIALS

Hazardous materials include a large number of substances that may be dangerous to the public if improperly stored, handled, or disposed. These include toxic metals, chemicals, and gases; flammable and/or explosive liquids and solids; corrosive materials; infectious substances; and radioactive material. Hazardous materials, according to the State Health and Safety Code § 25501(o), "include, but are not limited to, hazardous substances, hazardous waste, and any material which a handler or the administering agency has a reasonable basis for believing that it would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment."

### WASTE MANAGEMENT AGENCY

In accordance with local Households Hazardous Waste Elements (HHWE) and the CoIWMP, the Sonoma County Waste Management Agency (SCWMA) conducts a range of hazardous waste programs. SCWMA conducts hazardous waste collection events at sites throughout Sonoma County. Over ten events are held each year, generally during dry weather months. At least one event is held in Rohnert Park. Rohnert Park businesses and residents may dispose of hazardous waste at any event in the County. Hazardous materials collected are packaged and taken to disposal sites outside Sonoma County.

The Agency plans to establish a permanent hazardous waste collection and temporary storage facility at the Central Landfill. The facility will be open to collect hazardous materials on a weekly basis. Hazardous materials will be transported to disposal sites outside Sonoma County.

SCWMA annually conducts hazardous waste education efforts. These education efforts include distribution of a recycling guide to nearly all households in Sonoma County. The guide lists how to avoid, store, and dispose of household hazardous materials. Ongoing public education campaigns are funded by the SCWMA and grant funds.

### Industrial and Commercial Hazardous Materials

State law requires that communities form a Consolidated Unified Protection Agency (CUPA). The CUPA manages the acquisition, maintenance, and control of hazardous waste by industrial and commercial businesses. Rohnert Park contracts with Sonoma County for this service.

### HOUSEHOLD HAZARDOUS WASTE

Hazardous waste is generated in homes and businesses alike, and includes products such as paint, batteries, fertilizers, and used motor oil. These wastes are of concern because they are often improperly managed, resulting in injuries to sanitation workers and damage to collection vehicles, as well as possible toxics leaching from sanitary landfills. Management of hazardous waste in Rohnert Park occurs under the 1992 HHWE, which was incorporated into the Sonoma County Hazardous Waste Management Plan.

The City's HHWE addresses the wastes that stem from a variety of common household products. Rohnert Park's household hazardous waste management program, outlined in the HHWE,

emphasizes public education, source reduction and recycling, mobile and permanent collection facilities, and hazardous waste load checking. Household hazardous waste is collected and disposed of by licensed haulers. Furthermore, SCWMA and the City created a network of private businesses that collect used oil in Rohnert Park. In 1990, it was estimated that Rohnert Park residents generated 20 tons of hazardous waste per year – of which 13 tons are estimated to be either illegally disposed of or stored in homes in Rohnert Park. Only four percent of Rohnert Park's households participated in the County Disposal Program in 1997.

The City currently participates in a SCWMA hazardous waste disposal program, allowing Rohnert Park residents to dispose of hazardous waste in nearby cities. SCWMA plans to establish a permanent collection facility at the Central landfill and reduce the periodic collection events in urban areas.

## HAZARDOUS MATERIALS DISPOSAL SITES

There are no hazardous material disposal sites in operation in the Rohnert Park area. All hazardous waste is placed in containers and shipped to sites outside the community.

The Rohnert Park area does not contain any known historical hazardous material disposal sites. Underground tanks containing petroleum products at scattered sites in the community may have contaminated subsurface earth. Regular, highly detailed, laboratory testing of water from the city's wells, scattered throughout the community, has not detected contaminants from underground tanks or other hazardous materials.

The City's Department of Public Safety investigates illegal hazardous waste dumping. Most illegal hazardous waste dumping in Rohnert Park consists of the disposal of oil and gasoline in storm drains. Signs discouraging hazardous waste dumping were installed in 1997 above all storm drain inlets in the city.

### Hazardous Materials Transfer Station

The Safety Kleen Corporation operates a hazardous materials transfer station in Rohnert Park. The total amount of hazardous materials stored at any given time is 2,000 gallons. Hazardous materials are shipped to the company's plant in Reedley, California, for treatment. The primary hazardous material is 1,450 gallons per day, on average, of the mineral spirit Stoddard Solvent. In addition, the transfer station stores approximately 40 gallons of Percloethylene (Perk), a cleaning solvent used by dry cleaning businesses, and 40 gallons of lacquer thinner per day. Toxic materials are obtained from an area extending from San Francisco to Eureka. The recycled materials are sold back to the same businesses. The company does not treat or dispose of any hazardous materials on the Safety Kleen site in Rohnert Park.

## GOALS: HAZARDOUS MATERIALS

HS-E Minimize the risk to life and property from the generation, storage, and transportation of hazardous materials and waste in Rohnert Park and assure the proper disposal of all hazardous waste that may be generated in Rohnert Park.

HS-F Comply with all applicable regulations and provisions for the storage, use and handling of hazardous substances as established by federal (EPA), State (DTSC, RWQCB, Cal OSHA, Cal EPA), and local (County of Sonoma, City of Rohnert Park) regulations.

HS-G Protect groundwater and soil from contamination by hazardous materials.

**POLICIES: HAZARDOUS MATERIALS**

HS-16 Promote joint, countywide programs to address the generation and disposal of hazardous materials including the Sonoma County Hazardous Waste Management Plan.

HS-17 Develop and implement programs which provide convenient means for residents to properly dispose of household hazardous waste materials.

HS-18 Support efforts to establish a permanent hazardous waste collection and temporary storage facility at the Central Landfill.

*This policy would allow hazardous waste collection events in Rohnert Park and other nearby cities to be phased out. Given the risks of spills and accidents, it would be preferable to have residents and businesses take hazardous waste to a controlled environment away from built-up urban areas.*

HS-19 Maintain existing signs discouraging hazardous waste dumping above all storm drain in the city.

*The signs should also note locations of current disposal sites.*

HS-20 Support SCWMA in their hazardous waste education efforts.

## 7.5 EMERGENCY MANAGEMENT

### EMERGENCY PREPAREDNESS

The California Emergencies Services Act (State Government Code § 8550-8668) requires each city to prepare and maintain an Emergency Plan for natural, manmade, or war-caused emergencies which result in conditions of disaster or in extreme peril to life. Peacetime emergencies that should be addressed by the Plan include earthquakes, fires, and floods. In 1995, the City adopted a Standardized Emergency Management Plan, which describes the principles and methods to be applied in carrying out emergency operations or rendering mutual aid during emergencies. The Department of Public Safety (DPS) has developed the Standardized Emergency Management System with Annexes, which is consistent with the requirements of the California Emergencies Services Act. The System is updated and revised on an annual basis.

The Local Hazard Mitigation Plan (LHMP) for the City of Rohnert Park planning area, incorporated herein by reference, was developed in accordance with the Disaster Mitigation Act of 2000 (DMA 2000) and California Government Code Section 65302.6 and follows FEMA's 2011 Local Hazard Mitigation Plan guidance. The LHMP incorporates a process where hazards are identified and profiled, the people and facilities at risk are analyzed, and mitigation actions are developed to reduce or eliminate hazard risk. The implementation of these mitigation actions, which include both short and long-term strategies, involve planning, policy changes, programs, projects, and other activities. The approved Local Hazard Mitigation Plan and related documents can be found on the City's Website at: https://www.rpcity.org/cms/One.aspx?portalId=3037873&pageId=15757359.

All City departments play a role in the plans and have specific assignments to perform in emergencies. The City coordinates its planning with the County Office of Emergency Services to keep the plans up to date. The City also participates in periodic city and countywide disaster drills that are held to evaluate and critique emergency service preparedness. The Public Safety Headquarters has been designed to function as an Emergency Operations Center for the community.

City emergency preparedness planning focuses on immediate threat to life and property. One generally accepted rule-of-thumb is that citizens and businesses should not expect assistance until 72 hours after a disaster, unless there is an immediate threat to life or property. After a disaster, municipal resources may be limited and must be dispatched to the most serious emergencies.

#### Earthquake Response

The City is prepared to meet the emergency service needs after a "worst case" earthquake. In 1995, the City revised the "Threat Summary, Earthquake" section of the Standardized Emergency Management Plan. This summary details the impacts of an earthquake of a magnitude of 8.3 on the northern San Andreas Fault.

#### Response to Hazardous Materials Spills

The City currently maintains a hazardous materials response plan. The Plan builds upon the Sonoma County Operational Area Hazardous Materials Incident Response Plan. The goals of the

City's hazardous materials planning are to contain and identify hazardous materials spills and to implement evacuation, clean up, and disposal.

The DPS maintains a hazardous materials team. Members of this team have completed extensive training and qualify as Hazardous Materials Technicians or Specialists. Should a hazardous materials event occur within the city, the hazardous materials team will take a leading role in protecting the public. The team will follow general response guidelines but must fit the response to the specific incident.

Numerous types of hazardous materials are transported on US 101. The California Highway Patrol is responsible for hazardous materials accidents on the Highway. The City maintains communication links with these agencies and participates, as necessary, in responses to hazardous materials accidents.

## EMERGENCY MEDICAL CARE

Sonoma Life Support provides ambulance service in Rohnert Park. Sonoma Life Support is a private emergency medical provider that was granted the contract to provide emergency services for the central Sonoma County Franchise area in 1991. The purpose of the franchise is to provide emergency medical services to all sectors of the population regardless of ability to pay, support the system through fees and minimize cost through public regulation of the service provider. Sonoma County monitors the service provider, ensuring that Sonoma Life Support maintains the required service levels.

A single ambulance station serves the City of Rohnert Park. The station is housed in leased space generally located near the center of the city. Units located elsewhere in the county provide backup service as needed. A paramedic and other necessary staff at all times staff the station. Emergency services are provided 24 hours a day, seven days a week. The ambulance contains full communications including radio and phone linking the ambulance with the Santa Rosa and Petaluma hospitals.

## POLICE, FIRE, AND RELATED SERVICES

DPS provides police, fire, and related services in the community according to the public safety administrative concept. Cross-trained personnel under a single administrative umbrella furnish police and fire services.

Key procedures help implement the public safety concept in Rohnert Park. First, DPS personnel are issued personal pagers and home alert devices. This allows personnel to be contacted by dispatchers in cases when additional staff is needed during an emergency. Second, public safety officers must live within a reasonable proximity to the community. Third, the City issues vehicles to officers. The vehicles are parked at officers' homes during off-duty hours. Officers carry fire turnout gear, water and dry chemical fire extinguishers, emergency medical, and other items in their vehicle.

**GOALS: EMERGENCY MANAGEMENT**

HS-H Use the Standardized Emergency Management Plan as the guide for emergency management in Rohnert Park.

HS-I Cooperate with other public agencies to store, organize, distribute, and administer emergency medical equipment, supplies, services and communication systems.

HS-J As part of the concurrency requirement for development on the westside, construct a public safety station west of US 101 in the general vicinity of the Wilfred Avenue/Labath Avenue intersection.

*A Westside station will be necessary if additional construction occurs west of US 101 in order to respond to emergency calls within an acceptable response time. If the station were located in the general vicinity of the Wilfred Avenue/Labath Avenue intersection, emergency vehicles could respond within four minutes to calls in the area west of US 101.*

**POLICIES: EMERGENCY MANAGEMENT**

HS-21 Maintain and regularly update the Standardized Emergency Management Plan.

*The Department of Public safety shall administer the plan and revise it as needed. Evacuation routes should be adopted and updated as part of the plan. The routes should be flexible to respond appropriately to various emergencies (such as exposure to hazardous materials, flood, fire, or earthquake).*

HS-22 Conduct periodic emergency management exercises to familiarize key City personnel and surrounding jurisdictions and agencies with their roles and responsibilities to ensure emergency facilities will function in the event of a disaster.

HS-23 Prepare and disseminate information to help households prepare for emergency situations.

*This information should include pre-fire and earthquake plans, guidebooks, and instruction kits identifying how emergency response will be coordinated and how evacuation of residents will proceed. Households should be encouraged to take the necessary preparations to be self-sufficient for at least 72 hours after a disaster strikes the community.*

HS-24 Require adequate access for emergency vehicles, including adequate street width and vertical clearance, on new streets.

*The DPS should establish street width, vertical clearance, and access standards in the Standardized Emergency Management Plan.*

HS-25 Ensure that new traffic signals include a system which allows emergency vehicles to change the signal.

HS-26 Locate a new public safety station in the Stadium Lands Planned Development; require new development on the west side (west of Highway 101) to contribute funds to the Public Facilities Financing Plan for construction.

*The Wilfred-Dowdell Village Specific Plan establishes a Public Facilities Financing Plan to provide funding for a new station. The Wilfred-Dowdell Village development is providing a portion of the total funding required; other development benefiting from the station will also be required to contribute. The new station on the westside is expected to require seven additional public safety staff, whose salaries would be provided through the General Fund.*

# 8 Noise

California Government Code § 65302(f) requires that each general plan have a noise element. The purpose of the element is to identify existing noise problems in the community and to provide guidance to planners and developers for avoiding future problems.



## 8.1 NOISE CHARACTERISTICS

Noise can be defined as a sound or series of sounds that are intrusive, irritating, objectionable and/or disruptive to sleep, speech, and other activity. The known effects of noise on humans include hearing loss, communication interference, sleep interference, physiological responses, and annoyance. Generally, residential and public uses are more noise-sensitive than commercial and industrial uses.

### THRESHOLDS AND STANDARDS

Reported noise levels are expressed as a function of time (because noise varies over time) and time of day (because people are more sensitive to nighttime than daytime noise). Community Noise Equivalent Level (CNEL) and Day-Night Noise Level (Ldn) both reflect noise exposure over an average day, with weighting to reflect nighttime sensitivity. Ldn is commonly used for measuring community noise levels, although CNEL is used to measure aircraft noise levels, in conjunction with State standards. The following are generally accepted thresholds of noise interference:

- *Speech Interference*. Thresholds for speech interference indoors are about 45 dB if the noise is steady and above 55 dB if the noise is fluctuating. Outdoors, the thresholds are about 15 dB higher.
- *Sleep Interference*. Steady noise above 35 dB and fluctuating noise levels above about 45 dB may affect sleep.

Interior residential standards for multi-family dwellings are set by the State of California at 45 dB Ldn. The standard is designed for sleep and speech protection and most jurisdictions apply the same criterion for all residential uses.

### STRUCTURAL ATTENUATION

With open windows, typical structural attenuation is 12-17 dB; with closed windows, attenuation is 20 dB for older structures and 25 dB for newer structures. Special glass or double-paned windows can provide additional attenuation.

## 8.2 NOISE IN ROHNERT PARK

The major source of noise in Rohnert Park is traffic along major roadways. US 101, Rohnert Park Expressway, Snyder Lane, Southwest Boulevard, East Cotati Avenue, and Golf Course Drive have been identified as the major sources of roadway traffic noise. A secondary source of noise is the railroad which traverses the city.

### 1997 CONDITIONS

In 1997, traffic noise levels in Rohnert Park were calculated using the Federal Highway Administration's noise prediction model (FHWA-RD-77-108) and the California Vehicle Noise Emission Levels model, developed by Caltrans. The results are shown in Table 8.3-1. Only the roadways that would generate a 60 dB Ldn beyond a distance of 50 feet from the roadway centerline are listed. Because of minimal development in the city and few changes in traffic patterns or distribution, noise conditions did not go through any perceptible changes between 1997 and 1999.

Regular rail service along the Northwestern Pacific (NP) Railroad right-of-way was interrupted in 1998 due to stormwater damage. As of 1999, limited rail service was resumed. The NP Railroad operates about one train per day and one train every other night through Rohnert Park. Rail operations result in noise levels in excess of 69 dB Ldn up to 100 feet from the tracks and in excess of 60 dB Ldn up to 300 feet from the tracks.

The Sonoma Airport (12 miles northeast of Rohnert Park) and Petaluma Airport (8 miles southeast of Rohnert Park) impose no appreciable noise impacts on the city. Aircraft from the two airports reach an altitude of more than 1,000 feet when flying over Rohnert Park.

**Table 8.2-1:**
**1997 Estimated Traffic Noise Levels in Rohnert Park**

| | *Peak-Hour Traffic Volume* | *Average Speed (mph)* | *Noise Level at 100 feet (Ldn)* |
|---|---|---|---|
| US 101 | | | |
| No Sound Wall | 7,000 | 65 | 77 |
| Behind Sound Wall or Structures (estimate) | 7,000 | 65 | 72 |
| Petaluma Hill Rd | | | |
| Keiser Rd – Crane Canyon Rd | 1,500 | 50 | 68 |
| Keiser Rd – Railroad Ave | 2,000 | 50 | 70 |
| Snyder Lane | 1,100 | 35 | 60 |
| Country Club Dr | 1,000 | 25 | 57 |
| State Farm Dr | 900 | 35 | 59 |
| Commerce Dr | | | |
| Rohnert Park Expwy – Golf Course Dr | 1,000 | 30 | 58 |
| Rohnert Park Expwy – Old Redwood Highway | 1,300 | 30 | 59 |

**Table 8.2-1:**
**1997 Estimated Traffic Noise Levels in Rohnert Park**

| | *Peak-Hour Traffic Volume* | *Average Speed (mph)* | *Noise Level at 100 feet (Ldn)* |
|---|---|---|---|
| Redwood Dr | | | |
| Commerce Dr – Wilfred Ave | 1,600 | 35 | 61 |
| Wilfred Avenue – Rohnert Park Expwy | 1,000 | 35 | 60 |
| Rohnert Park Expwy – SR 116 | 900 | 35 | 59 |
| Stony Point Rd | | | |
| Millbrae Ave – Rohnert Park Expwy | 1,300 | 35 | 61 |
| Rohnert Park Expwy – SR 116 | 1,100 | 35 | 60 |
| Golf Course Dr | | | |
| Commerce Dr – Fairway Dr | 1,500 | 35 | 61 |
| Fairway Dr – Country Club Dr | 1,200 | 35 | 60 |
| Country Club Dr – Snyder Ln | 900 | 35 | 58 |
| Rohnert Park Expwy | | | |
| Stony Point Rd – Business Park Dr | 900 | 35 | 59 |
| Business Park Dr – US 101 | 1,700 | 35 | 62 |
| at US 101 | 2,500 | 35 | 63 |
| US 101 – Country Club Dr | 2,200 | 35 | 62 |
| Country Club Dr – Snyder Ln | 1,300 | 35 | 60 |
| Snyder Ln – Rohnert Park Expwy | 700 | 35 | 58 |
| Enterprise Dr | 700 | 30 | 58 |
| Southwest Blvd | 1,000 | 35 | 60 |
| East Cotati Avenue | 1,100 | 35 | 60 |
| East Cotati Avenue | 1,100 | 35 | 60 |

*Source: Illingworth & Rodkin, Acoustical Engineers*

## PROJECTED CONDITIONS UNDER GENERAL PLAN BUILDOUT

Estimates of roadway noise levels under General Plan buildout were based on projected traffic volumes and speeds, as documented in Chapter 4: Transportation. The noise analysis also takes into account the new roadways planned for the eastside, westside, Canon Manor, and southeast areas, as shown in Figure 4.1-1. Perceptible noise increases (3 dB or more) resulting from traffic under General Plan buildout are listed in Table 8.2-2. Noise contours are shown in Figure 8.2-1.

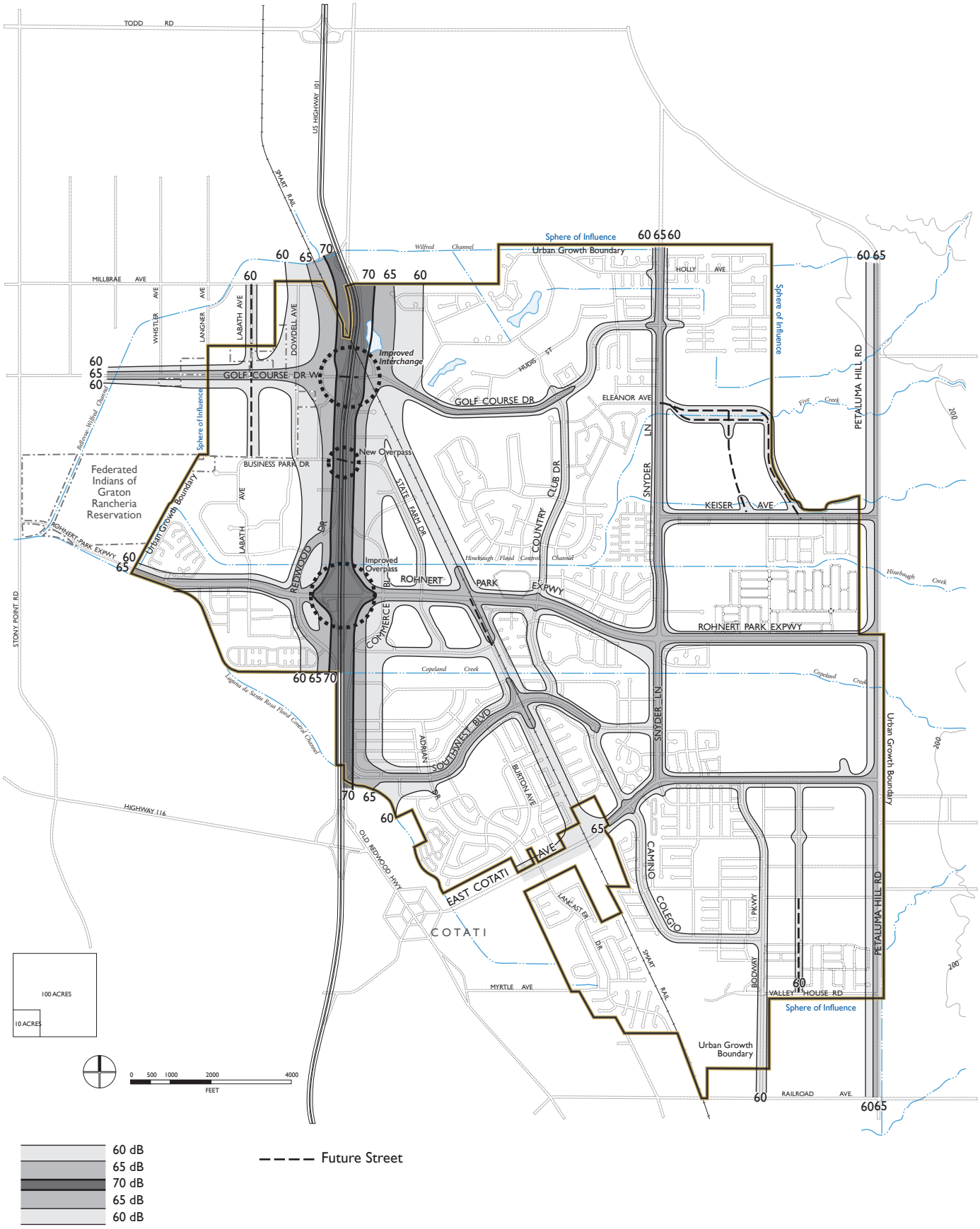



*Figure 8.2-1*

# Noise Contours under General Plan Buildout

**Table 8.2-2:**
**Projected Traffic Noise Level Increases[1]**

| *Affected Roadway Segments* | *Existing Noise Level at 100 ft. (Ldn)* | *Predicted Noise Level at 100 ft. (Ldn)* |
|---|---|---|
| Snyder Ln | 60 dB | 63 dB |
| Redwood Dr: Rohnert Park Expwy – SR 116 | 59 dB | 64 dB |
| Wilfred Ave: Stony Point Rd – Labath Ave | 56 dB | 61 dB |
| Wilfred Ave: Labath Ave – Redwood Dr | 57 dB | 67 dB |
| Keiser Rd: Snyder Ln – Petaluma Hill Rd | 55 dB | 63 dB |
| Rohnert Park Expwy: Snyder Ln – Petaluma Hill Rd | 58 dB | 61 dB |
| Southwest Blvd: Commerce Dr – Snyder Ln | 60 dB | 63 dB |
| East Cotati Ave: Snyder Ln – Bodway Pkwy | 60 dB | 64 dB |
| East Cotati Ave: Bodway Pkwy – Petaluma Hill Rd | 59 dB | 63 dB |

*1. Only roadway segments that would have a noise level of more than 60 dB Ldn at 100 feet from the roadway centerline are shown. New roadways and extensions (Labath Avenue, Sturdevant Drive, New Linear Park Road, and Eleanor Avenue) would all have noise levels below 60 dB at 100 feet from the centerline.*

*Source: Illingworth & Rodkin, Acoustical Engineers*

Most new roadway segments are predicted to have noise levels less than 60 dB Ldn at a distance of about 100 feet, with the exception of the two new US 101 crossings at Wilfred Avenue and State Farm Drive. Noise levels resulting from traffic along the two new highway crossings will be dominated by noise generated by US 101. Areas along new roadways on the eastside would have noise levels between 60 and 65 dB Ldn, as shown on Figure 8.2-1.

If train activity along the NP Railroad right-of-way is increased, noise-sensitive land uses in proximity to the line could be exposed to excessive noise levels. Noise levels along the route would depend on the type of train vehicle and track improvements, the frequency of trains, and the location of stations. North of the Rohnert Park Expressway, residential uses are set back from the rail line, but south of the Expressway, residential abut the right-of-way and would be subject to noise impacts.

## 8.3 NOISE GOALS AND POLICIES

### GOALS: NOISE

NS-A Protect public health and welfare by eliminating or minimizing excessive noise levels.

NS-B Minimize the exposure of noise-sensitive uses—including residences, schools, churches, hospitals, and other public uses—to excessive noise levels.

### POLICIES: NOISE

#### Standards

PF-1 During project review and approval, use Figure 8.3-1 to determine acceptable uses and analysis and insulation requirements in noise-impacted areas.

*Figure 8.3-1 is based on land use and noise exposure compatibility levels in Appendix A of the State of California General Plan Guidelines. The table is consistent with the provision of State law that requires special noise insulation for new multifamily housing units within 60 dB Ldn noise exposure contours.*

*The table's land use categories do not correspond to the use classifications on the General Plan Land Use Diagram, but to actual uses in development projects. The land use categories shall be consistent with use definitions in the City's Zoning Ordinance.*

*The General Plan Land Use Diagram was designed to locate noise-sensitive land uses, like residential, as far away from major noise generators as possible. The city's largest noise generator is US 101, where roadside noise levels exceed 70 dB Ldn.*

PF-2 For all residential uses, establish 45 dB Ldn as the standard for interior noise levels and 60 dB Ldn as the standard for exterior noise levels. Require appropriate siting of residential uses and/or mitigation measures to meet the standards.

*Figure 8.3-1 requires special insulation for residential and other uses within 60 dB Ldn noise contours. Residential uses shall be required to meet the 45 dB Ldn interior noise level performance standard as well.*

*The policy for exterior noise level is intended to protect the enjoyment of open space in residential areas. Also, it helps protect interior noise levels when windows are open. Buildings with open windows attenuate about 12-17 dB CNEL. Within 60 dB Ldn contours, residences with open windows would experience 43-48 dB Ldn interior noise levels, near the threshold of speech interference (45 dB Ldn).*

### Noise Reduction

PF-3 Update the Noise Ordinance and the Zoning Ordinance to require control of noise at the source through site design, building design, buffering, hours of operation, and other regulations, for any noise-emitting use.

*The City's Noise Ordinance establishes noise standards for various noise-emitting land uses and for zoning districts. In addition, the ordinance restricts noise emitted from temporary or intermittent uses.*

PF-4 Continue to require control of noise or mitigation measures for any noise-emitting construction equipment or activity.

*The City's Noise Ordinance establishes controls on construction-related noise.*

PF-5 Continue to work with County, State, and other agencies to reduce noise from sources outside the City's Sphere of Influence (SOI) and to minimize impacts on sites within the SOI.

### Mitigation of Noise Impacts

PF-6 Require buffers or site planning techniques for all new development within 65 dB Ldn noise contours. However, avoid visible sound walls except along US 101 and along the Northwestern Pacific (NP) Railroad right-of-way.

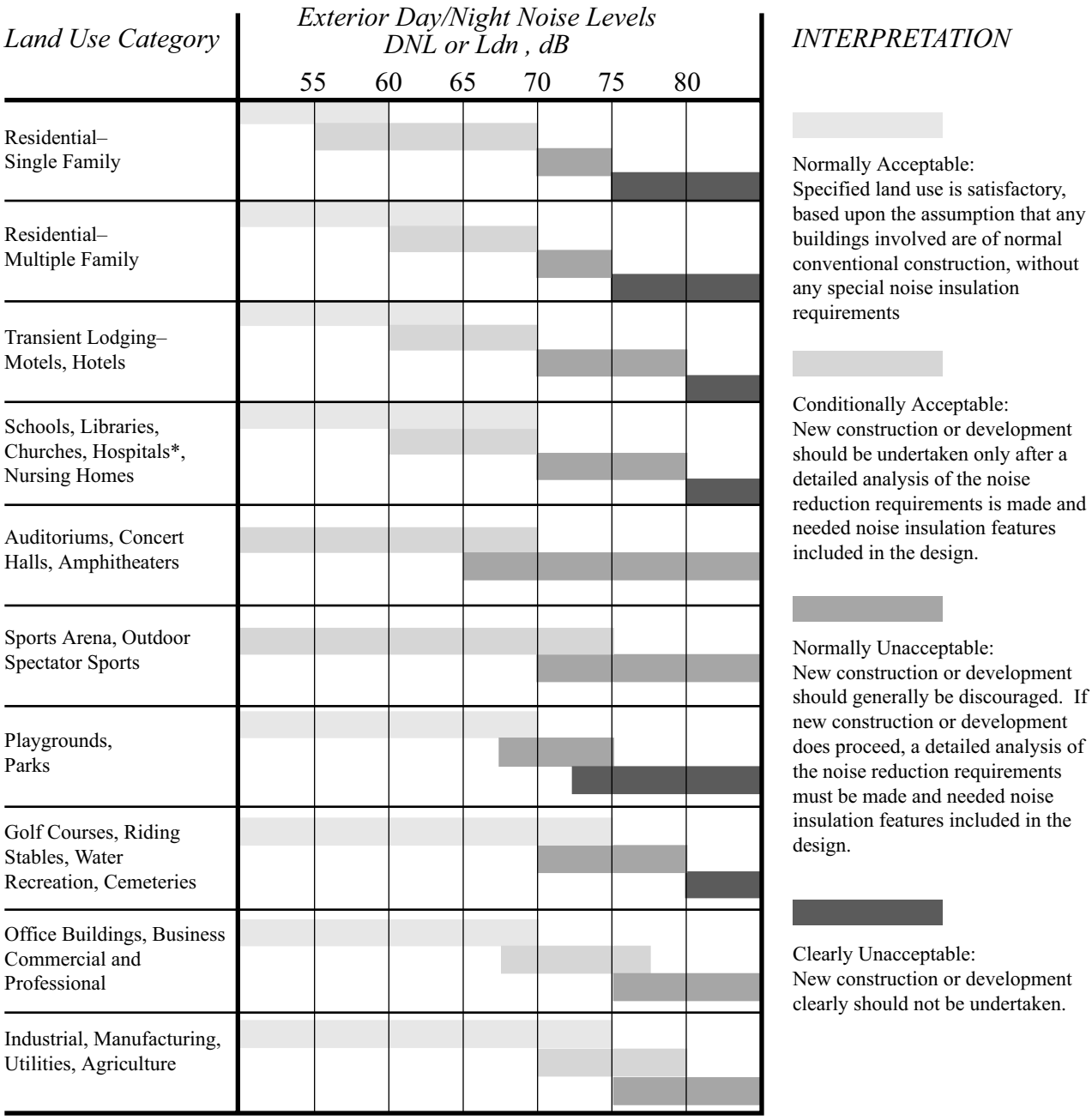
*Chapter 3: Community Design includes policies to minimize use of sound walls.*

PF-7 Require new development within existing or projected 65 dB Ldn noise contours to undergo a technical acoustical analysis, which shall serve as the basis for designing mitigation measures. Require the technical analysis to be conducted by a professional acoustical engineer.

*This policy applies to both residential and non-residential uses. The technical analysis should determine the relative effectiveness of alternative mitigation.*

PF-8 Work with SCTA to identify potential noise impacts resulting from commuter rail service along the Northwestern Pacific (NP) right-of-way and develop adequate mitigation measures.

*Policy TR-33 in the Transportation Element encourages SCTA to continue in its efforts to develop commuter rail service along the NP right-of-way.*




Source: Office of Planning and Research, State of California General Plan Guidelines,
Appendix A: Guidelines for the Preparation and Content of the Noise Element of the General Plan, 1998.

*Because hospitals are often designed and constructed with high noise insulation properties, it is possible for them to be satisfactorily located in noisier areas.

*Figure 8.3-1*

# Land Use Compatibility for Community Noise Environments

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# 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.


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# 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

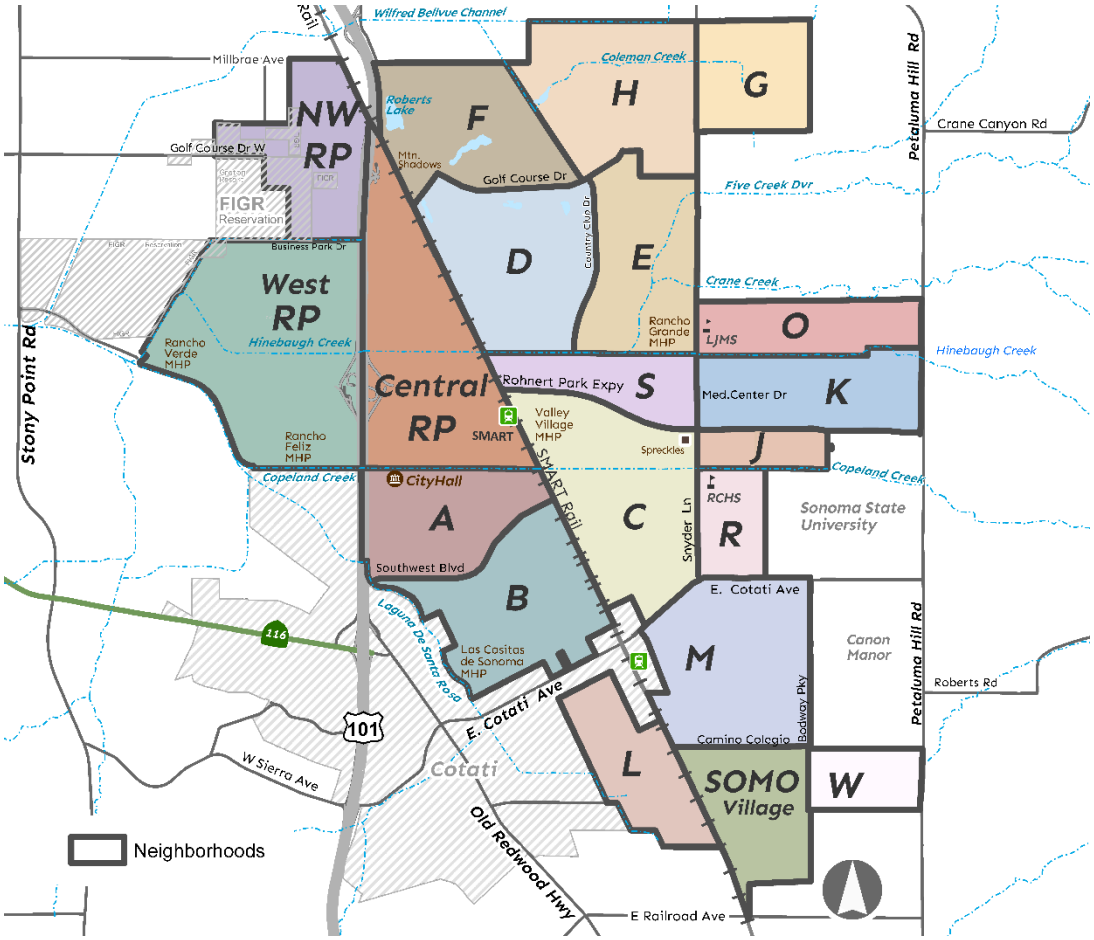
> *"Rohnert Park is a thriving, family-friendly community that is a safe, enjoyable place to live, work, and play"*
> *- Rohnert Park's vision statement*

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

had a population of 44,330[1] 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.

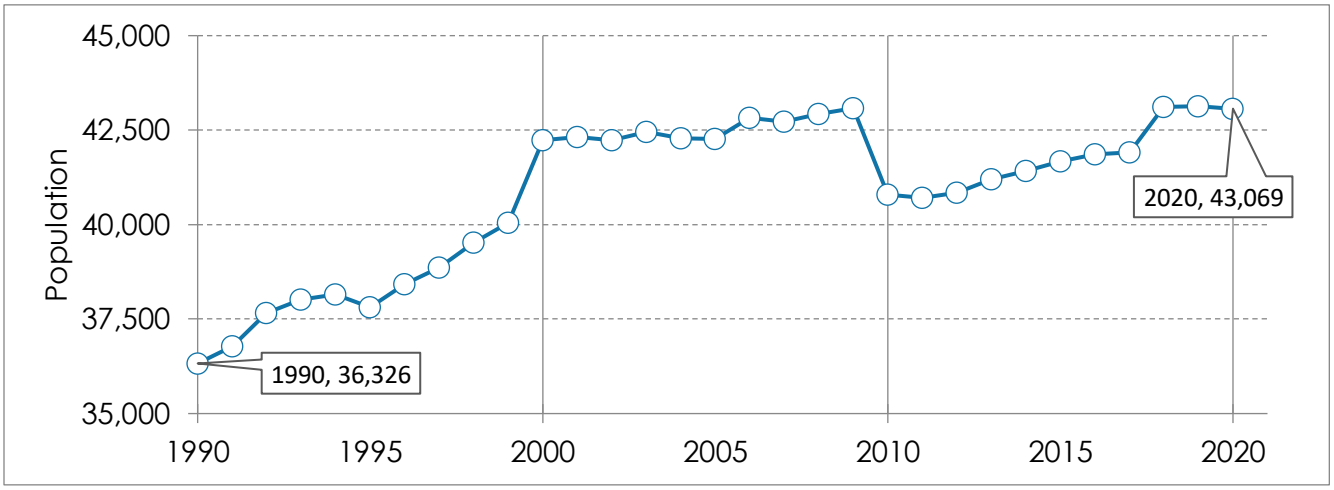
[1] U.S. Census Bureau, 2020

## 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

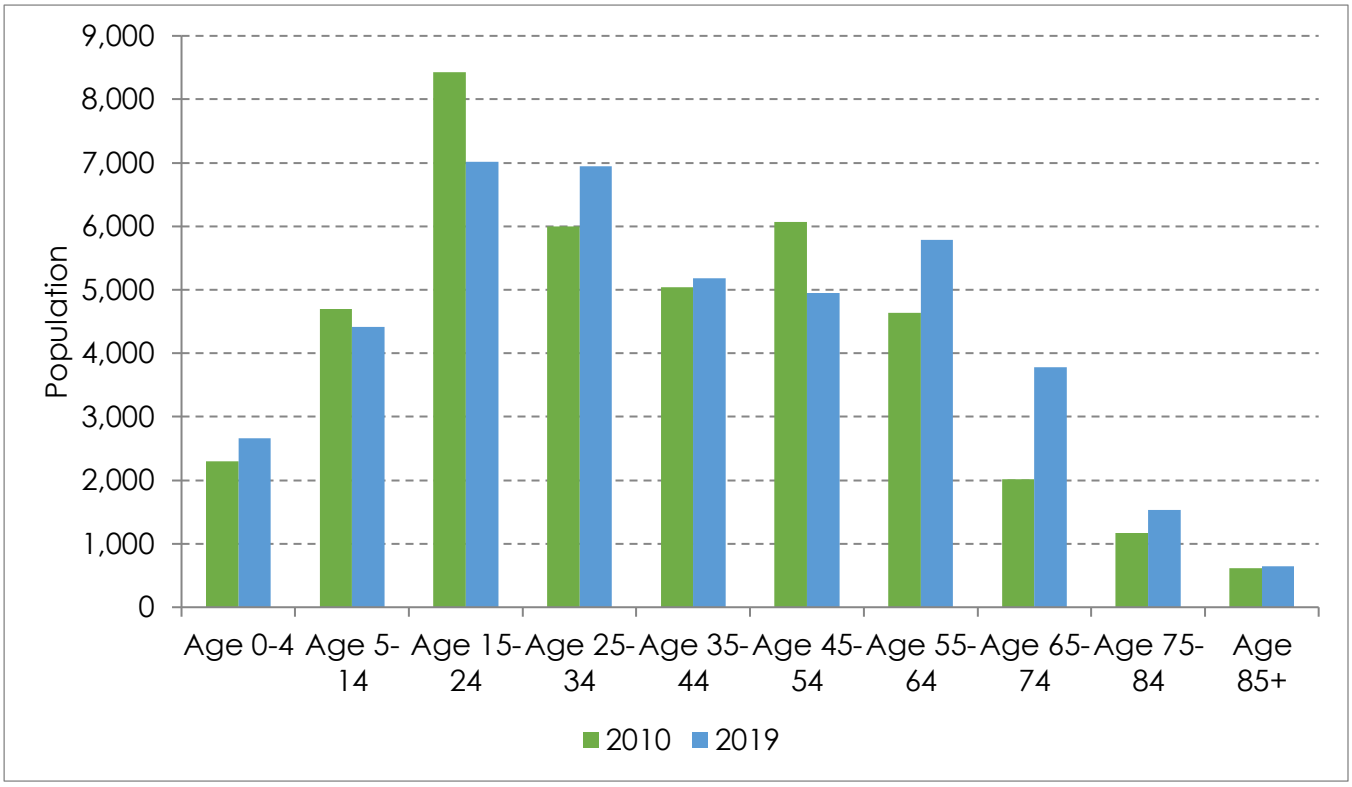



Note: DOF uses the decennial census to benchmark subsequent population estimates. Due to this, breaks may appear in this data between estimated data (1999, 2009) and data from the Census count (2000, 2010)
Source: California Department of Finance, E-5 series, 2020

### 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

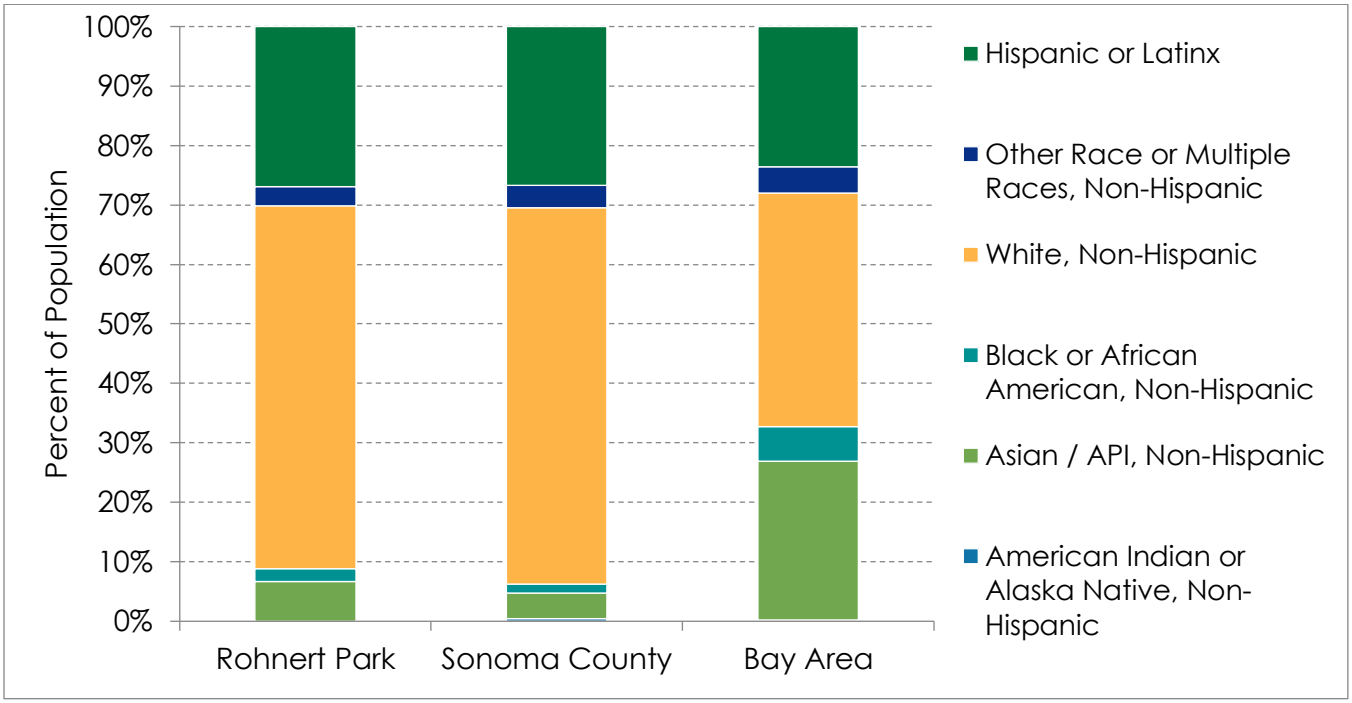



Source: US Census Bureau, 2010; American Community Survey 2019 5-Year Estimates

## 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 |

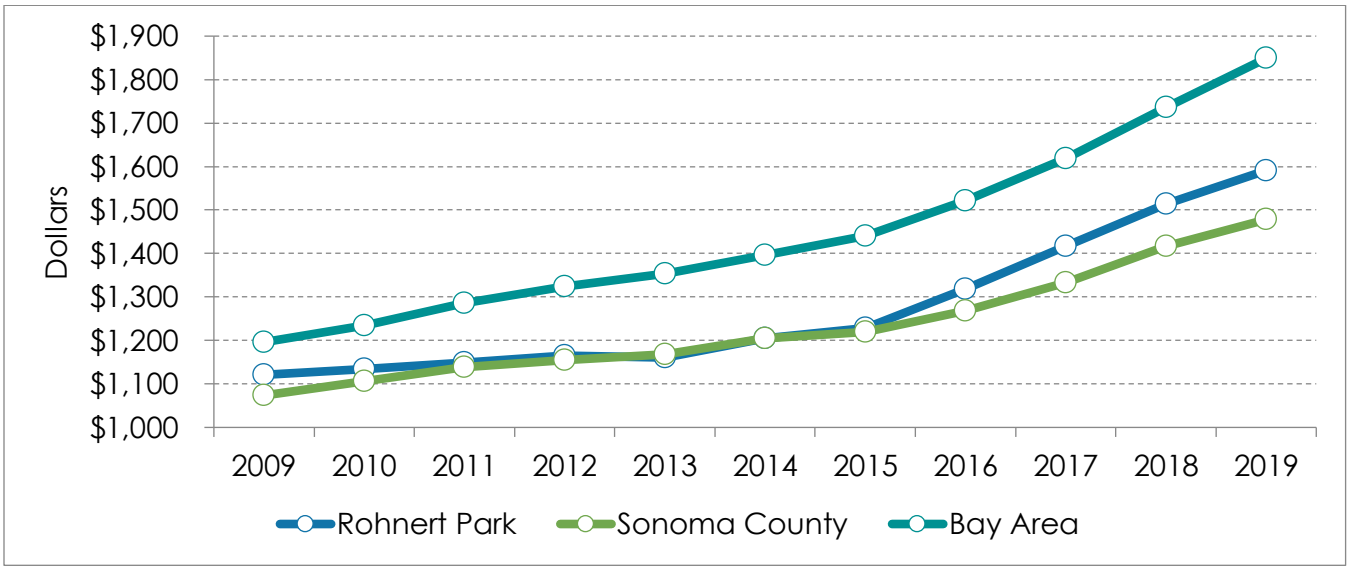
Source: HCD, May 13, 2022, Memorandum - State Income Limits for 2022

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

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.

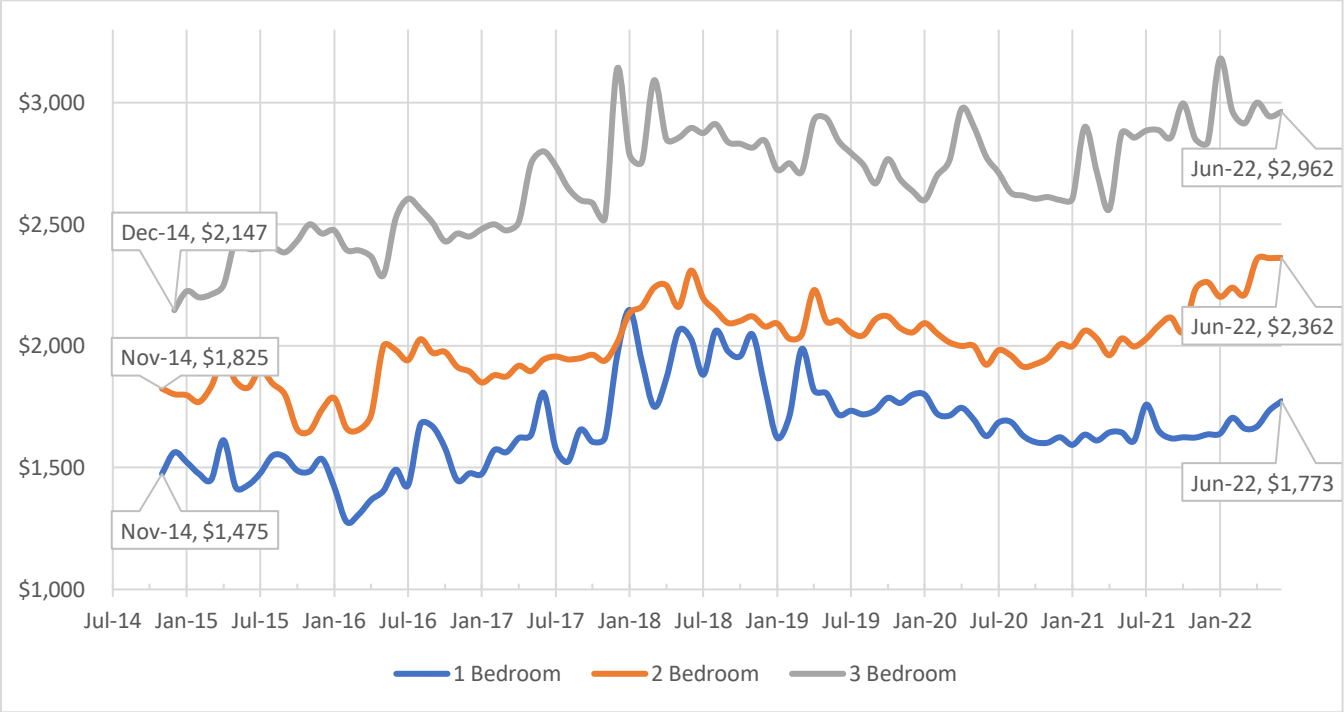
Though Rohnert Park is more affordable for homeowners than surrounding areas, the City has higher rental costs than Sonoma County in general. The median contract rent in 2019 for all rental households was $1,591 in Rohnert Park and $1,478 for Sonoma County. In June 2022, the median listed price for available 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

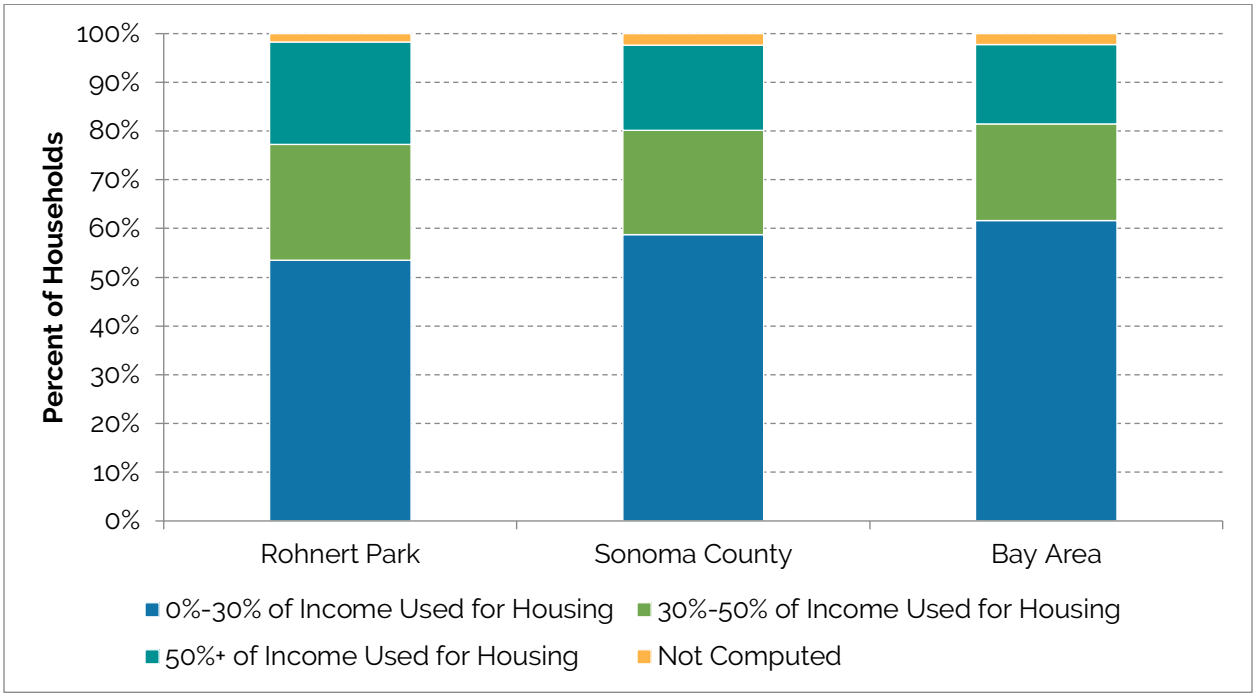
Figure 11-6 Median Listed Rental Prices, Rohnert Park
November 2014 - June 2022




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.

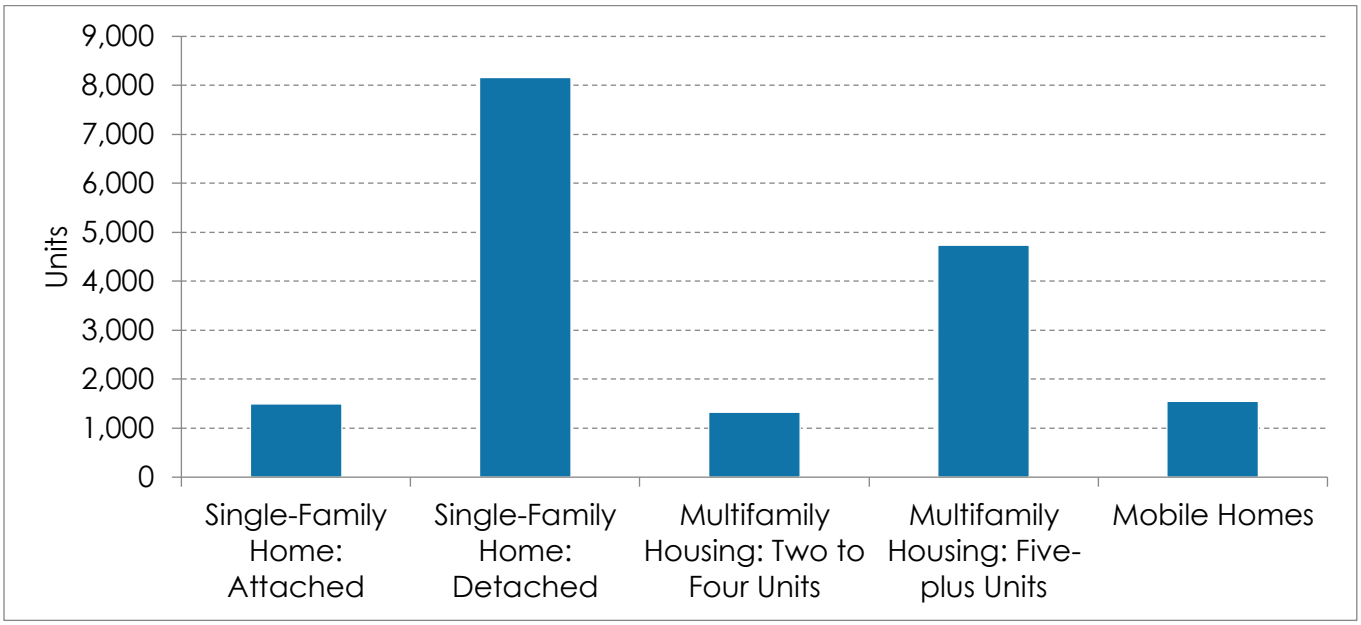
## Characteristics of Housing Stock

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

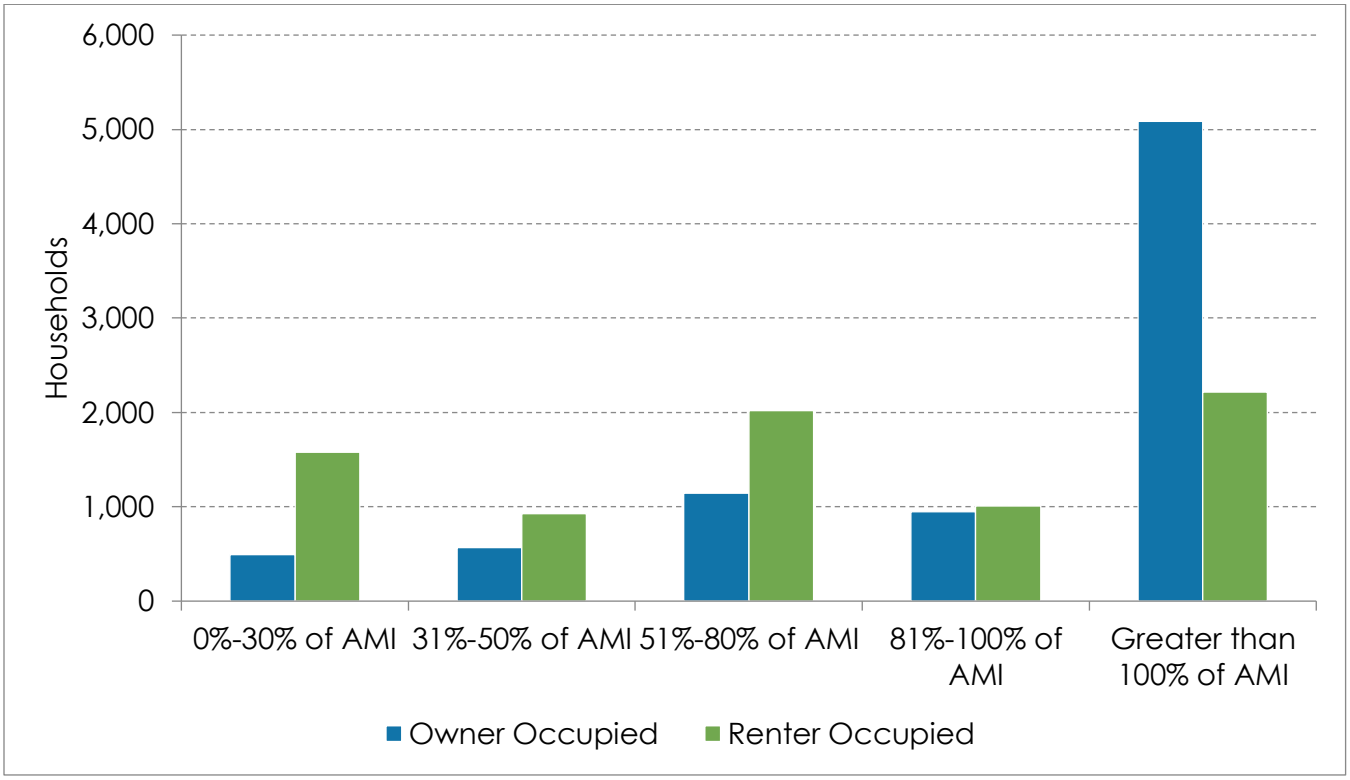
## Vacancy

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 disproportionally burdened by housing costs.

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

Governmental and non-governmental constraints can directly affect the production and availability of housing, especially affordable housing. These can include the unpredictability of approval process, the unpredictability of approval timelines and direct development costs, including the cost and availability of materials and labor. In addition, accessing financing for affordable housing is a highly competitive and complex process. Proposals are subjected to scrutiny and analysis before consideration, with a lengthy approval process. Projects typically need several forms of financing, such as loans, grants, and tax credits, each of which has its own application procedures, regulations, and timetable [2]. 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.

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

[2] Sonoma County Grand Jury Report, June 2022

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<br>Lack of meaningful language access to housing information for individuals with limited English proficiency | • Program HO-4.B: Fair Housing Information<br>• 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:<br>• Program HO-3.G: Pro-housing Designation<br>Programs to facilitate the development of additional affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to increase Mixed-Income developments<br>Program HO-4.E: Inclusionary Housing Ordinance |

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

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

## Regional Housing Needs Assessment and Summary of Housing Strategy

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

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

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

Table 11-6 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;
- Appling for regional, State, and Federal funding for affordable housing; and
- Maintaining and publicizing information about the City's affordable housing programs.

## Progress in Achieving RHNA and Quantified Objectives

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

Table 11-8 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 | | 125 | | | - |
| Low | 107 | 100 | 136 | - | - |
| Moderate | 127 | 125 | 28 | 99 | 97 |
| Above Moderate | 484 | 475 | 1,496 | - | - |
| **Total** | **899** | **875** | **1,794** | **152** | **141** |

## Progress Implementing Programs

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

adjusted to incorporate lessons learned in the previous cycle. Programs that address housing needs of special needs populations are identified with a star (★).

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 |
|---|---|---|
| HO-1.A Following the approval of a specific plan and prior to construction, the City shall require applicants to post sites designated for high-density housing with visible, durable signs containing information about the site's development potential. The City shall require such information to be provided in appropriate sales offices and to prospective buyers of homes within the project.<br>Timeframe: Ongoing | **Partially successful.**<br>The City did not consistently require applicants to post sites 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. | The objective of this program was to support effective outreach and engagement for affordable housing programs. This program will be discontinued, with actions in Program HO-4.B addressing this objective through additional outreach and engagement efforts. |
| HO-1.B The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.<br>Timeframe: Ongoing | **Successful**. City continues to work with regional agencies and has adequate water and supply. | Program will be converted to a policy (Policy HO-1.3) as it reflects an ongoing practice. |
| HO-1.C The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved.<br>Timeframe: Ongoing | **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 accomplishing the City's housing allocations. | The Growth Management Ordinance allows units to "roll-over" from year to year. The City currently has an excess of units available in the program, so it is unlikely that the trigger cap would be reached during this planning period. |

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| | | 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.<br>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.<br>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.<br><br>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.<br>Timeframe: As requested by the development community | **Successful**.<br>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.<br>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.<br>Timeframe: 2015 | **Successful**.<br>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).<br>Timeframe: 2015 | **Partially successful**.<br>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.<br>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. |

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| | 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.<br>Timeframe: Ongoing | **Partially successful**.<br>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.<br>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.<br>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.<br>Timeframe: Ongoing | **Successful**.<br>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.<br>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.<br>Timeframe: Ongoing | **Partially successful**.<br>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 |

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| to benefit from their expertise in developing and supporting affordable housing and shall refer potential developers of such housing to these organizations for assistance.<br>Timeframe: Ongoing | 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. | and seeks to support efforts to develop affordable housing locally. This program is continued as an action under Program HO-2.B with more specificity. |
| ★HO-3.J The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).<br>Timeframe: 2016 | **Successful**.<br>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. | Development stakeholders have emphasized the value of predictability and expedited review to decrease constraints to housing. This program is continued under actions within Program HO-1.D to develop written procedures for SB 35 applications and increase streamlining opportunities. |
| HO-4.A The City shall monitor rental housing units at risk of conversion to market-rate by developing a list of units at risk of conversion within 10 years from the beginning of the Housing Element planning periods and updating it on an annual basis.<br>Timeframe: 2015; Ongoing | **Partially Successful**.<br>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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.B The City shall publicize existing State and Federal notice requirements to nonprofit developers and property owners of at-risk housing.<br>Timeframe: Ongoing | **Successful**.<br>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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.C The City shall meet with owners of at-risk units who intend to 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).<br>Timeframe: Ongoing | **Partially Successful**.<br>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. | 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. |
| HO-4.D The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements | **Partially successful**.<br>The City has not held public hearings two years prior to the expiration of affordability restrictions, it has and | Program addresses concerns expressed by local service providers and in community input. |

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| are met and to assist the tenants in finding other locations for affordable housing.<br>Timeframe: Ongoing | continues to meet with owners of at-risk units to discuss potential strategies and reduce displacement, including connecting with voucher resources at SCHA. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| HO-4.E The City shall examine the feasibility of providing financial resources and assisting owners with funding applications and providing ongoing technical assistance and education to affected tenants and the community at-large on the need to preserve at-risk units.<br>Timeframe: 2016 | **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. | This program will be continued as an action in Program HO-3.E. This program includes other actions that strive to preserve affordability and minimize tenant displacement. |
| ★HO-5.A The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.<br>Timeframe: Ongoing | **Partially Successful**.<br>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 | This program will be amended to include specifics and will be continued in Program HO-5.A. |
| ★HO-5.B The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless.<br>Timeframe: Ongoing | **Successful**.<br>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. | This continues to be a City priority. This program will be addressed within Program HO-4.D |
| ★HO-5.C The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and | **Partially successful**.<br>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 | This program will be continued as actions under Program HO-2.B and HO-4.D. |

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| Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.<br>Timeframe: Ongoing | County, Community Development Commission to assist persons with disabilities.<br>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. | |
| 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.<br>Timeframe: Ongoing | **Successful**.<br>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. | This program will be updated and continued as an action in Program HO-4.B. |
| HO-7.A The City shall continue to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households. | **Successful**.<br>The City has continued to partner with the Sonoma County Community Development Commission (SCCDC) on housing rehabilitation for low- and moderate-income households | The City will continue this partnership. However, the program is oversubscribed.<br>This program is included as an action under Program HO-5.A and amended to pursue grant opportunities to address the remaining need from County program. |
| HO-7.B The City shall maintain guidelines and sample plans to assist owners of wood-frame homes in adequately securing structures to foundations and providing bracing against earthquakes. | **Partially successful**.<br>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. | 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.<br>Program is completed and will be removed. |
| HO-7.C The City shall inform owners of multifamily housing whose structures may be highly susceptible to seismic damage, and help owners obtain financing for retrofitting. | **Partially successful**.<br>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. | 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.<br>Program is completed and will be removed. |
| HO-7.D The City shall include information about the need for residential seismic retrofitting and retrofitting methods in the City's communications with residents and shall publicize Fannie Mae's Project Impact Disaster Prevention Loan. | **Partially successful**.<br>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, | 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. |

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| | however, the program was discontinued due to lack of funding or need. | Program is completed and will be removed. |
| 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. | **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. | This program is now contained within the Climate Change Element and will not be continued in the Housing Element. |
| HO-9.A The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City shall submit the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year. | **Successful.** The City 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. | This represents an ongoing practice which shall be continued. This program will be removed and will instead be implemented by various programs which include annual reporting. These include Programs HO-2.D, 3.A, 3.E, 3.F, 4.D, and 5.A. |

# 11.2 Housing Strategy

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

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

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

## Goal

### *HO-1 New Housing Development*

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

## Policies

**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)

**H0-1.6 Adequate Staffing for Housing Element Implementation**
The City shall maintain adequate staffing across departments to ensure the effective implementation of the Housing Element programs. (Source: New Policy to meet local needs)

## Programs

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

(a) To ensure sufficient residential capacity is maintained to accommodate the RHNA for each income category, staff will develop and implement a formal, ongoing (project-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

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| 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

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| 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

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| Timing: | Present by January 2026<br>If directed, adopt within 6 months |

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

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| 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.

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| 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

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| Timing: | Complete study by July 2026<br>Present recommendations by end of 2026<br>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. |

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

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

The City will provide committed assistance by authorizing CSCDA or another appropriate JPA to issue an estimated $191,264,100 in bonds and by foregoing an estimated $337,346 in property taxes as a result of these projects converting from market-rate to deed-restricted affordable. The City will also provide in-kind services of staff time to support program implementation, including 200 hours to establish the program and an additional 200 hours per acquisition project. This combined committed assistance will be sufficient to provide at least 222 affordable housing units, including 99 affordable to very low-income households, 57 affordable to low-income households, and 66 affordable to moderate-income households and will meet all requirements of Government Code Section 65583.1, including but not limited to subdivision (c)(1) and (2).

Timing: Establish JPA structure or join existing JPA by July 2023

Implement construction or acquisition projects through 2031

(b) Review production of units provided by the Essential Bonds Housing Financing Program four years into the planning period, compare with Housing Element requirements and targets, and report progress to City Council. In the report, identify the units for which committed assistance has been provided or which have been or are being made available to low- and very low-income households, and how the units comply with Alternative Adequate Site requirements. 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, the City will identify additional sites or implement an alternative action program to demonstrate a sufficient inventory.

Timing: Report progress to the City Council in 2027, and to HCD within 30 days of City Council report.
If required, identify additional sites by the end of 2027.

Responsibility: Development Services

Funding Source: Housing Fund

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.

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|---|---|
| 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)

**H0-4.7 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)

**H0-4.8 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 Communities[3] 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.

Timing: Review inventory annually and update postings and website if needed

Responsibility: Development Services

Funding Source: Housing Fund

[3] See Figure 11-41 in the Assessment of Fair Housing
[4] See Figure 11-49 in the Assessment of Fair Housing

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

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

Timing: Monthly or as needed, beginning in January 2023

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

Timing: Ongoing, at least annually, beginning in 2023

(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 Low 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-Marin 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.

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

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

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<br><br>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 Low 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 |
| *Remaining RHNA After Credits* | | 144 | 75 | 190 | (1,123) | (714) |

### Planned, Approved, and Pending Projects

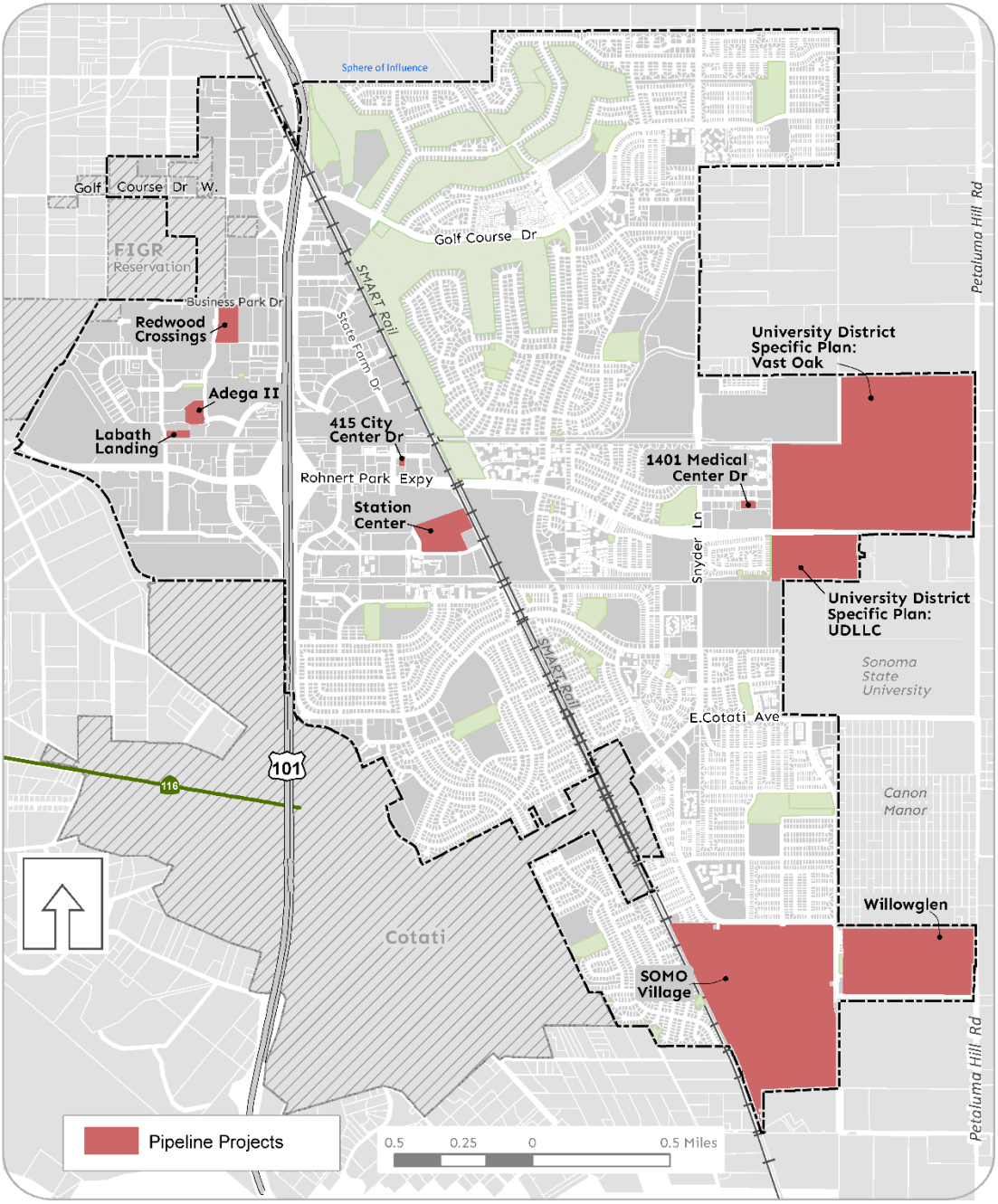
Jurisdictions may count planned, approved, and pending residential units, or "pipeline projects", as credits towards their RHNA. These units can be counted based on affordability and unit count, provided it can be demonstrated that the units can be built within the planning period. Affordability (income 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<br>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 |

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 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. 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 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.

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.

Figure 11-11 Map of Inventory Sites

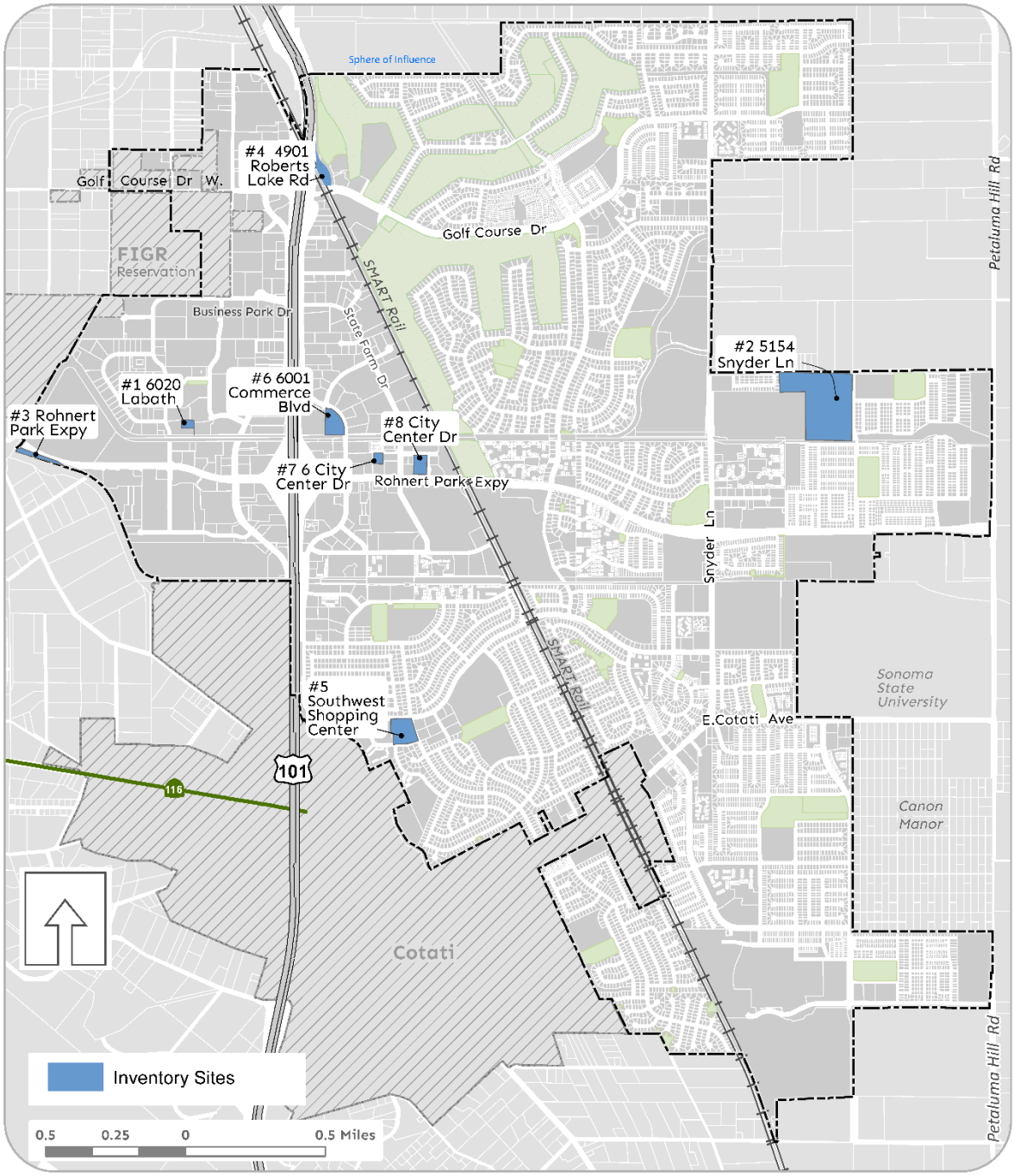



Table 11-17 RHNA and Site Capacity

| | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|
| RHNA Allocation | 399 | 230 | 265 | 686 | 1,580 |
| 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<br>143-150-012<br>143-150-023<br>143-150-024<br>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 acres)(Realistic density of 15 units/acre)= 20.7 units, rounded down
- RHNA Income Category: 10 Extremely Low-Income units, 10 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Vacant
- Prior Use: Parcel was not used in a prior Site Inventory

**Site 4. 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 acres)(24 units/acre)= 41.5 units, rounded down
- RHNA Income Category: 20 Extremely Low-Income units, 21 Very Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities.
- Site Status: 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 acres)(50 units/acre)(50% 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 vacant acres)(50 units/acre)(50% 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. 0 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.

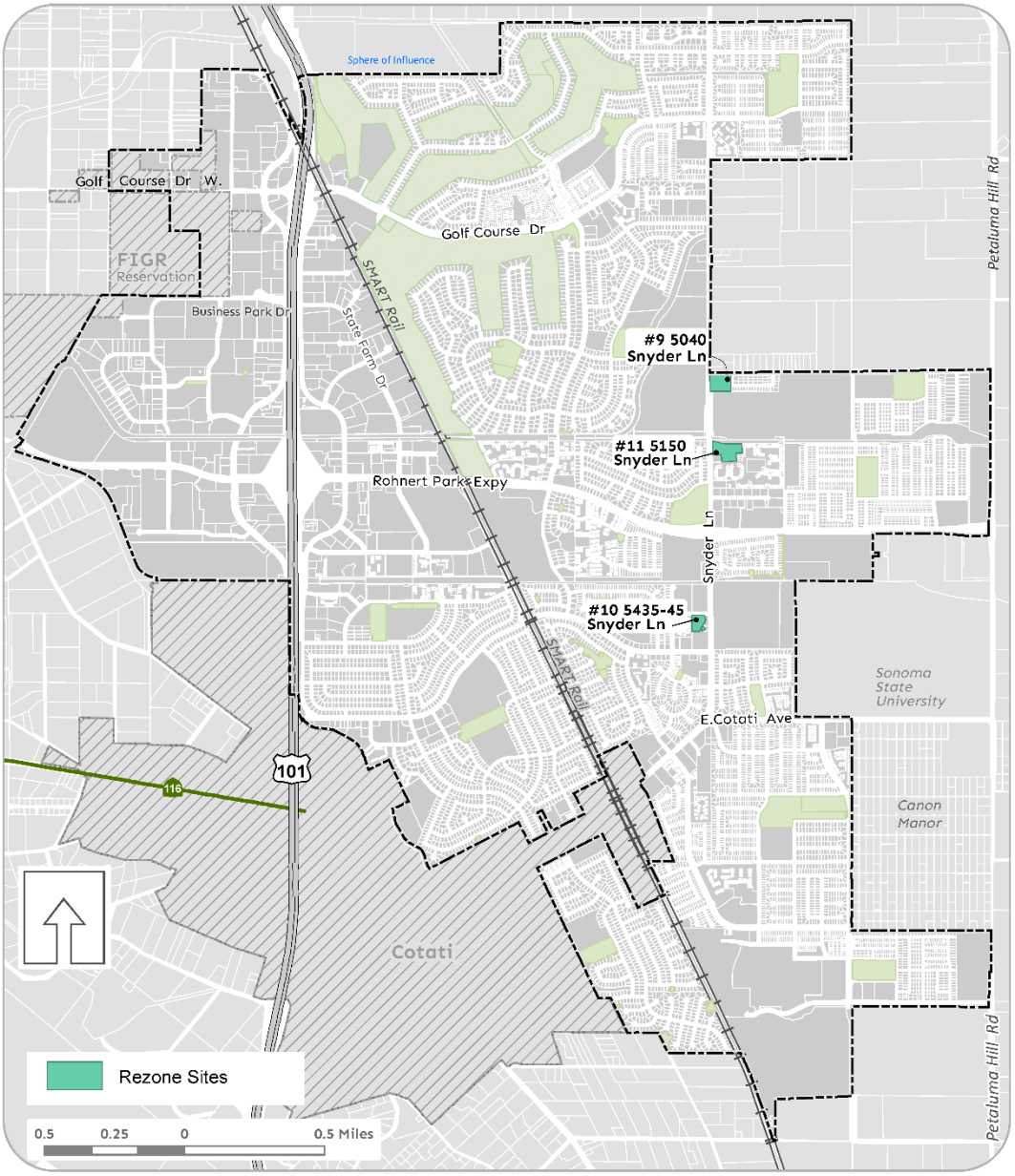
### Rezoning Program

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<br>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 acres-0.02 acres)(24 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 acres)(24 units/acre)= 28.56 units, rounded down
- RHNA Income Category: 14 Very Low-Income units, 14 Low-Income units
- Infrastructure: The site is served by water, sewer, and dry utilities
- Site Status: Nonvacant, Church-owned office buildings
- Prior Use: Parcel was not used in a previous Site Inventory

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

## Adequate Sites Program Alternative

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

### 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 5$^{th}$ 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

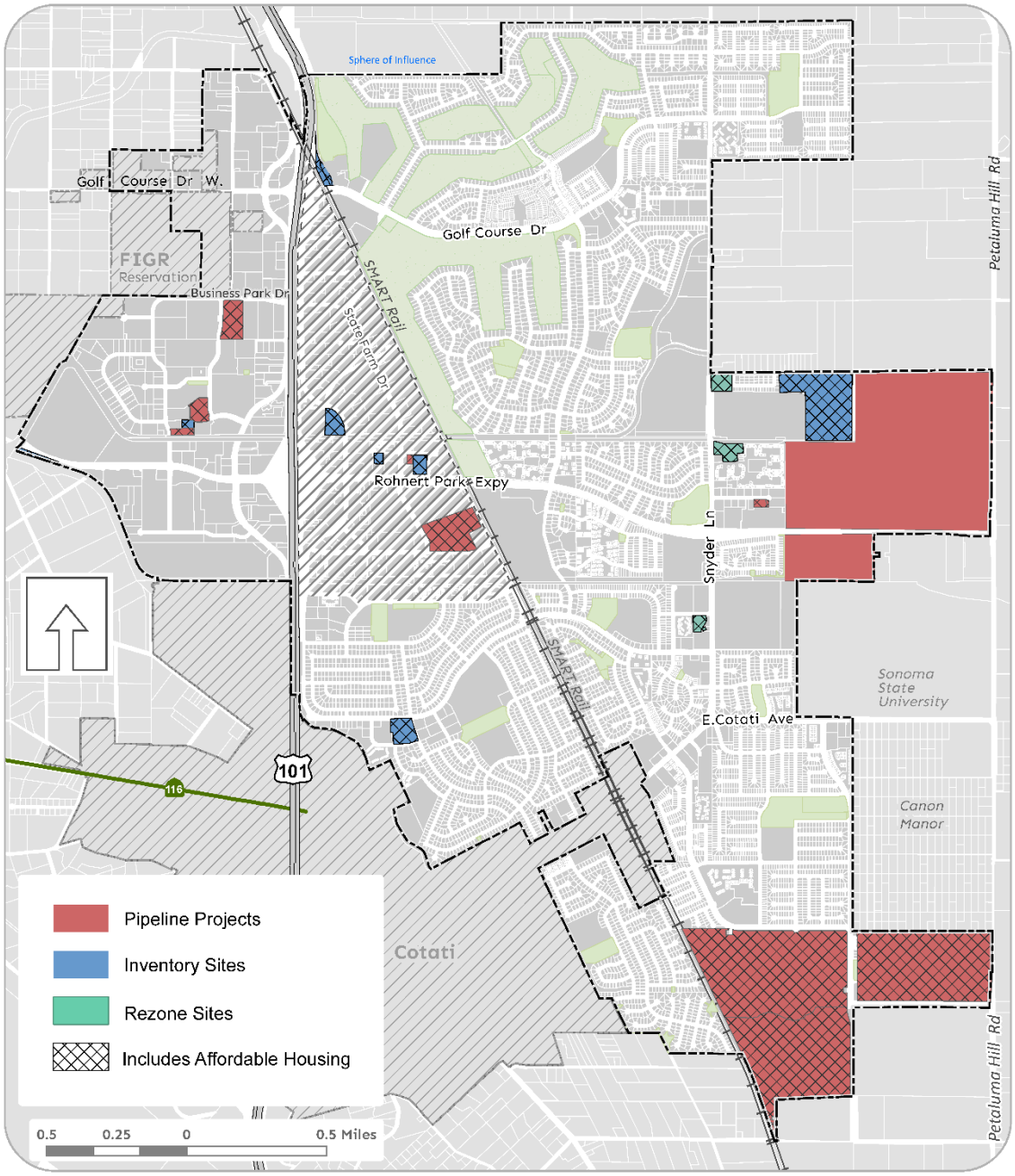
| | | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|---|
| **RHNA** | | **399** | **230** | **265** | **686** | **1,580** |
| Pipeline Projects + ADU Projections | | 255 | 155 | 75 | 1,809 | 2,294 |
| Inventory Sites | | 152 | 66 | 94 | 165 | 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.

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




## 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 |
| 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 Adega 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

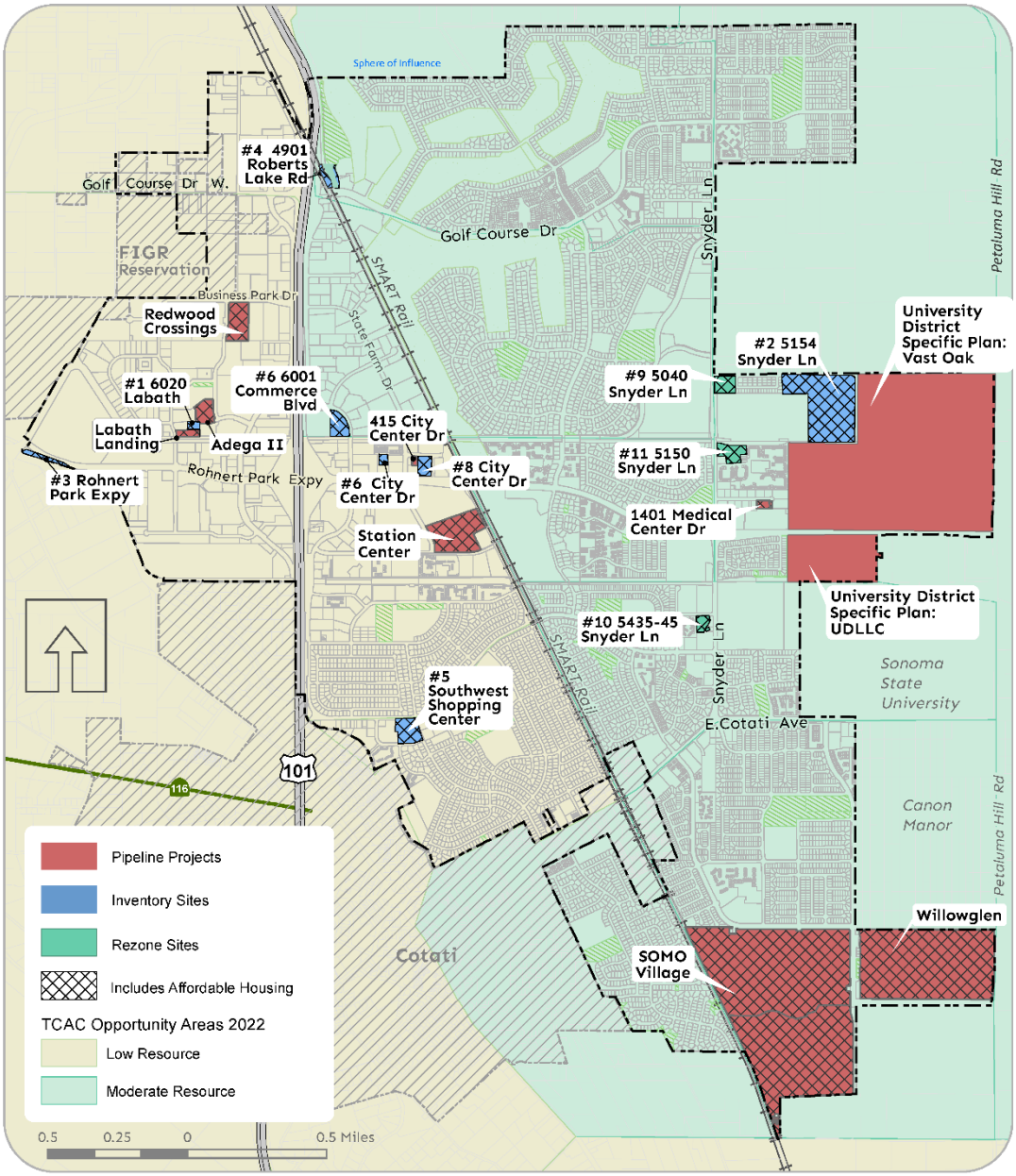
Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. A full analysis of inventory sites compared to components of the Fair Housing Assessment is included in the Technical Background Report

### 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.

# Appendix A:

## South County Resource Preservation Committee and John E. King v. City of Rohnert Park Stipulated Agreement

# SETTLEMENT AGREEMENT

**This Settlement Agreement ("Agreement") is entered into by and between South County Resource Preservation Committee and John E. King (collectively "Petitioners" or "Committee") and the City of Rohnert Park ("City") on September 5, 2002. City and Petitioners are sometimes referred to in this Agreement as the "Parties."**

## RECITALS

**A. There is now pending in the Superior Court of the State of California, in the County of Sonoma, a lawsuit entitled *South County Resource Preservation Committee and John E. King v. City of Rohnert Park*, Case No. 224976 (the "Action"). The Action alleges that City violated the California Environmental Quality Act (CEQA) in certain respects when adopting the General Plan it adopted in Resolution No. 2000-152 ("General Plan") and in certifying the Environmental Impact Report ("EIR") for that General Plan (SCH # 99062114). Nothing in this paragraph, or this Agreement and Judgment, shall prohibit or preclude the City from extending the existing Bodway Parkway south to Valley House Drive.**

**B. The Parties desire to compromise the Action completely between themselves without any admission of liability and to avoid the expense of further litigation.**

## AGREEMENT

**The Parties agree as follows:**

**1. This Agreement shall be effective on the date last executed by a Party.**

**2. The Parties stipulate to entry of the Judgment attached as Exhibit A, and each Party agrees to take all steps necessary to see that the stipulated Judgment is entered as a final Judgment in the Action as soon as possible. The Parties agree to take any and all steps necessary to implement and enforce the terms of this Agreement.**

**3. Neither the transfer of any consideration, the doing of any of the acts**

**referred to in this Agreement, nor anything else contained in this Agreement shall be construed to be an admission on the part of any of the Parties of any liability for or merit of any claims asserted by any of the other Parties. The Parties deny all such claims.**

**4. This Agreement shall be construed in accordance with, and governed by, the laws of the State of California applicable to contracts between California residents made and to be performed in California.**

**5. The Parties mutually acknowledge that they and their attorneys have participated in the preparation and negotiation of this Agreement. In cases of uncertainty this Agreement shall be construed without regard to which of the Parties caused the uncertainty to exist.**

**6. Each Party to this Agreement shall at its own expense perform all acts and execute all documents and instruments that may be necessary or convenient to carry out its obligations under this Agreement.**

**7. This Agreement sets forth the entire understanding of the Parties relating to the resolution of the issues in this Action, and supersedes all prior understandings relating to them, whether written or oral. There are no obligations, commitments, representations or warranties relating to the resolution of the issues in this Action except those expressly set forth in this Agreement.**

**8. The Parties shall make best efforts to agree on the form of a joint press release at the time of entry of Judgment.**

**9. Within 10 days of the entry of Judgment, the City shall pay the compromised sum of $102,000 directly to the Committee's attorney, Brandt-Hawley Law Group, payable to the Brandt-Hawley Law Group Trust Account, as full payment of any and all disputed claims for attorneys fees and costs owed or owing by the City to the Committee in this action as of the date of entry of the Judgment, pursuant to the private attorney general provisions of Code of Civil Procedure section 1021.5 or any other legal basis.**

**10. The Parties acknowledge and agree that the Judgment attached as Exhibit**

**A contains provisions that will affect the City's interpretation and implementation of its General Plan when the City approves development projects and when the City evaluates those projects under CEQA and for General Plan consistency. This Agreement shall not be interpreted to extend the time for bringing any judicial challenges to the City's decisions on such projects beyond the time that would be permitted for challenges to individual projects in the absence of this Agreement. The statutes of limitations applicable to such challenges shall be the statutes of limitation applicable to the development approval being challenged, and the statutes of limitation under CEQA, that would apply in the absence of this Agreement. Any challenge to any City decision on such a project based on the provisions of this Agreement or the Judgment must be brought as a new action separate from this Action. No other statute of limitations, including those referenced in Code of Civil Procedure sections 315 –349 and ¾, shall apply to such challenges.**

**Petitioners:**

**John E. King**

**South County Resource Preservation Committee**

**By John E. King**

**Approved as to Form:**

**Susan Brandt-Hawley**
**Attorney for Petitioners**

**Respondent:**

**City of Rohnert Park**
**By Armando E. Flores, Mayor**

**Approved as to Form:**

**Betsy Strauss**
**City Attorney**

ORIGINAL

ENTERED

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF SONOMA
SEP - 5 2002
BY _____ Deputy Clerk

# SUPERIOR COURT OF THE STATE OF CALIFORNIA

## IN AND FOR THE COUNTY OF SONOMA

**SOUTH COUNTY RESOURCE PRESERVATION COMMITTEE and JOHN E. KING,**

**Petitioners,**

**v.**

**CITY OF ROHNERT PARK, CITY COUNCIL OF ROHNERT PARK,**

**Respondents.**

_____/

**CASE NUMBER 224976**

**STIPULATED JUDGMENT**

I HEREBY CERTIFY THAT THE WITHIN INSTRUMENT IS A FULL, TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN THIS OFFICE.

AUG 10 2021

Clerk of the Superior Court of California
County of Sonoma
By _____ Deputy Clerk

**WHEREAS** Petitioners filed and served a verified petition for writ of mandate contending that the City of Rohnert Park (City) failed to comply with the California Environmental Quality Act (CEQA) in adopting the General Plan it adopted in Resolution No. 2000-152 (General Plan) and in preparing the Environmental Impact Report (EIR) for that General Plan (SCH # 99062114);

**WHEREAS** the Court has reviewed briefs and the record, and urged the parties to engage in settlement discussions;

**WHEREAS** the parties have entered into a settlement agreement (Agreement) and, through their counsel who are fully authorized to act in their behalf, have stipulated to entry of this Judgment, and

**FOR GOOD CAUSE SHOWN,**

**IT IS ORDERED, ADJUDGED, AND DECREED:**

I.

Groundwater: Policies PF-11, PF 11-A, PF-11B, PF-12, PF-13, PF-15, PF-16, PF-17, PF-18, PF-21 and PF-22, of the General Plan shall be interpreted and applied consistent with the following paragraphs, which interpretations and applications shall be treated as part of the General Plan:

A. If the City is preparing a negative declaration, mitigated negative declaration, or environmental impact report for a project located outside the City's 1999 boundaries, then that environmental document shall include (1) a determination of the projected water demand associated with the proposed project, and (2) analysis of whether the total projected water supplies available to the City during normal, dry, and multi-dry years during a 20 year projection will meet the projected water demand associated with the proposed project. The City shall include, as a condition on any tentative map or other equivalent permit for a project located outside of the 1999 City boundaries, the

identification of the water supply that is projected to serve the proposed project. The water supply for Rohnert Park may not include groundwater that is pumped from any well located within Penngrove, defined as the area encompassed by postal zip code 94951 as of 2002.

B. General Plan Policies PF-11 through PF-15 shall be interpreted and applied to require the City to reduce, to the greatest extent feasible, its reliance on groundwater pumping for the City's water needs by maximizing the use of Sonoma County Water Agency (SCWA) water through implementation of this Judgment. General Plan Goals PF-E through PF-H shall be interpreted and applied to require the City to utilize purchased water supplies if available, such as those anticipated to be received by SCWA, in order to reduce reliance on groundwater supplies except for emergency use.

C. The City shall add the following Department of Water Resources wells to its groundwater well monitoring program: 05N08W02H01M; 05N08W01L02M; 05N07W07A01M; 06N07W31J01M ("Additional Wells"). Within 90 days of the Agreement that provides for entry of this Judgment, the Committee shall provide the City with its written acceptance or rejection of the Additional Wells. Rejection of the Additional Wells shall be accompanied by a written statement that (1) explains the specific objections to use of each Additional Well; (2) explains why the Additional Well will not provide data that accurately depicts groundwater levels in the area adjacent to the City's Urban Growth Boundary; and (3) proposes a substitute well ("Substitute Well) for each Additional Well for which an objection is filed. Any and all Substitute Wells shall already exist at the time of their identification, and shall not be required to be drilled. If the Committee rejects any or all of the Additional Wells, and the City and the Committee are unable to agree on

Substitute Wells for those rejected, then the Committee and the City will jointly select and equally share costs of engaging the services of an independent hydrologist with experience reviewing and evaluating groundwater data from a groundwater monitoring program to evaluate the rejected Additional Wells and the Substitute Wells and who shall determine, from those wells, which are the most likely to provide accurate and usable information regarding groundwater levels in the area adjacent to the City's Urban Growth Boundary. The wells so identified shall be added to the City's groundwater monitoring program. All monitoring data from the City's groundwater monitoring program described in General Plan Policies PF-11 and PF- 11A, and all past and present groundwater data produced by or for the City and not otherwise exempt from disclosure under the Public Records Act shall be made available to interested members of the public upon written request. New data shall be submitted on a quarterly basis to the California Department of Water Resources and the SCWA. Groundwater monitoring data for each well shall include groundwater levels, extraction rates, precipitation records, hydrographs of groundwater levels, and a discussion of groundwater trends. The City shall prepare current groundwater level contour maps for the City's sub-basin on an annual basis, including spring and fall seasons. The data used for these contour maps shall include the City's municipal wells and the wells in the Groundwater Well Monitoring Program, to be amended periodically to respond to significant new data that may become available. Contour maps shall be made available to the public.

D. One of the goals of the City's Groundwater Well-Monitoring Program is to gather data that will allow the City to manage its groundwater extraction so as not to cause a substantial lowering of groundwater levels in the area adjacent to the City's Urban Growth Boundary. To implement and interpret General Plan policies PF-11, 11A, 11B, and

11C, the City shall use groundwater level data collected from all wells in the Groundwater Level Monitoring Program to assist in its ongoing assessment of the trend of groundwater levels.

E. Best efforts shall be made to detect and repair any leaks in the City's water delivery system on a quarterly basis, at minimum, and to make reports of such efforts available to the public quarterly at city hall and on the city website. The City shall take any other actions to reduce groundwater use that City may determine feasible. For example, as additional SCWA supplies may become available through the SCWA transmission project, the City will optimize its use of SCWA water to minimize groundwater pumping in an effort to ensure that groundwater withdrawal does not exceed safe yield. The General Plan EIR, at page 4-146, states that when the EIR was prepared, the "estimated average annual recharge rate" for the sub-basin was 1.60 million gallons per day (mgd) based upon modeling simulations performed for 1952 and 1970 – 1999.

F. The City shall require any applicant for development to implement applicable onsite conservation programs that are recommended by the SCWA in its best management practices for water conservation.

G. The EIR anticipates that maximum pumping from the City's municipal wells will not exceed 2.3 mgd to accommodate City water needs pending the anticipated receipt of 15 mgd from the SCWA. (EIR at p.4-142 , AR17:7291.) Consistent with the EIR, and based on substantial evidence, the City shall not approve any discretionary project outside of the 1999 City boundaries whose net consumptive water use impact on City's water supply will contribute to the City exceeding an average annual groundwater pumping rate of 2.3 mgd

from municipal wells and any private wells permitted by the City subsequent to the entry of Judgment. This provision shall not be interpreted as a determination or an agreement that pumping at 2.3 mgd at any point in time is, or is not, safe yield.

H. Within 60 days of the execution of this Judgment, and prior to approving any development project on land that was outside the 1999 City boundaries, the City will request SCWA to develop and implement a groundwater management plan that conforms to the California Water Code with adequacy to qualify for state funding. If SCWA develops and implements a groundwater management plan, the City will seek to work with Sonoma County and the cities of Cotati, Petaluma, and Santa Rosa and the community of Penngrove in doing so. Nothing in this paragraph shall be construed or interpreted to prohibit the City from approving any development project on land that was outside the 1999 City boundaries unless and until SCWA develops and implements a groundwater management plan.

I. As soon as feasible, and in any event within one year of the entry of this Judgment, the City shall install a SCADA telemetry system allowing for more efficient use of SCWA water so as to decrease City reliance on groundwater.

J. The City agrees to work with water management agencies in Sonoma County to develop and implement water reclamation opportunities, similar to and including the following existing uses of reclaimed water: irrigation of trees and landscaping, parks and school grounds south of Golf Course Drive, City golf courses, Roberts Lake, and various commercial and industrial sites including Hewlett Packard, State Farm, Press Democrat, Compumotor, and Fresh Choice.

K. The City shall continue to pursue funding for the installation of water meters on all residential uses within the City. The City will replace its current flat fee structure with a fee structure that is based upon consumption and that penalizes excessive use so as to reduce water consumption within the City.

II. Sphere of Influence: The Land Use Framework Guiding Principles on page 2-12 of the General Plan shall be interpreted and applied to embody the following, which interpretations and applications shall be treated as part of the General Plan:

The City shall take all steps necessary to make application to the Sonoma County Local Agency Formation Commission (LAFCO) to amend the City's sphere of influence through the removal of all lands located south of Valley House Drive that were added to the City's sphere of influence by LAFCO in April 2002. A diagram of the lands to be removed is attached as Exhibit 1. The City shall submit the application to LAFCO no later than November 1, 2002, and, in its authorizing resolution, shall enunciate good cause for the application including long-term protection of Penngrove area groundwater resources, agricultural lands, groundwater recharge, traffic, and open space. In the event LAFCO does approve the amendment, this Judgment will be a final Judgment. In the event that LAFCO does not approve the amendment, this Judgment and Settlement Agreement shall be of no force and effect, and the litigation shall be reinstated as of the date of LAFCO's action. Actions required by the Agreement and this Judgment to have been taken before such date shall not be affected by LAFCO's failure to approve the amendment, and shall remain in full force and effect. Nothing in this paragraph or Judgment shall be construed to affect the potential extension of the existing Bodway Parkway south to Valley House Drive.

III. Penngrove Area Plan: Goal CD-G (Community Design Element, page 3-23 of the General Plan , AR 21:8509), shall be interpreted and applied by City as follows which interpretation and application shall be treated as part of the General Plan:

A. The City is committed to being a good neighbor to the Penngrove community. When implementing this General Plan, the City will listen and consider any concerns expressed during the public hearing process by members of the Penngrove community regarding any differences between the Penngrove Specific Plan and the General Plan.

B. Areas nearby, but outside the City Planning Area, are planned by other local governments including the County of Sonoma, the City of Santa Rosa, the City of Cotati, and the City of Petaluma. The City will consider in good faith any concerns expressed during the public hearing process that another agency's land use plans would dictate different development decisions than are permitted under the Rohnert Park General Plan.

C. The City shall notify members of the Penngrove community, who request notification, two weeks prior to the City's hearing of applications to develop land adjacent to Penngrove within the City's Southeast Area Specific Plan, in order to receive their preliminary comments and their comments during the public hearings on these applications. The City shall consider these comments in good faith during the public hearing process with particular consideration given to concerns that the Penngrove Specific Plan would dictate different development decisions than are permitted under the Rohnert Park General Plan.

IV. Traffic: The City acknowledges that traffic remains a significant concern of Penngrove residents and further acknowledges its responsibility to make a good faith effort

to work with the Penngrove community, the County of Sonoma, and other cities in the region to develop regional traffic alternatives and regional solutions that protect the historic agricultural landscape and established neighborhoods, all as set forth in General Plan Policies TR-21, TR 21A, and TR 21-B. When planning for and approving development within the City's amended Sphere of Influence, the City will incorporate, to the extent feasible, measures to reduce the vehicle miles traveled per capita from residential to commercial uses within the development. Such measures may include carpooling incentives, high-speed computer access, bicycle-and pedestrian-friendly project design, project access, and contribution to regional solutions.

V. Attorneys Fees and Costs. Because of the interpretations set forth in this Judgment, Petitioners are the prevailing parties and are entitled to recover the costs and attorneys' fees that have been agreed to by the parties in the stipulation for entry of this Judgment.

VI. Use of EIR. The General Plan and EIR are hereby and will be considered to be supplemented by the mitigation measures and conditions made a part of this Judgment, and by the General Plan interpretations provided herein. The EIR shall be interpreted as incorporating this Judgment. Neither the certification of the EIR, nor the approval of the General Plan, is voided or set-aside. The express provisions of this Judgment are the only relief that is granted on Petitioners' claims.

VII. Publication. City shall include a copy of this Judgment in any and every published edition of its General Plan.

VIII. Status Report. The City shall file one status report with the court, concurrently provided to Petitioners through their counsel, six months after entry of this Judgment, explaining what it has done to comply with the Settlement Agreement and this Judgment.

**IT IS SO STIPULATED.**

Dated: September 5, 2002

Brandt-Hawley Law Group

By _____
Susan Brandt-Hawley
Attorney for Petitioners

Dated: September 5, 2002

Office of the City Attorney

_____
Betsy Strauss
Attorney for Respondents

**GOOD CAUSE APPEARING, IT IS SO ORDERED.**

**Date:** 9/5/2002

_____
**Honorable Lawrence G. Antolini**
**Judge of the Superior Court**

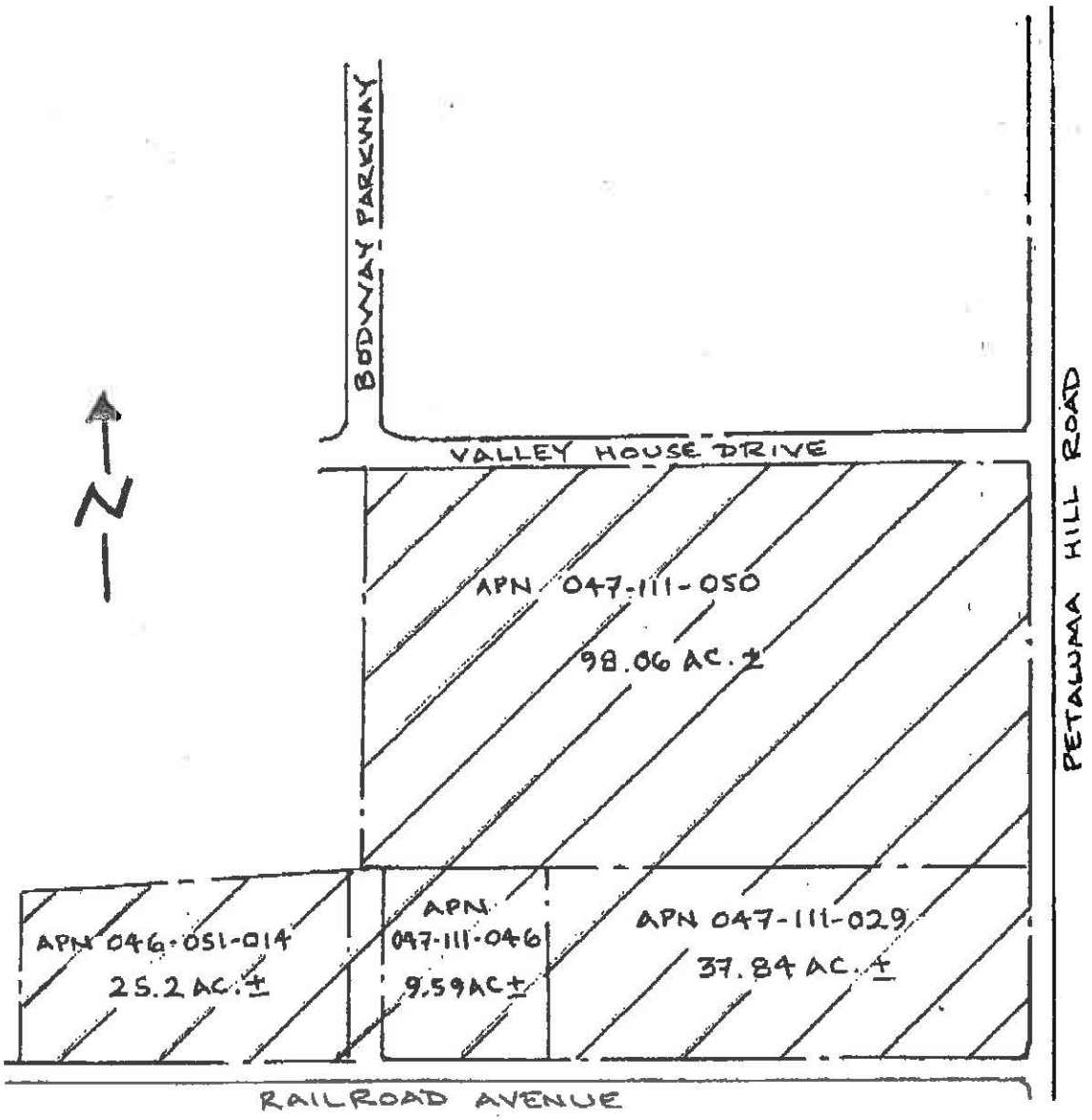

BODWAY PARKWAY
VALLEY HOUSE DRIVE
PETALUMA HILL ROAD
N
APN 047-111-050
98.06 AC. ±
APN 046-051-014
25.2 AC. ±
APN 047-111-046
9.59 AC ±
APN 047-111-029
37.84 AC. ±
RAILROAD AVENUE

**EXHIBIT 1**

# APPENDIX B

## Housing Element Technical Background Report


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# 1 Introduction

From 2010 to 2021, Rohnert Park's population has increased by 4.1 percent and its housing stock has increased by 5.5 percent [1] Rohnert Park contains diverse types of housing and is the densest city in Sonoma County with about 6,100 residents per square mile [2] Through the Housing Element, the City is planning to accommodate future population growth and address local housing needs.

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

[1] Department of Finance, E-5 Estimates, 2020 and 2021
[2] Generation Housing, State of Housing in Sonoma County, 2022

# 2 Housing Needs Analysis

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

## Pre-Certified Housing Needs Dataset

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

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

## Special Needs Housing Analysis

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

### Extremely-Low Income Housing

#### Existing and Projected Needs

Extremely low-income is defined as a household income at or below 30 percent of the area median income, adjusted for household size. The area median income for cities within Sonoma County as of May 2022 is $112,800 for a four-person household, and $78,950 for a one-person household. For extremely low-income households, income limits are $35,650 for a four-person household, and $25,000 or less for a one-person household. A four-person household is considered an extremely low-income household with one adult working full-time making an hourly wage less than $17.14. The following are examples of occupations with wages that could qualify as extremely low-income households, as shown in Table 1 below.

**Table 1 Median Hourly Wage by Occupation Sonoma County, 2020**

| Occupation | Median Hourly Wage |
|---|---|
| Waiters and Waitresses | $13.49 |
| Cashiers | $14.38 |
| Retail Salesperson | $16.07 |
| Farmworkers and Laborers, Crop, Nursery, and Greenhouse | $15.94 |
| Cooks, Restaurant | $16.64 |

Source: U.S. Bureau of Labor Statistics, Quarterly Census of Employment and Wages (QCEW), 2020 first quarter industry employment

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

There are an estimated 1,865 extremely low-income (ELI) households in Rohnert Park, 11% of the City's total occupied households. In Rohnert Park, 26% of the ELI households own their homes and 73% rent. By comparison, 52% of the City's total households own their homes and 47% rent (Table 2).

**Table 2 Household Income Level by Tenure Rohnert Park, 2018**

| Income Level | Owner-Occupied | Renter-Occupied | Total |
|---|---|---|---|
| 0 – 30% of AMI | 490 | 1,375 | 1,865 |
| 31 – 50% of AMI | 560 | 895 | 1,455 |
| 51 – 80% of AMI | 1,005 | 1,860 | 2,865 |
| 81 – 100% of AMI | 775 | 1,140 | 1,915 |
| Greater than 100% of AMI | 5,570 | 2,300 | 7,870 |
| Total | 8,405 | 7,565 | 15,970 |

Source: HUD, CHAS ACS Tabulation, 2014-2018 release

Extremely low-income households may be more likely to face housing problems and cost burden. Housing problems include a lack of complete kitchen facilities, lack of complete plumbing facilities, an overcrowded household, or a cost burdened household. Cost burden is the ratio of housing costs (rent or mortgage, utilities, taxes) to household income. HUD defines cost-burdened households as those whose monthly housing costs exceed 30 percent of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50 percent of monthly income. In Rohnert Park, 81.1% of extremely low-income renters experience housing problems, 80.4% are cost burdened, and 78.5% are extremely cost burdened. (See Table 3)

Table 3 Cost Burden and Housing Problems by Tenure
Rohnert Park, 2018

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

Source: HUD CHAS, 2014-2018

The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. In Rohnert Park, 8.7% of ELI households are overcrowded [3].

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

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

## Programs and Resources

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

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

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

[3] HUD, CHAS, 2017

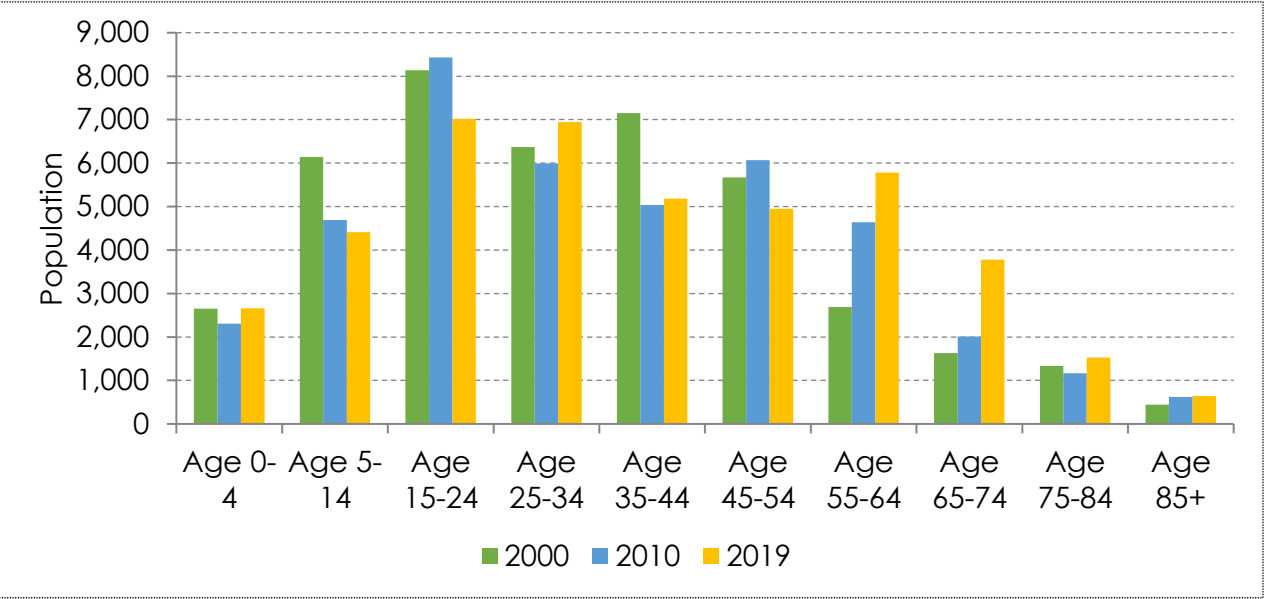
- Present recommendations for a supplemental City Density Bonus Program, which may include incentives for a deeper level of affordability (Program HO-3.B)
- Support the development of affordable housing on underutilized City Sites (Program HO-3.F)
- Provide fee deferrals to encourage the provision of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

## Elderly

### Existing and Projected Needs

Rohnert Park's population is younger than that of the County as a whole. About 13.9 percent of Rohnert Park's population is age 65 and above, while 19 percent of Sonoma County's population is age 65 and above. An additional 13 percent of Rohnert Park residents are between ages 55 and 64, and the senior population is projected to increase during this planning period (Figure 1). Senior or elderly individuals often have fixed incomes and may have additional special needs related to access or care that require physical improvements to their homes. This may include the addition of ramps, handrails, lower cupboards and counters, creation of a downstairs bedroom, or other modifications to enable them to remain in their homes.

Figure 1 Population by Age
Rohnert Park, 2000-2019




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

Seniors may experience challenges accessing or securing affordable housing while living on a fixed income. Increasing costs of living and healthcare exacerbate any existing issues related to disabilities, chronic health conditions or reduced mobility. Seniors who rent may be at greater risk of housing insecurity than homeowners and are more likely to be cost burdened. While there are more owner-occupied than renter-owned senior households in Rohnert Park, a higher proportion of extremely low-income and very low-income senior households rent their homes (Table 4). In Rohnert Park, 72% of extremely low-income senior households and 55% of very low-income senior households are extremely cost-burdened (Table 5).

Table 4 Senior Households (Age 62+) by Income and Tenure
Rohnert Park, 2017

| Income Group | Renter Occupied | Owner Occupied | Total |
|---|---|---|---|
| 0-30% AMI | 260 | 240 | 500 |
| 31-50 AMI | 240 | 229 | 469 |
| 51-80% AMI | 444 | 470 | 914 |
| 81-100% AMI | 125 | 245 | 370 |
| Greater than 100% AMI | 190 | 1,204 | 1,394 |
| Total | 1,259 | 2,388 | 3,647 |

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

Table 5 Senior Households (Age 62+) by Income Level and Cost Burden
Rohnert Park, 2017

| Income Group | 0-30% of Income Used for Housing | 30%-50% of Income Used for Housing | 50%+ of Income Used for Housing |
|---|---|---|---|
| 0%-30% of AMI | 80 | 60 | 360 |
| 31%-50% of AMI | 105 | 105 | 259 |
| 51%-80% of AMI | 369 | 300 | 245 |
| 81%-100% of AMI | 195 | 125 | 50 |
| Greater than 100% of AMI | 1,225 | 165 | 4 |
| Totals | 1,974 | 755 | 918 |

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

## Programs and Resources

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

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

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

## Persons with Disabilities, including Developmental Disabilities

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

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

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

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

### Existing and Projected Needs

Individuals with disabilities make up 11.9 percent of the total population in Rohnert Park, which is lower than County estimates but higher than Bay Area estimates [5]. The most common disability type is ambulatory difficulty. 43.1 percent of total individuals experiencing ambulatory difficulties are between 35 and 64 years old, as shown in Table 6 below. Additionally, an individual may have multiple disabilities. Though people of all ages experience disabilities, there is a higher proportion of disability among elderly residents, especially those experiencing ambulatory and hearing difficulties.

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

[4] CA Dept of Fair Employment and Housing
[5] American Community Survey 2019 5-Year Estimates

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

**Table 6 Disability Type per Age Group Rohnert Park, 2019**

| Disability Type | Under 5 years | 5-17 years | 18-34 years | 35-64 years | 65-74 years | 75+ years | Total |
|---|---|---|---|---|---|---|---|
| Hearing difficulty | 0 | 54 | 72 | 460 | 403 | 386 | 1,375 |
| Vision difficulty | 0 | 133 | 225 | 401 | 136 | 147 | 1,042 |
| Cognitive difficulty | | 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.

## Programs and Resources

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

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

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

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

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

## Large Households

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

### Existing and Projected Needs

Large households make up about 8.6 percent of total households in Rohnert Park, similar to the proportion of large households in Sonoma County. The percentage of the City's households that are large households has slightly increased since 2010. Large low-income households, which may include full-time students or families in poverty, may experience overcrowding that is exacerbated by cost burdens and housing availability. Out of the 1,401 large households in Rohnert Park, 50.1 percent rent their homes (Table 7) and 42.4 percent are low-income (Table 8).

Table 7 Household Size by Tenure
Rohnert Park, 2019

| Household Size | Owner-occupied households | Renter-occupied households | All households |
|---|---|---|---|
| 1-person | 1,912 | 2,305 | 4,217 |
| 2-person | 3,455 | 2,176 | 5,631 |
| 3-person | 1,687 | 1,252 | 2,939 |
| 4-person | 1,221 | 968 | 2,189 |
| 5 or more-person | 696 | 705 | 1,401 |
| Total | 8,971 | 7,406 | 16,377 |

Source: U.S. Census Bureau, ACS 5-Year estimates, Table B25009, 2019

Table 8 Large Household by Income Group
Rohnert Park, 2019

| Income Group | All other household types | Larger households of 5+ people | Total |
|---|---|---|---|
| 0-30% AMI | 1,910 | 55 | 1,965 |
| 31-50% AMI | 1,328 | 163 | 1,491 |
| 51-80% AMI | 2,954 | 220 | 3,174 |
| 81-100% AMI | 1,740 | 190 | 1,930 |
| Greater than 100% AMI | 6,884 | 404 | 7,228 |

Source: HUD, Comprehensive Housing Affordability Strategy (CHAS) ACS Tabulation, 2013-2017 release

### Programs and Resources

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

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

## Farmworkers

Statewide, farmworker housing is of unique concern and importance. Farmworkers are essential to the region's economy and its food supply. Only 82% of Sonoma County's farmworkers work within 75 miles of their residences, and only 18% are migrant workers. Of the County's 3,594 farms counted in 2017, 48% hired farm labor, 93% were considered family farms, and 44% of farms were smaller than 10 acres [6].

### Existing and Projected Needs

Approximately 243 Rohnert Park residents are employed in farming, fishing, and forestry occupations, representing 1% of the City's workforce and 0.7% of its population. Rohnert Park is home to 4% of Sonoma County's farmworkers [7].

In Sonoma County, the majority of farmworkers (88%) reported that Sonoma County was their permanent residence, and most (71%) farmworkers were living in the US with their families [8]. Farmworker families were estimated to spend between 30% and 54% of their annual income on housing. Two-thirds of Sonoma County farmworkers lived in overcrowded dwellings, and farmworkers who lived with their families were the most likely to live in overcrowded conditions. In 2021, the local newspaper printed a special report about low-wage earners living in Sonoma County, saying, "…many are farmworkers… who live in cramped apartments with too many people, or sheds with only a chemical toilet, or tiny mobile homes with leaking roofs or

[6] USDA Census of Agriculture, 2017
[7] American Community Survey, 2020 5-Year Estimates
[8] Sonoma County DHS, Sonoma County Farmworker Health Survey, 2014

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

### Programs and Resources

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

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

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

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

## Female Headed Households

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

### Existing and Projected Needs

There are 2,155 female headed family households in Rohnert Park. Of these, 52.4 percent own their homes and 47.6 percent rent. There are 777 female headed households with children under 18 years and no spouse, 12 percent of which households have incomes below the poverty level (Table 9). In 2020, the median annual household income for single female headed households with children was $48,352. In comparison, the median annual household income was $73,363 for single male-headed households with children and $110,881 for married couple households with children. There is a need for affordable housing for female-headed households.

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

Table 9 Female-Headed Households
Rohnert Park, 2019

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

Source: US Census Tables B17012 & DP02 2019: ACS 5-Year estimates
*Percentages for subcategories below this figure may not add up to this total due to number rounding

## Programs and Resources

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

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

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

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

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

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

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

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

## Homelessness

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs and support services to meet, due to both the diversity and the complexity of factors that lead to homelessness. Preliminary 2022 Sonoma County Point-In-Time (PIT) Count data reported 2,893 individuals experiencing homelessness, a 5% increase in the homeless population since 2020. [9] The number of those experiencing homelessness in Rohnert Park increased substantially in 2020, while decreasing in the County (Table 10). [10] As of 2020, most homeless individuals in Rohnert Park were unsheltered.

**Table 10 Persons Experiencing Homelessness by Shelter Status Rohnert Park and Sonoma County, 2018-2020**

| Jurisdiction | Shelter Status | 2018 | 2019 | 2020 |
|---|---|---|---|---|
| **Rohnert Park** | Unsheltered | 127 | 114 | 241 |
| | Sheltered | 11 | 15 | 7 |
| | Total | 138 | 129 | 248 |
| **Sonoma County** | Unsheltered | 1,929 | 1,957 | 1,702 |
| | Sheltered | 1,067 | 994 | 1,033 |
| | Total | 2,996 | 2,951 | 2,745 |

*Source: 2020 Sonoma County Homeless Census Comprehensive Report*

A complete analysis of existing needs, projected needs, and resources is contained within the Disproportionate Housing Needs section of the Assessment of Fair Housing (Section 5).

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

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

[9] The Press Democrat, Sonoma County's homeless population increased 5% during pandemic, May 16 2022
[10] As of the writing of this report, jurisdiction-specific PIT data was not available for 2022

# 3 Housing Resources

## Housing Assistance Programs

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

### Federal Assistance Programs

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

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

Examples of such activities include the following:

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

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

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

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

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

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

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

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

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

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

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

[11] HUD, Housing Choice Vouchers by Tract, 2021

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

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

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

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

### State Assistance Programs

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Local Assistance Programs

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

## Provisions for a Variety of Housing Types

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

### Multi-Family Rental Housing

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

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

## Housing for Agricultural Employees

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

## Emergency Shelters and Low Barrier Navigation Centers

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

The City applies written objective standards as allowed by State law, including maximum number of beds, provision of onsite management, proximity to other shelters, length of stay, lighting, and security, as follows:[13]

- The facilities have adequate private living space, shower and toilet facilities, and secure storage areas for its intended residents.
- The facility shall have at least one room, which has one hundred twenty square feet of floor area. Other habitable rooms shall have an area not less than seventy square feet. Where more than two persons occupy a room used for sleeping purposes, the required floor area shall be increased at the rate of fifty square feet for each occupant in excess of two. (Source: Uniform Housing Code.) Rooms used for sleeping shall meet requirements of the California Building Code and minimum health and safety requirements.
- The facility has an enclosed yard area, especially if the facility is located on a major thoroughfare.
- There shall be a minimum distance requirement of three hundred feet between such facilities as measured between the closest points on the exterior property lines or area boundaries of the parcels or areas involved.
- Facilities for seven or more persons shall have two off-street parking spaces plus one space for every two employees.

The City's standards facilitate the development of emergency shelters and do not impair shelter operations.

The City also applies standards related to programmatic of emergency shelters, as follows:

a.

[12] Rohnert Park Municipal Code 17.04
[13] Rohnert Park Municipal Code 17.07.020(M)

- If the facility is proposed for a location in an area either zoned or developed as a residential area, all intake and screening shall be conducted off-site.
- The program shall provide accommodations appropriate for a minimum stay of twenty-eight days and a maximum stay of one hundred eighty days per client.
- The program shall identify a transportation system that will provide its clients with a reasonable level of mobility including, but not limited to, access to social services and employment opportunities.
- The program shall provide specific mechanisms for residents to contact social service and employment programs.
- If a program includes a drug or alcohol abuse counseling component, appropriate state licensing shall be required.
- The program shall include clear arrangements for on-site meal preparation or providing food in accordance with county health department regulations.
- The program shall, where applicable, provide a child care service and ensure that school-aged children are enrolled in school during their stay at the facility.
- The program shall have an identified administrator and liaison personnel.
- Administrators and operators of the program shall demonstrate experience in successfully running social service-related facilities.
- The program shall provide clear and established operational standards and rules (e.g., standards governing expulsions and lights-out).
- The program shall include identified funding mechanisms that are sufficient to ensure compliance with the required siting and programmatic criteria

As some of these standards are discretionary and may constrain development, the City will review and amend these standards under Program HO-2.C.

Low barrier navigation centers are defined in Government Code Section 65660(a) as "a Housing First, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing." State law now requires that low barrier navigation centers be allowed by-right in areas zoned for multi-family and mixed-use developments. This includes most land near the City's center, along major thoroughfares and arterials, and near amenities.

These zones contain sufficient land to accommodate the City's need for emergency shelter, demonstrated by Table 11, consistent with requirements implemented by AB 139 and Government Code Section 65583(a)(4)(A). The 3.73 acres identified in this table have the capacity to accommodate at least 812 individuals in need of emergency shelter, more than three times the need identified in Section 11.5.2.[14] Additional existing buildings within commercial, mixed-use, and multifamily zones could be redeveloped or reused, if appropriate, for emergency shelters. The need to change the City's Code to comply with state law is addressed through Program HO-2.C.

### Table 11 Sites with Capacity for Emergency Shelters

| APN | Zone | Acres | Use | Suitability |
|---|---|---|---|---|
| 143-391-080 | C-R | 0.61 | Vacant | Zone allows residential (mixed-use, residential care facilities, senior housing)<br>Near residential development, transit, and amenities |

[14] Demonstrated need for 248 people. 3.73 acres x 43,560 sq.ft per acre / 200 sq.ft per person = 812.4 people

| | | | | |
|---|---|---|---|---|
| | | | | Vacant |
| 143-391-078 | C-R | 1.06 | Motel | Zone allows residential (mixed-use, residential care facilities, senior housing)<br>Near transit and amenities<br>Reuse opportunity<br>Improvement to Land Ratio 0.71<br>Year Built 1984 |
| 143-451-057 | C-R | 2.06 | Motel | Zone allows residential (mixed-use, residential care facilities, senior housing)<br>Near transit and amenities<br>Reuse opportunity<br>Improvement to Land Ratio 0.74<br>Year Built 1985 |
| Total | | 3.73 Acres | | |

## Transitional Housing

The Rohnert Park Zoning Code defines transitional housing as "temporary housing provided for a longer term (generally up to twenty-four months) with varying degrees of support services (e.g., life skills training, financial management, job hunting skills, as well as case management and counseling) to enable homeless persons to successfully transition to and maintain permanent housing". [15] Transitional housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

## Supportive Housing

The Rohnert Park Zoning Code defines supportive housing as "a residential use that provides housing with no limit on length of stay to adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions, or individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act." Supportive housing is linked to on-site or off-site services that assist the tenants with the retention of the housing, improving his or her health status, and maximizing their ability to live and, when possible, to work in the community. [16] Supportive housing is considered a residential use and is only subject to those restrictions that apply to other residential uses of the same type in the same zone.

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

## SRO (Single Room Occupancy) Housing

The Rohnert Park Zoning Code defines a single-room occupancy (SRO) living unit facility as "a residential development containing secure rooms, of a smaller size than normally found in multiple dwellings, which are rented to a one- or two-person household" [17]. SRO living units are provided for a weekly or monthly period of time, in exchange for an agreed payment or a fixed amount of money or other compensation. SRO units are permitted in M-U districts and allowed with an administrative permit in R-R, R-E, R-H, and C-R districts.

## Manufactured Housing

The Rohnert Park Zoning Code defines manufactured housing consistent with the definition in California Health and Safety Code Section 18007. Manufactured housing is allowed in all residentially designated areas

[15] Ibid.
[16] Ibid.
[17] Ibid.

where single-family units are permitted subject only to a certificate of zoning compliance, consistent with the requirements of Government Code Section 65852.3.

### Mobile Home Parks

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

### Accessory Dwelling Units (ADUs)

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

### Residential Care Facilities

The Rohnert Park Zoning Code defines a residential care facility (congregate care/assisted living facility) as "a facility providing full-time care, either permanently or temporarily, for those persons unable to live independently, due to age, physical or developmental disability or medical disability" [18]. This includes small facilities providing care for six or fewer children or adults housed in a single-family residential unit and large facilities providing care for seven or more children or adults. Small residential care facilities (RCFs) are permitted in all residential areas and large RCFs are conditionally allowed in all residential areas. Small and large RCFs are conditionally permitted in all commercial areas and allowed under an administrative permit in the DDAZ overlay zone. Under Program HO-2.C, the City will establish clear, objective, and transparent requirements for large RCFs.

### SB 9 Developments

Under State law, a single-family residentially zoned property is allowed one primary dwelling unit, one ADU, and one JADU, for a total of three housing units. Senate Bill (SB) 9 (Atkins), signed into law by Governor Newsom in 2021, now allows property owners within a single-family residential zone to build two 800 square foot units and/or to subdivide a lot into two parcels, for a total of four units. These provisions apply to 9,200 parcels in Rohnert Park. Market conditions would facilitate new development utilizing these allowances in about 400 of these parcels. [19] Under Program HO-1.D(b), the City will develop objective design and development standards that will assist in the implementation of these provisions.

## Conversion Risk of Assisted Housing Developments

At-risk assisted housing developments refer to any existing multi-family, rental housing complexes which receive funding under public programs and are at risk of being converted from low-income housing to market rate housing within ten years of the beginning of the housing element planning period. The conversions can occur due to termination and opting out of programs such as rental subsidies, mortgage repayment, expiration of restricted uses or direct loans. The City of Rohnert Park contains a total of 1,103 deed-restricted affordable units (Table 12). Of these, 88 units are at risk of conversion (Table 13).

Affordability restrictions were lost in December 2022 for an additional 106 units of recently at-risk affordable housing. Through its partnership with the Housing Authority, the City was able to connect 85% of those living in these previously affordable units with housing choice vouchers which ensured that they were not displaced. The 15% who were not connected with vouchers did not income qualify and were deemed very low risk of displacement.

[18] Ibid.
[19] Terner Center, Will Allowing Duplexes and Lot Splits on Parcels Zoned for Single-Family Create New Homes?, July 2021

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

## Table 12 Inventory of Affordable Housing Developments

| Project Name | Total Units | Affordable Units | Deed Restricted | | | | Funding Sources | Affordability Start | Expiration Date of Affordability Restrictions | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | ELI | VLI | LI | MI | | | | |
| **Affordable Rentals** | | | | | | | | | | |
| Arbors Apartments | 56 | 56 | 0 | 22 | 34 | 0 | LIHTC, HOME, City Loan | 2005 | 2060 | Non-Profit Burbank Housing (DBA, Arbors Rohnert Park, L.P.) |
| Bell Creek Apartments | 90 | 7 | 0 | 7 | 0 | 0 | N/A | 2022 | 2077 | Private Bella Creek LLC |
| Copeland Creek Apartments | 171 | 170 | 0 | 17 | 153 | 0 | LIHTC, City Loan | 2008 | 2062 | Non-Profit TRG-Copeland Creek, L.P. |
| Edgewood Apartments | 168 | 68 | 0 | 0 | 68 | 0 | LIHTC, Revenue Bonds | 1996 | 2026 | Private Pine Creek Properties |
| Magnolia Townhomes | 20 | 7 | 0 | 0 | 0 | 7 | City Loan | 2004 | 2061 | Private Toor Enterprises |
| Muirfield Apartments | 24 | 24 | 0 | 0 | 10 | 14 | City Loan, HUD | 1998 | 2039 | Non-Profit Muirfield Apartments, Inc. |
| Park Gardens II | 20 | 3 | 0 | 1 | 2 | 0 | N/A | 2008 | 2038 | Private Jeremiah F. O'Sullivan and Sheila M. O'Sullivan |
| Bell Rohnert Park | 232 | 35 | 0 | 0 | 35 | 0 | N/A | 2005 | 2035 | Private Bell Fund VII Redwood Creek, LP |
| Redwoods at University District | 218 | 218 | 0 | 109 | 109 | 0 | LIHTC | 2018 | 2073 | Private Community Resources, Inc. |
| The Gardens (Santa Alicia) | 20 | 20 | 0 | 8 | 12 | 0 | LIHTC, CDBG, City Loan | 1994 | 2023 | Non-Profit Burbank Housing (DBA Santa Alicia Gardens, L.P.) |
| Tower Apartments | 50 | 49 | 0 | 49 | 0 | 0 | LIHTC, City Loan, HCD Loan | 1994 | 2068 | Non-Profit Burbank Housing (DBA Tower 2 Apartments, L.P., and East Cotati Avenue Partners) |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| Vida Nueva | 24 | 24 | 0 | 24 | 0 | 0 | LIHTC, City Loan | 2006 | 2062 | Non-Profit Burbank Housing (DBA Vida Nueva Partners, L.P.) |
| Willowglen Apartments | 36 | 36 | 6 | 12 | 17 | 1 | LIHTC | 2020 | 2080 | Non-Profit Burbank Housing (DBA Willow Glen Partners, LP) |
| **Total - Affordable Rentals** | **1129** | **717** | **6** | **249** | **440** | **22** | | | | |
| **Mobile Home Parks** | | | | | | | | | | |
| Las Casitas de Sonoma | 126 | 63 | 0 | 25 | 38 | 0 | City Loan | 2001 | 2051 | Non-Profit Millennium Housing of CA |
| Rancho Feliz | 297 | 178 | 0 | 59 | 119 | 0 | City Loan | 2003 | 2058 | Non-Profit Millennium Housing of CA |
| Valley Village | 285 | 114 | 0 | 57 | 57 | 0 | City Loan | 2005 | 2060 | Non-Profit Caritas Affordable Housing, Inc. |
| Rancho Verde | 170 | Spaces Rent Controlled, Not Deed Restricted Affordable *N/A* | | | | | N/A | N/A | N/A | |
| Rancho Grande | 300 | Spaces Rent Controlled, Not Deed Restricted Affordable *N/A* | | | | | N/A | N/A | N/A | |
| **Total - Mobile Homes*** | **1178** | **355** | **0** | **141** | **214** | **0** | | | | |
| **Affordable Ownership Projects** | | | | | | | | | | |
| Centreville | N/A | 2 | 0 | 0 | 2 | 0 | N/A | 2007 | 2052 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |
| Willowglen (Ownership, Phase I) | N/A | 5 | 0 | 0 | 0 | 5 | N/A | 2019 | 2064 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |
| Willowglen (Ownership, Phase 2) | N/A | 16 | 0 | 0 | 8 | 8 | N/A | 2021 | 2066 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |
| Willowglen (Ownership, Phase 3) | N/A | 8 | 0 | 0 | 6 | 2 | N/A | 2022 | 2067 | Non-Profit (Land owned by Housing Land Trust of Sonoma County) |

| | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|
| **Total - Affordable Ownership** | **N/A** | **31** | **0** | **0** | **16** | **15** | | | | |
| **Total - All Categories** | **2307** | **1103** | **6** | **390** | **670** | **37** | | | | |

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

Table 13 At-Risk Affordable Housing Units

| Project Name | Total Units | Affordable Units | Deed Restricted | | | | Funding Sources | Affordability Start | Expiration Date of Affordability Restrictions | Ownership |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | ELI | VLI | LI | MI | | | | |
| Edgewood Apartments | 168 | 68 | 0 | 0 | 68 | 0 | LIHTC, Revenue Bonds | 1996 | 2026 | Private Pine Creek Properties |
| The Gardens (Santa Alicia) | 20 | 20 | 0 | 8 | 12 | 0 | LIHTC, CDBG, City Loan | 1994 | 2023 | Non-Profit Burbank Housing (DBA Santa Alicia Gardens, L.P.) |
| **Total At-Risk Affordable Rentals** | **188** | **88** | **0** | **8** | **80** | **0** | | | | |

## Assessed Risk of Conversion

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

## Comparison of Replacement and Preservation Costs

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

Table 14 Comparison of Preservation and Replacement Costs

| Fee/Cost Type | Cost per Unit |
|---|---|
| Preservation | |
| Acquisition | $293,486.00 |
| Financing/Other | $44,022.90 |
| **Total Estimated Cost per Unit** | **$337,508.90** |
| Replacement | |
| Land Acquisition | $34,504.75 |
| Construction | $469,333.33 |
| Financing | $75,575.71 |
| **Total Estimated Cost per Unit** | **$579,413.80** |

Property Acquisition Costs based on per unit estimates provided by local nonprofit for a project that does not need rehabilitation; Financing and other costs are assumed to be 15 percent of acquisition and rehabilitation cost; Land Acquisition Cost based on CA CTAC Tax-Exempt Bond Project Staff Report for CA-18-601 in Rohnert Park, 2018; Construction Cost based on estimates by local developers and assumes development at 800 square foot units; Financing and other costs are assumed to be 15 percent of land and construction costs
This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of this project. The actual market value at time of sale will depend on market and properly conditions, lease out/turnover rates, among other factors.

### Entities Qualified to Preserve At-Risk Units

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

## Opportunities for Energy Conservation in Residential Development

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

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

# 4 Housing Constraints

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

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

## Nongovernmental Constraints

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

### Vacant Land

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

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

### Land Costs

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

### Construction Costs

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

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

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

## Financing

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

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

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

## Development Trends

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

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

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

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

### Community Opposition

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

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

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

## Potential Governmental Constraints

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

### General Plan and Zoning Code

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

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

## Table 15 Zoning Districts and Descriptions

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

## Development Standards

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

The Rohnert Park Municipal Code sets forth specific development standards which designate the allowable density, lot area, setback requirements, floor area ratio, building height, and open space provisions for various types of development. These are outlined in Table 16, below. Allowed residential uses by zone are outlined in Table 17.

Specific plan areas and other planned development areas contain additional zoning districts with specific development standards, many using form-based codes. Allowable densities within each planned development reflect the specific attributes of the projects that were planned and developed there; additional development opportunities do not exist within planned development areas and zones except in the case of Downtown District Amenity Zone, which uses a form based code which allows development of up to 40 units per acre without the need for concessions.

### Analysis of Residential Development Standards.

Minimum lot sizes in Rohnert Park range from 3,700 to 5,000 square feet, which allow greater single-family densities than most surrounding jurisdictions. The City also provides that parcels within the R-E and R-R zones have large minimum lot sizes of 17,000 and 40,000 square feet, respectively; however, there are currently no parcels within City Limits with those zoning designations. Required lot widths and depths for single-family attached and detached developments are typical for the region and, together with the standard 5' setbacks, provide for adequate air flow and sunlight while allowing for a variety of ownership housing types including small-lot subdivisions. Lot coverage maximums apply to structures only and do not consider parking areas, accessways, landscaping, or other areas. Maximum building heights of 35' in the low and medium density zones allow three stories, and the maximum height of 45' in the high density zone allows for 4 stories by right. These allowances are greater than those of surrounding suburban communities and have helped Rohnert Park meet its housing objectives. Together with the greater heights allowed, the City's maximum FARs and lot coverages for residential zones allow development of projects that can, typically do, exceed the maximum densities.

Development standards for multi-family units include a minimum lot size significantly smaller than HCD's half-acre standard in order to encourage infill development. The 40' to 60' height limits allow for greater densities than are allowed by many surrounding jurisdictions in the north bay. When part of a mixed-use project, these maximum building heights allow for maximum dwelling units on upper stories while maintaining neighborhood scale, and walkability.. The City's higher and denser multi-family and mixed-use areas are adjacent to high-quality transit and commercial areas that provide for daily needs and promote walkability.

Cumulatively, land use controls in Rohnert Park do not constrain the ability for residential development to achieve maximum allowed densities without need for exceptions. In mixed-use zones that do not have a maximum density, land use controls allow developers to achieve over 40 dwelling units per acre without the need for concessions or exceptions. Interested residential developers have not indicated that concessions are necessary for them to achieve maximum densities and have indicated that the City's land use controls are less restrictive than nearby communities.

## Table 16 Development Standards by Zoning District

| Zoning District | Minimum Lot Size (Sq. Ft.) | Minimum Lot Width (Feet) | Minimum Lot Depth (Feet) | Maximum Residential Density (Units/Acre) | Maximum Building Height (Feet) | | Minimum Front Yard Setback (Feet) | Minimum Side Yard Setback (Feet) | | Minimum Rear Yard Setback (Feet) | Minimum Open Space Per Unit (Sq. Ft.) | Maximum Floor Area Ratio (FAR) | Maximum Lot Coverage (Percent) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | Primary | Accessory | | Interior | Corner | | | | |
| R-R | 40,000 | 100 | 150 | 1.0 | 35 | 12 | 50 | 10 | 20 | 50 | N.A. | N.A. | 30 |
| R-E | 17,000 | 100 | 150 | 2.0 | 35 | 12 | 25 | 10 | 20 | 25 | N.A. | N.A. | 40 |
| R-L | 5,000 | 50 | 100 | 6.0 | 35 | 12 | 20 | 5 | 10 | 20 | N.A. | 0.4 | 50 |
| R-M | 3,700 | 40 | 80 | 12.0 | 35 | 12 | 20 | 5 | 10 | 20 | 500 | 0.55 | 40 |
| R-H | 10,000 | 60 | 100 | 24.0 | 45 | 12 | 20 | 5 | 10 | 20 | 400 | 1.15 | 40 |
| DTR-H | 10,000 | 60 | 100 | 30.0 | 60 | 15 | 20 | 5 | 10 | 20 | 400 | 1.15 | 40 |
| C-O | 10,000 | 60 | 100 | N.A. | 45 | N.A. | 15 | 10 | 15 | 10 | N.A. | 1.0 | 50 |
| C-N | 10,000 | 50 | 100 | N.A. | 35 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.4 | 60 |
| C-R | 20,000 | 50 | 100 | N.A. | 65 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.4 | 60 |
| I-L | 20,000 | 100 | 100 | N.A. | 45 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.5 | 60 |
| M-U | 10,000 | 60 | 100 | 24 | 45 | 12 | 10 | 10 | 10 | 10 | 200 | 1.5 | 80 |
| DTM-U | 10,000 | 60 | 100 | 0 /35 | 60 | 12 | 10 | 10 | 10 | 10 | 200 | 1.5 | 80 |
| PI | 10,000 | N.A. | N.A. | N.A. | 45 | N.A. | 15 | 10 | 15 | 10 | N.A. | 0.5 | 50 |
| OS- | N.A. | N.A. | N.A. | 1.0 | 35 | N.A. | N.A. | 20 | 25 | N.A. | N.A. | N.A. | N.A. |
| OS-EC | N.A. | N.A. | N.A. | N.A. | 35 | N.A. | N.A. | 20 | 25 | N.A. | N.A. | N.A. | N.A. |

Source: City of Rohnert Park Municipal Code 17.06, 2022

## Table 17 Allowed Residential Uses by Zoning District

| Housing Type | R-R | R-E | R-L | R-M | R-H | C-O | C-N | C-R | M-U | DTM-U | OS-ARM |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Accessory Dwelling Unit | Z | Z | Z | Z | Z | | | | | | |
| Affordable Housing density bonus | A | A | A | A | A | | | | | | |
| Family Care Home/ Community Care<br>Small (≤6 persons)<br>Large (≥7 persons) | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>C | | | | | | |
| Farmworker Housing | P | P | | | P | | | | | | P(I), C |
| Homeless Shelter (M)<br>Small (≤6 persons)<br>Large (≥7 persons) | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>P | <br>P<br>P | <br>P<br>P | <br>P<br>P | <br>P<br>- | <br>P<br>- | |
| Live/Work (P) | | | | | | | C | C | P | P | |
| Manufactured Housing (Q) | Z | Z | Z | Z | Z | | | | | | |
| Mobile Home Park or Subdivision | | | | C | C | | | | | | |
| Multi-Family Housing<br>Duplexes/ Single-story<br>Other<br>Residential uses as a part of a mixed-use project when located in the same building as a nonresidential use | <br><br>- | <br><br>- | <br><br>- | <br><br>P<br>- | <br><br>P<br>P | <br><br>C | <br><br>C | <br><br>C | <br><br>P | <br><br>C | |
| Rooming or Boarding House | A | A | | | A | | | - | - | - | |
| Single-room occupancy living unit facility or residential hotel (Z) | - | - | | | | | | A | P | N | |
| Recovery Facility<br>Small (≤6 persons)<br>Large (≥7 persons) | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>- | <br>P<br>C | <br>A<br>C | <br>A | <br>A<br>C | | | |
| Residential Care Facility<br>Congregate Care/Assisted Living<br>Small (≤6 persons)<br>Large (≥7 persons)<br>Convalescent Hospital<br>Senior Housing (Independent Living) | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>P<br>C<br>-<br>- | <br>C<br>C<br>C<br>C | <br>C<br>C<br>C<br>C | <br>C<br>C<br>C<br>C | <br>A<br><br>A<br>P | <br>N<br><br>N<br>C | |
| Single Family Dwellings | P | P | P | P | C | | | | | | P |

Source: City of Rohnert Park Municipal Code 17.06
P = Permitted.
C = Conditionally-permitted by planning commission.
A = Administrative permit.
Z = Certificate of zoning compliance.
T = Temporary conditional permit.
I = Uses allowed as incidental to a primary use.

## Specific Plans, Area Plans, and Planned Developments

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

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

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

## Subdivision Standards

On-site and off-site improvements are made in compliance with the city's design standards and specifications . As a prerequisite for approval of the parcel map, improvements may be required on parcels outside the subdivision. Some portion of the improvement cost may be reimbursed that is equal to the

difference between the cost to install such improvements to serve the developable lot only and the actual improvement cost in conformance to the provision of the Subdivision Map Act. The City's design and improvements ordinance require improvements on street frontage such as curbs, sidewalks, driveways, street trees, streetlights, landscaping, and lifeline infrastructures or connection to utility lines. During deferred improvement, The City can charge the entire cost and expense to the owner including interest from the date of notice of the cost and expense until paid, and facilitate the construction when improvements are deferred on minor subdivisions. A designated remainder parcel may not be subject to the improvement requirements until the city is ready to issue a permit or other grant of approval for the parcel or an agreement is reached between the subdivider and the city. Prior to development, the owner is required to obtain a certificate of compliance or conditional certificate when the designated remainder is subsequently sold.

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

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

## Parking Requirements

Excessive parking standards can pose a significant constraint to housing development by increasing development costs and reducing land that may otherwise be available for amenities or residential units. The City's Municipal Code establishes residential parking standards, shown in Table 18.

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

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

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

Table 18 Parking Requirements

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

Source: Rohnert Park Municipal Code 17.07.020, 17.16.030, 2022

## Accessory Dwelling Unit Requirements

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

Maximum Square Footage:

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

For an attached ADU or JADU:

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

- The JADU, if applied for, meets all the requirements for JADUs outlined in this section.

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

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

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

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

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

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

## Growth Controls

The City has an established Urban Growth Boundary which was approved by voters in 2000 (Measure N) and was renewed in 2019. The existing UGB expires in 2040. The UGB encompasses all land within the City's Sphere of Influence and prohibits urban development beyond this line. Exceptions can only be made by a majority vote of the City Council to allow open space or ag protection, or the inclusion of up to 10 acres per year of immediately adjacent lands to be developed primarily (51% or more) with affordable housing.

Along with the adoption of the Urban Growth Boundary, Rohnert Park's Measure N required the City Council to adopt a growth management program consistent with these community goals, the UGB, and a 1% annual population growth rate. This administrative Growth Management Program (GMP) was included in the 2000 General Plan and was codified into the zoning ordinance. It does not expire and caps development at an average of 225 units per year. The City has not exceeded a 1% growth rate since the Program was established. At the end of 2022 there were an excess of 2,745 units available. Affordable units, accessory dwelling units, and residential infill units are all exempt from the growth cap.

Prior to the issuance of any building permit, the Growth Management Program (GMP) requires that a sufficient number of units are available, unless the project is exempt. If sufficient units are available, the building permit is issued without delay. If the 225 units per year allotment is unused, the GMP allows the units to be rolled over and accumulated as a Residual Development Cap used in subsequent years. If the 225 unit allotment, plus the entire Residual Development Cap, is exhausted then building permits cannot be issued until the following calendar year, when a new allotment of 225 units is available. There are no additional evaluation criteria or discretionary processes associated with the GMP. As noted above, as of the end of 2022, the City had a Residual Development Cap of over 2,745. Given the current rate of development, this is highly unlikely to be exhausted within the next decade.

The City process screens out any projects exempt from the GMP check, so the building permit issuance will not be impacted. The following projects are exempt from the GMP:

- Low- and very-low income units
- Accessory dwelling units
- Infill projects, including:
    - adaptive reuse of commercial property
    - mixed-use projects
    - Transit Oriented Developments
    - live/work projects
    - residential projects less than 5 acres in size

The City's RHNA is 1580, or 197 units per year. The Growth Management Program does not pose a constraint on the City's ability to address it RHNA or its Quantified Objectives.

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

Under the provisions of Government Code 66330, cities may enforce growth controls if the law imposing the limit was approved by voters prior to January 1, 2005 if the City is located in a predominantly agricultural County. Rohnert Park meets these conditions and its growth controls do not conflict with the Housing Crisis Act as follows:

- Rohnert Park is located within Sonoma County, which meets the definition of a predominantly agricultural County.
    - Sonoma County has 577,735 acres of agricultural land.
    - The total size of Sonoma County is 1,026,085 acres, so the agricultural acreage is 56.3%.[20]
- Rohnert Park's Urban Growth Boundary and Growth Management Program were voter-approved in 2000.

## Density Bonus Law

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

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

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

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

[20] 2014-2016 California Farmland Conversion Report

## Consistency with State Law

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

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

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

## Local Processing and Permit Procedures

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

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

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

For larger projects, such as a multifamily residential development, the assigned planner will guide the applicant through the public review process once staff reviews are complete. A typical multifamily project in an area zoned for multifamily development is a permitted use and only requires site plan and architectural review.

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

- The development's general appearance is compatible with existing development and enhances the surrounding neighborhood
- The development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the facade facing the street; and/or the line and pitch of the roof; and

- The development will be located and oriented in such a manner so as to provide pedestrian, bicycle, and vehicle connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.

Site plan and architectural review processing takes approximately 90 days from application completeness to approval. Most multifamily residential projects do not require a hearing but may require Planning Commission review for compliance with site plan and architectural guidelines. Projects only require a City Council hearing in special cases, such as a Development Agreement, Development Area Plan, or appeal of a Planning Commission decision.

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

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

The Planning Division of the Development Services Department manages the planning permits and entitlements for residential projects. Permitting timelines vary depending on the project's scope of work, and are shown in Table 19.

### Table 19 Timelines for Permit Procedures and Decision-Making Authority

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

Source: City of Rohnert Park Municipal Code, 2022
* Processing time varies based on applicant response. This represents city processing time assuming a complete application.
** Development agreements are process along with other entitlements (e.g. Specific Plan, Planned Developments)

***The City does not have any recent experiences with variances. The City has an adjustment process in certain zoning districts (e.g. SOMO Village Planned Development and Downtown area, which allow some flexibility from development standards, without the need for a variance)

Table 20 Processing Procedure and Timeframe by Project Type

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

Assumed project details:
3,000 sq. ft. Single-family home in RL zone
74 unit in a multifamily development in RH zone
Subdivisions vary greatly depending on project size and details
*Building permit only, does not include entitlement permit processing.

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

## Design Review Procedures

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

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

1. The development's general appearance is compatible with existing development and enhances the surrounding neighborhood;

2. The development incorporates a variation from adjacent on-site and off-site structures in height, bulk, and area; arrangement on the parcel; openings or breaks in the facade facing the street; and/or the line and pitch of the roof; and

3. The development will be located and oriented in such a manner so as to provide pedestrian, bicycle, and vehicle connections with adjacent properties, as appropriate, and avoids indiscriminate location and orientation.

While stakeholders did not identify design review requirements as a constraint to development, compatibility is a discretionary factor. Additionally, the use of "factors to consider" instead of objective findings increases the amount of discretion required. These factors could affect approval certainty, and in turn, that could affect timing, feasibility, availability, and cost of housing. In order to mitigate this constraint, the City will implement

Program HO-1.D(b) to replace factors 1, 2, and 3 with objective findings and develop objective design and development standards for multi-family and mixed-use development that would not include any discretionary factors.

## Building Codes and Enforcement

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

The City has adopted the 2022 California Standards Building Code incorporating the National Electrical Code, Uniform Plumbing Code, Uniform Mechanical Code, the Uniform Residential Code, and the California Fire Code. The City made local amendments to address local climate, geography, soils conditions, topography, and fire risk, which are necessary for the protection of the health, safety, and welfare of its residents and do not constrain development. These amendments are detailed in Table 21. Some amendments will slightly increase construction costs, and some will decrease construction costs. Some of the changes will reduce long-term maintenance costs, potential for housing deterioration, and loss of housing stock.

### Table 21 Local Amendments to the Building Code

| Local Amendment to CBSC | Justification for Local Amendment | Estimate of Impact on Housing Costs |
|---|---|---|
| CBC Section 105.2 – allows 6-foot fences with 2 feet of lattice to be constructed without a building permit | Local topography (development patterns) | Reduces housing costs because permits are not required for these fences |
| CBC Section 107.2.9 – allows Building Official to accept photographic evidence | Local topography (development patterns) | Reduces housing costs because photographic evidence minimizes needs for inspection |
| CBC Section 110.7 – allows Building Official to require exposure of unpermitted concealed construction | Local topography (development patterns) | No impact on housing costs as long as permits are obtained by builders |
| CBC Section 420.17 – requires a concrete landing area at exterior of garage side doors | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC Section 502 – defers to California Fire Code (CFC) for address numbers | See discussion under CFC | See discussion under CFC |
| CBC Section 1503.6 – requires rain gutters, downspouts, leaders and splash blocks | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC 1705.13.10 – requires developer to fund third party seismic inspector | Local geology (seismic risk) | Reduces housing costs because City permit fees do not include the cost of a full-time, on staff seismic inspector |
| CBC 1808.6.2.1 – adds requirements for slab on grade foundations | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC 1907.2 – adds requirements for reinforcing non-structural concrete | Local geology (poor soil) | Modest impact on construction cost – reduces long term maintenance requirements and potential for housing deterioration |
| CBC 15.08.020 – defers to CFC for design of fire protection systems | See discussion under CFC | See discussion under CFC |
| Adopted CBC Appendix I (Patio Covers) and J (Grading) | Local geology (poor soils, seismic risk) | Reduces housing costs by utilizing state standard appendices rather than locally developed criteria for design of patio covers and grading requirements |

| | | |
|---|---|---|
| CRC R313.2.2 – defers to CFC for design of sprinkler systems in additions and alternations | See discussion under CFC | See discussion under CFC |
| CRC R408.1 – requires underfloor venting to be self-sealing or ember intrusion resistant | Local climate (fire risk) | Modest impact on first construction cost – reduces fire risk and loss of housing stock |
| CRC R806.1 – requires self-sealing or ember intrusion resistant roof vents | Local climate (fire risk) | Modest impact on first construction cost – reduces fire risk and loss of housing stock |
| CRC R902.1 – requires fire resistant roof assemblies | Local climate (fire risk) | Modest impact on first construction cost – reduces fire risk and loss of housing stock |
| CEC 230.79 – allows Building Official to require replacement of Federal Pacific or Zinsco panels under certain conditions | Local climate (fire risk) | Increases cost of modifying homes with these panels if physical testing demonstrates that the panel is likely to fail |
| Adopted CEC Annex H | Local climate (fire risk) | Reduces housing costs by utilizing state standard annex rather than locally developed criteria |
| CPC 301.2.6 – requires non-metallic water supply lines | Local geology (poor soil) | No impact on construction cost because plastic pipe is the available standard – reduces long term maintenance cost by minimizing pipe failure |
| CPC 604.1 – requires non-metallic service supply lines | Local geology (poor soil) | No impact on construction cost because plastic pipe is the available standard – reduces long term maintenance cost by minimizing pipe failure |
| Adopted CPC Appendices A, B, D and I | Local geology (poor soil) | Reduces housing costs by utilizing state standards design requirements for water supply, combination waste and vent systems, storm drainage systems and installation standards |
| Adopted CEC Appendix A3 and A4 | Local geology (earthquake risk) | Reduces housing costs by utilizing state standards for seismic design of wood frame residential structures |
| Adopted CalGreen Tier 1 Standards | Local climate (risks of climate change and need to reduce GHG emissions) | Modest increase in construction costs – long term reduction in maintenance cost and GHG emissions associated with housing stock |
| CFC Section 101.6 - clarifies applicability of national fire standards when state codes are not clear | Local climate (fire risk) | Reduces housing costs by providing clarity in code applicability |
| CFC 202 – adds a series of definitions to support false fire alarm calls | Local climate (fire risk) | No impact on construction costs |
| CFC 304.1.2 – clarifies requirements for vegetation clearance to reduce fire risks | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 304.1.2.1 – clarifies responsibility for managing vegetation and fire fuel load | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 304.1.2.2 – clarifies requirements for defensible space around structures | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 308.1.9 – prohibits outdoor fire pits and open flames under certain climatic conditions | Local climate (fire risk) | No impact on construction costs. Clarifies maintenance requirements and reduces fire risk |
| CFC 505.1 – requires illuminated address numbers | Local climate (fire risk) | Minor increase in construction costs |

| | | |
|---|---|---|
| CFC 505.1.2 – requires minimum address number size for one- and two-family dwellings | Local climate (fire risk) | Minor increase in construction costs |
| CFC 505.1.2 – requires minimum address number size for multi-family dwellings | Local climate (fire risk) | Minor increase in construction costs |
| CFC 505.1.3 – requires address directory for multi-building complexes | Local climate (fire risk) | Minor increase in construction costs |
| CFC 507.5.1 – requires fire hydrant within 150 feet of buildings | Local climate (fire risk) | May result in a moderate increase in construction costs for multi-family housing complexes depending on configuration of lot and distance to public hydrants |
| CFC 507.5.1.1 – requires hydrant connection within 50 feet of standpipe system | Local climate (fire risk) | May result in a moderate increase in construction costs for multi-family housing complexes depending on configuration of lot and distance to public hydrants |
| CFC 901.7 – adds requirements to notify building insurer if fire system is out of service | Local climate (fire risk) | No impact on construction costs |
| CFC 902.1 – amended to add definitions supporting false fire alarm calls | Local climate (fire risk) | No impact on construction costs |
| CFC 903.2 – adds exemptions from fire alarm system requirements for small uses including ADUs | Local climate and state law | Reduces construction costs for ADUs |
| CFC 903.2.22 – allows officials to require upgrade to current fire standards when buildings change use | Local climate (fire risk) | May increase construction costs for renovations/conversions of certain types of housing (e.g. apartments to condominiums) |
| CFC 903.2.23 – clarifies that fire sprinklers are generally required when 50% or more of a structure is changed | Local climate (fire risk) | Modest increase to the costs of some housing expansion/remodel projects |
| CFC 903.2.24 – clarifies fire sprinkler design criteria | Local climate (fire risk) | Generally, no impact on construction costs – may reduce design costs by providing clarity |
| CFC 903.3 including various subsections – clarifies fire sprinkler installation requirements | Local climate (fire risk) | Generally, no impact on construction costs – may reduce design costs by providing clarity |
| CFC 903.4 including subsections– requires electronically supervised sprinkler systems under certain conditions | Local climate (fire risk) | Generally, no impact on housing construction costs because housing qualifies for exemptions from this provision |
| CFC 907.2 – requires NFPA 72 compliant fire alarm systems in certain non-residential settings | Local climate (fire risk) | No impact on housing costs because provisions do not apply to residential buildings |
| CFC 907.2.8.1 – requires manual fire alarm notification devices in residential settings | Local climate (fire risk) | Reduces housing costs by allowing for manual notification |
| CFC 907.6.6 – clarifies that requirements for NFPA 72 monitoring systems are not retroactive | Local climate (fire risk) | Reduces housing costs by not requiring retrofits under certain conditions |
| CFC 907.9.1 – requires upgrade of fire alarm systems in the event of multiple false alarms | Local climate (fire risk) | May impact housing costs if system is triggering multiple false alarms |

| | | |
|---|---|---|
| CFC Appendices B, C and D – various technical amendments to conform Fire Code requirements to ISO requirements and engineering standards | Local climate (fire risk) | Generally, reduces housing costs by require offsite infrastructure to comply with reasonable fire flow and access requirements. Reduces need for offsite infrastructure upgrades for many infill development projects |

*Generally, minor increases are $500 or less and modest increases are $5000 or less.*
*CBSC – California Building Standards Code; CPC -California Plumbing Code; CBC – California Building Code; CEBC – California Existing Building Code; CRC – California Residential Code; CalGreen – Green Building Standards Code; CEC – California Electrical Code; CFC – California Fire Code*
*Source: City of Rohnert Park, 2022*

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

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

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

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

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

## Development and Permitting Fees

Various permitting fees for housing development, as shown in Table 22, are charged by the agencies within the City of Rohnert Park to cover the cost of processing, evaluating, and ensuring compliance. Per Government Code Section 66020, the city is legally required to set permit and development fees in amounts that do not exceed and are equal to the cost of providing services associated with these fees. These fees are established at the time of imposition or project approval. The City's fee schedule notes that some permit application fees are charged on a fixed fee basis, and some charged as a deposit as initial fees are subject to change during the permit process.

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

### Table 22 Permitting Fees

| Item/ Permit Type | Fee* |
|---|---|
| Pre-Application Conference –<br>Single-family dwelling, owner-occupied<br>Concept Plan review | <br>$ 307<br>$ 217<br>$ 1,222 |
| Appeals<br>City Council<br>Planning Commission | <br>$ 348 (residents); $ 1,393 (non-residents)<br>$ 482 (residents); $ 1,922 (non-residents) |
| Home Occupation Permit | $ 104 |
| Environmental Review per CEQA<br>Preliminary CEQA Analysis<br>Notice of Categorical Exemption<br>Initial Study/ Mitigated Negative Declaration<br>Environmental Impact Review<br>Notice of Determination | <br>$ 5,460<br>$ 350<br>$ 16,380<br>As determined by staff<br>$ 508 |
| Entitlements | |
| Development Agreement (including processing and amendments) | As determined by staff |
| Development Area Plan | $ 11,099 |
| Development Plan<br>Preliminary<br>Final | As determined by staff |
| General Plan Amendment | $ 6,147 |
| Site Plan & Architectural Review: Building Remodel<br>Commercial/ Industrial<br><br>Residential (≥2 units) | <br>$ 1,826 (within existing footprint); determined by staff (expanding footprint)<br>$ 1,638 |
| Site Plan & Architectural Review: New Structure<br>Commercial/ Industrial<br>Residential (≥2 units – Change-in-use) | <br>$ 2,731<br>$ 2,731 |
| Specific Plan<br>Preliminary<br>Preparation | As determined by staff |
| Tentative Map<br>Minor (≤ 4 lots)<br>Major (≥ 5 lots) | <br>$ 4,937<br>As determined by staff |
| Variance | $ 3,088 |
| Modifications/ Waivers | |
| Condition Modification/Waiver –<br>Administrative<br>Planning Commission | <br>$ 350<br>$ 1,237 |
| Subdivision –<br>Revision to Approved Minor<br>Extension to Approved Minor | <br>$ 1,479<br>$ 857 |

| | |
|---|---|
| Revision to Approved – Major | As determined by staff |
| Extension to Approved – Major | As determined by staff |
| Time Extension to Approved | |
| Minor | $ 217 |
| Major | $ 857 |
| **Other** | |
| Annexation | As determined by staff |
| Assignment – | |
| Address | $ 108 (one address)<br>$ 162 (2-5 addresses)<br>$ 269 (6-20 addresses)<br>$ 429 (21+ addresses) |
| Temporary power pole address | $ 81 |
| Certificate of Zoning Compliance | $ 642 |
| Letter of Public Necessity/Convenience | $ 538 |
| Planning review of building permits | As determined at building permit issuance |
| Tree Permits – | |
| Clearance/ Exemption | $ 248 |
| Approval for tree removal | $ 632 |
| Violation Correction | $ 642 |
| Zoning | |
| Rezoning | $ 7,951 |
| Zoning Confirmation Letter | $ 104 |
| Zoning Ordinance Text Change | $ 6,174 |
| **Use Permits** | |
| Administrative Permit | $ 803 |
| Conditional Use Permit – Residential (≥ 2 units) and Commercial/ Industrial/ Mixed Use) | $ 2,731 |
| Temporary Use Permit | |
| Minor | $ 162 |
| Major | $ 1,237 |

Source: City of Rohnert Park Development Services, 2021

*Fees represent an initial amount and do not include actual cost of publishing, noticing, and other costs of time and materials. A "Reimbursement Obligation" form is executed in conjunction with any of the above-mentioned fees in order to recover any outstanding costs (i.e. Fire Department, Public Works, consultant costs, legal costs, and other public agency fees).

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

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

Table 23 Development Impact Fees

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

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

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

## Housing for People with Disabilities

Americans with Disabilities Act (ADA) provisions include requirements for a minimum percentage of units in new multi-family developments to be fully accessible to the physically disabled. Enforcement of ADA requirements is not at the discretion of the City but is mandated under federal law. The provisions of the ADA applicable to residential uses would apply only to multi-family developments and any residential components of a live-work project in a Commercial Zone.

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

Under the ADA, cities must reasonably modify policies when necessary to avoid discrimination because of disability, unless they can show that the modifications "would fundamentally alter the nature of the service, program or activity." [21] In general, the law states that local agencies retain their ability to regulate land uses and to apply neutral, non-discriminatory regulations, but are required to make accommodations to allow persons with disabilities an equal opportunity to use and enjoy housing in the community.

The City of Rohnert Park addresses people with disabilities in its reasonable accommodation ordinance [22]. This law provides a procedure to request reasonable accommodation for persons with disabilities seeking equal access to housing under the Federal Fair Housing Act and the California Fair Employment and Housing Act. Any person with a disability, their representative developer, or provider of housing for people with disabilities can make a request. A reasonable accommodation request may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to the housing of their choice. The development service director or director's designee will review the request and make a written determination within 45 days and either grant, grant with modifications or deny a request for reasonable accommodation. The reviewing authority may impose any

[21] Code of Federal Regulations 35.130(b)(7)
[22] Rohnert Park Municipal Code 17.10.080

conditions of approval deemed reasonable and necessary to ensure that the reasonable accommodation would comply with the City's requirement for approval.

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

There is no fee to apply for a reasonable accommodation.

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

Residential care facilities for 6 or fewer people are permitted by-right in the R-R, R-E, R-L, R-M, and R-H districts. Residential care facilities for 7 or more people are permitted in the same zones, subject to a conditional use permit. Residential care facilities are allowed in the C-O, C-N, and C-R districts, subject to a conditional use permit. Under Program HO-2.C, the City will establish clear, objective, and transparent requirements for large RCFs.

Rohnert Park's Zoning Code and its implementation will be addressed through Program HO-2.C to mitigate constraints to the provision of housing for residents with disabilities.

## Locally-Adopted Ordinances

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

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

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

### Summary of Programs to Mitigate Governmental Constraints

The following regulations and processes have been identified as potential governmental constraints to the provision, maintenance, and improvement of housing, including for housing for disabilities in Rohnert Park. Programs have been identified to remove or mitigate these constraints.

- Flexible parking standards are not specified in Zoning Code – Program HO-2.C(b)
- There is no existing procedure for SB 35 streamlined review – Program HO-1.D(a)
- The City is not fully compliant with publication and transparency requirements for development standards and fees – Program HO-2.A(a)
- Site Plan and Architectural Review relies on discretionary factors – Program HO-1.D(d)
- The Zoning Code's definition of 'family' could pose constraints to fair housing – Program HO-2.C(a)
- The permitting level for large residential care facilities could pose constraints to housing for people with disabilities – Program HO-2.C

## Environmental Constraints

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

### Seismic and Geologic Hazards

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

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

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

- Landslides: The shaking of an earthquake causes loose material to slide down a slope.
- Subsidence: The ground surface drops rapidly due to an earthquake.

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

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

### Flooding

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

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

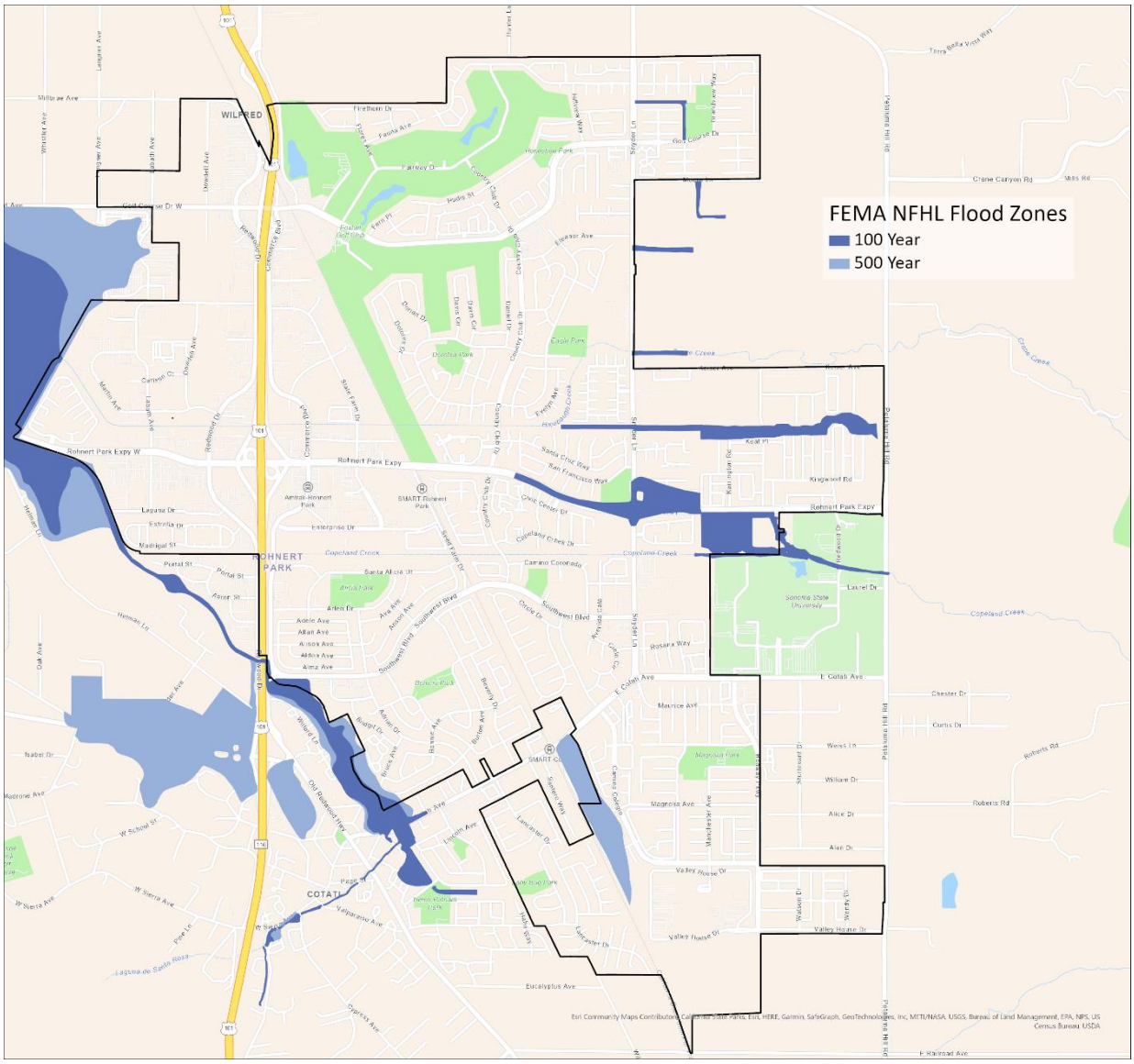
The Sonoma County Water Agency (Sonoma Water) manages most of the flood control channels in Rohnert Park, while the City's Public Works Department is responsible for City-owned portions of the stormwater system such as gutters, inlets, catch basins, and pipes.

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

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

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

Figure 2 Flood Hazard Zones




Source: FEMA National Flood Hazard Layer, 2021

## Fire Hazard

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

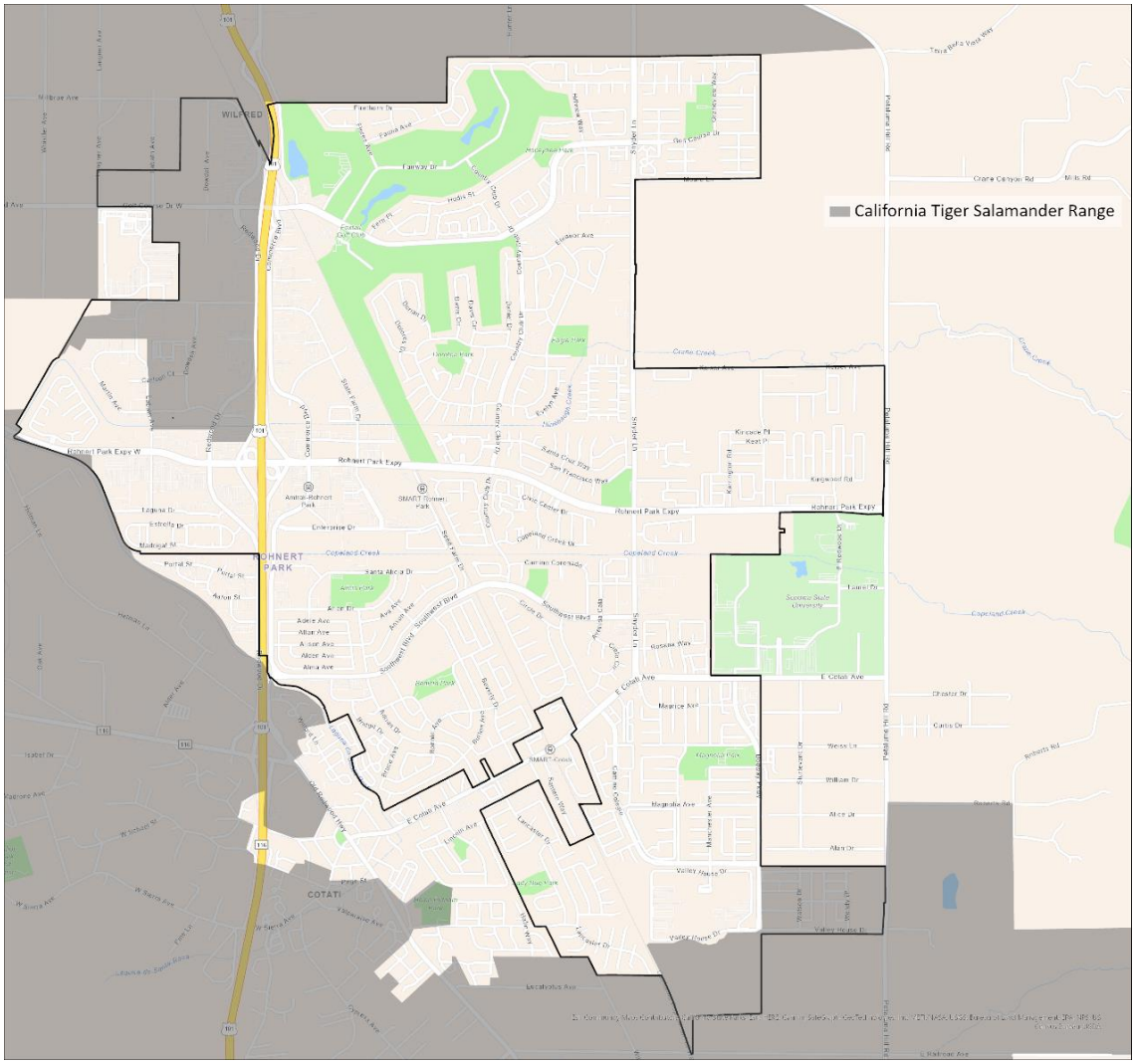
Hot, dry summers increase the risk of fires starting and spreading quickly, and this risk will increase as the climate changes in future decades. Winter rains can accelerate growth of brushland and grassland that quickly dry out during the summer, creating fuel for fires. Rohnert Park's LHMP includes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

and precipitation .Current mitigation activities include abatement of grassland areas adjacent to and within the City Limits. Fire hazards do not pose a constraint to development.

## Sensitive Habitats:

Some areas within the City of Rohnert Park are identified as potential habitat for the California Tiger Salamander (CTS). The Santa Rosa Plain Conservation Strategy (SRPCS) was published in 2005 and provides the biological framework for conservation of the CTS and four rare plant species found in conjunction with wetland habitat on the Santa Rosa Plain. In 2011, the designation of critical habitat was revised. Areas that were removed in the revision include the urbanized centers of Santa Rosa, Bennett Valley, Rohnert Park, and Cotati, which are mostly developed and do not contain the characteristics needed to support CTS conservation. Figure 3 shows the potential habitat areas for the CTS in Rohnert Park.

Figure 3 California Tiger Salamander Range




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

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

# Infrastructure Constraints

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

## Water

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

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

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

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

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

## Energy

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

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

## 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. The City's sewer system is regulated under the State Water Resources Control Board (SWRCB) General Waste Discharge Requirements (GWDR). Since 2004, the City has been investing in upgrades to its trunk sewer system, its terminal pump station, and its outfall sewer to the Subregional Water Reclamation Plant. The City's contract with Santa Rosa provides it with enough treatment and disposal capacity to also meet the buildout demands of draft General Plan 2040. Because the City has adequate sewer capacity for the 20 year buildout of its General Plan, it has the capacity to meet its RHNA for the next eight years.

# 5 Assessment of Fair Housing

## Background

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

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

### Housing Element Requirements

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

- Meaningful Engagement: Meaningful engagement and outreach efforts were conducted throughout the Housing Element process. These efforts and the incorporation of feedback received is detailed in Appendix A.
- Assessment of Fair Housing: This section contains the assessment including the analysis and comparison of local data and regional data, trends, and patterns. This data is supplemented by local knowledge wherever available. The AFH identifies fair housing issues and contributing factors based on the analysis in the five different subsections:
    4. Enforcement and Outreach Capacity
    5. Segregation and Integration Patterns and Trends
    6. Disparities in Access to Opportunity
    7. Disproportionate Housing Needs, including Displacement
    8. Areas of Concentrated Poverty and Affluence Across Racial and Ethnic Groups
- Identification of Contributing Factors: Factors that contribute to fair housing issues have been identified for each area of the AFH and prioritizes these factors within Table 46.
- Summary of Fair Housing Issues: Fair housing issues are summarized in the AFH, along with the description of goals and actions in Table 46.

- Sites Inventory: Housing sites identified to meet regional housing needs have been evaluated relative to the components of the AFH. Section 11-3 contains the housing sites information, maps, and the sites analysis. The AFH contains additional analysis of the housing sites relative to the fair housing topics.

# Fair Housing Enforcement and Outreach Capacity

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

## Compliance with Existing Fair Housing Laws and Regulations

Federal and State laws prohibit intentional housing discrimination and prohibit any actions or policies which may have a discriminatory effect on a protected group of people make it illegal to discriminate based on a person's protected class, including race, color, religion, sex, national origin, familial status, and disability. In California, the Fair Employment and Housing Act (FEHA) [23] and the Unruh Civil Rights Act also make it illegal to discriminate based on marital status, ancestry, sexual orientation, source of income, or any other arbitrary forms of discrimination. Examples of policies or practices with discriminatory effects include exclusionary zoning and land use policies, predatory mortgage lending and insurance practices, and residential rules that may indirectly inhibit religious or cultural expression.

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

Additional State protections include the following:

- The Ralph Civil Rights Act (California Civil Code Section 51.7) forbids acts of violence or threats of violence because of a person's race, color, religion, ancestry, national origin, age, disability, sex, sexual orientation, political affiliation, or position in a labor dispute.
- The Bane Civil Rights Act (California Civil Code Section 52.1) provides another layer of protection for fair housing choice by protecting all people in California from interference by force or threat of force with an individual's constitutional or statutory rights, including a right to equal access to housing.
- California Civil Code Section 1940.3 prohibits landlords from questioning potential residents about their immigration or citizenship status. In addition, this law forbids local jurisdictions from passing laws that direct landlords to make inquiries about a person's citizenship or immigration status.
- The California Tenant Protection Act (AB 1482; California Civil Code 1946.2, 1947.12 and 1946.13)[1] prohibits tenants from being evicted without "just cause," which means that multifamily tenants who have lived in a unit for at least a year may only be evicted for enumerated reasons, such as failure to pay rent, criminal activity, or breach of a material term of the lease. The law also caps rent increases at 5% plus inflation up to a 10% maximum cap.

[23] Government Code Section 12955 et seq

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

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

- Inclusionary Housing Ordinance: In 2019, the City passed Ordinance 936, amending its inclusionary zoning code. Under this law, a developer must ensure 15 percent of its housing units are affordable when constructing for-sale development projects of over 50 units. All affordable for-sale units must be deed restricted for a period of 99 years and affordable rental units for a period of 55 years. [24]
- Affordable Housing Fees: The City requires payment of in-lieu fees from developers constructing for-sale developments of 50 or fewer units and multi-family developments of all sizes. [25] Additionally, the City collects affordable housing linkage fees for all nonresident developments [26]. The fees are used in support of activities to implement the City's adopted Housing Element, primarily for the construction and preservation of affordable housing.
- Density Bonus: Developers will receive a density bonus for the construction of housing projects that include a certain percentage of affordable development. [27]
- Cap Exemptions: The City's growth management plan imposes a yearly residential development cap but exempts housing designed for vulnerable populations including affordable housing, congregate care, second dwelling units, infill projects, and mobile homes from its cap. [28]
- Residential Mobile Home Protections: The City has enacted several protections for mobile home residents including a mobile home zoning overlay district [29] to allow for easier permitting of this housing type, a rent stabilization law to preserve affordability [30], and administrative procedures to limit mobile home conversions [31].

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

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

- Legal Aid of Sonoma County
- Fair Housing Advocates of Northern California
- HUD (Department of Housing and Urban Development) San Francisco Regional Office
- DFEH (California Department of Fair Employment and Housing)
- Burbank Housing
- 2-1-1 Sonoma County (local resource hotline)
- CA Rural Legal Assistance
- Sonoma County Housing Authority

[24] Rohnert Park Municipal Code 17.07.020(N)
[25] Ibid.
[26] Rohnert Park Municipal Code 3.36
[27] Rohnert Park Municipal Code 17.07.020(H)
[28] Rohnert Park Municipal Code 17.19
[29] Rohnert Park Municipal Code 17.06 Article IX
[30] Rohnert Park Municipal Code 9.70
[31] Rohnert Park Municipal Code 17.23

- North Bay Organizing Project Tenant Hotline

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

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

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

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

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

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

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

Federally, Title VIII fair housing case may be filed based on race, color, national origin, religion, sex, disability, familial status, and retaliation for filing a Fair Housing and Equal Opportunity (FHEO) complaint. Between January 1, 2013, and March 19, 2021, there were 14 FHEO Inquiries in the City of Rohnert Park which is fewer than 0.5 per inquiries per one thousand people. Of these inquiries, two were on the count of Disability, one on the count of Family Status, one on the count of Sex, and ten were on an undefined count. Six of these inquiries resulted in counts of "Failure to Respond," one in "No Valid Basis," five in "No Valid Issue," and two in "Other Disposition;" there are no outstanding cases. [32]

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

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

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

## Patterns of Integration and Segregation

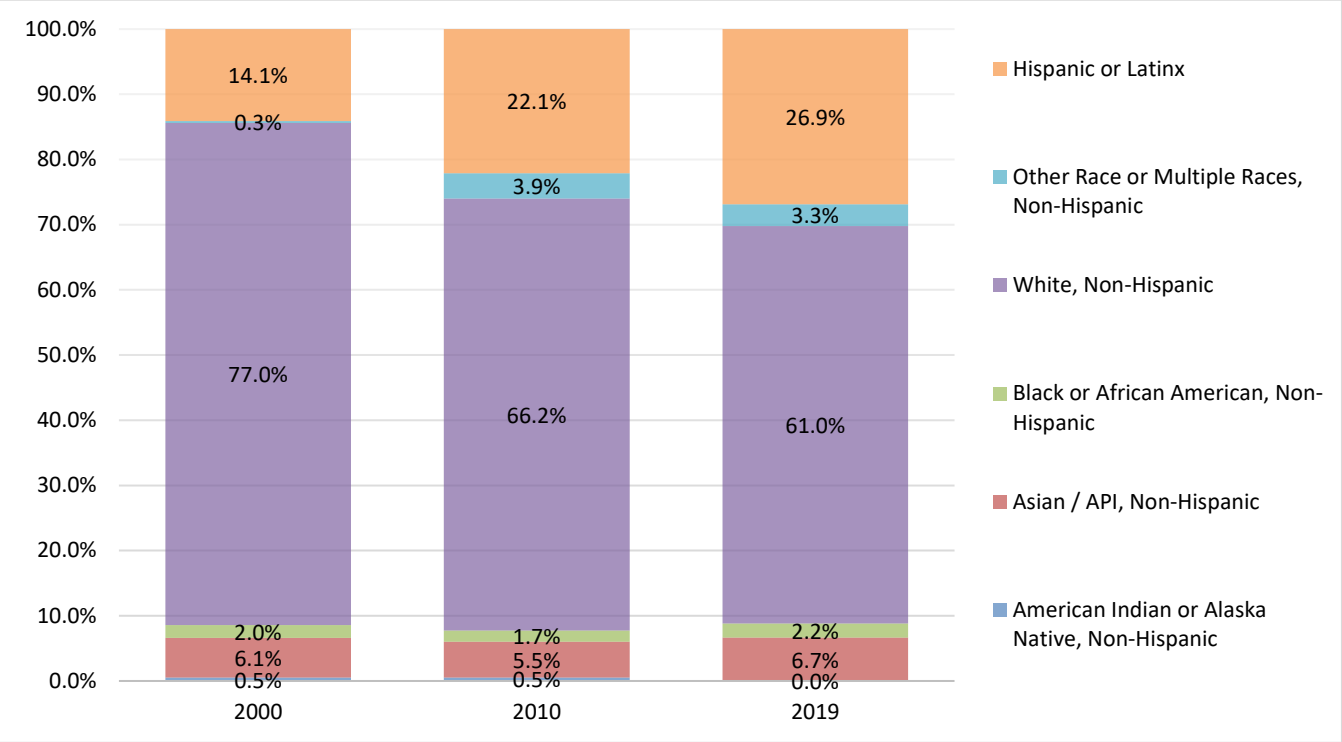
Segregation is the separation of different demographic groups into different geographic locations or communities, meaning that groups are unevenly distributed across geographic space. Integration in the equal distribution of demographic groups within a geographic location or community. This section of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

### Race and Ethnicity

While the City of Rohnert Park's population is over 50 percent white, the percentage of white residents in Rohnert Park has decreased since 2000 and the percentage of residents of all other races and ethnicities has increased (see Figure 4 below). In absolute terms, the Hispanic or Latinx population has increased the most while the white population decreased the most.

[32] Original data received from Sharon Chan at HUD Region 9, 2021. Inquires span from 01/01/2013 - 03/19/2021

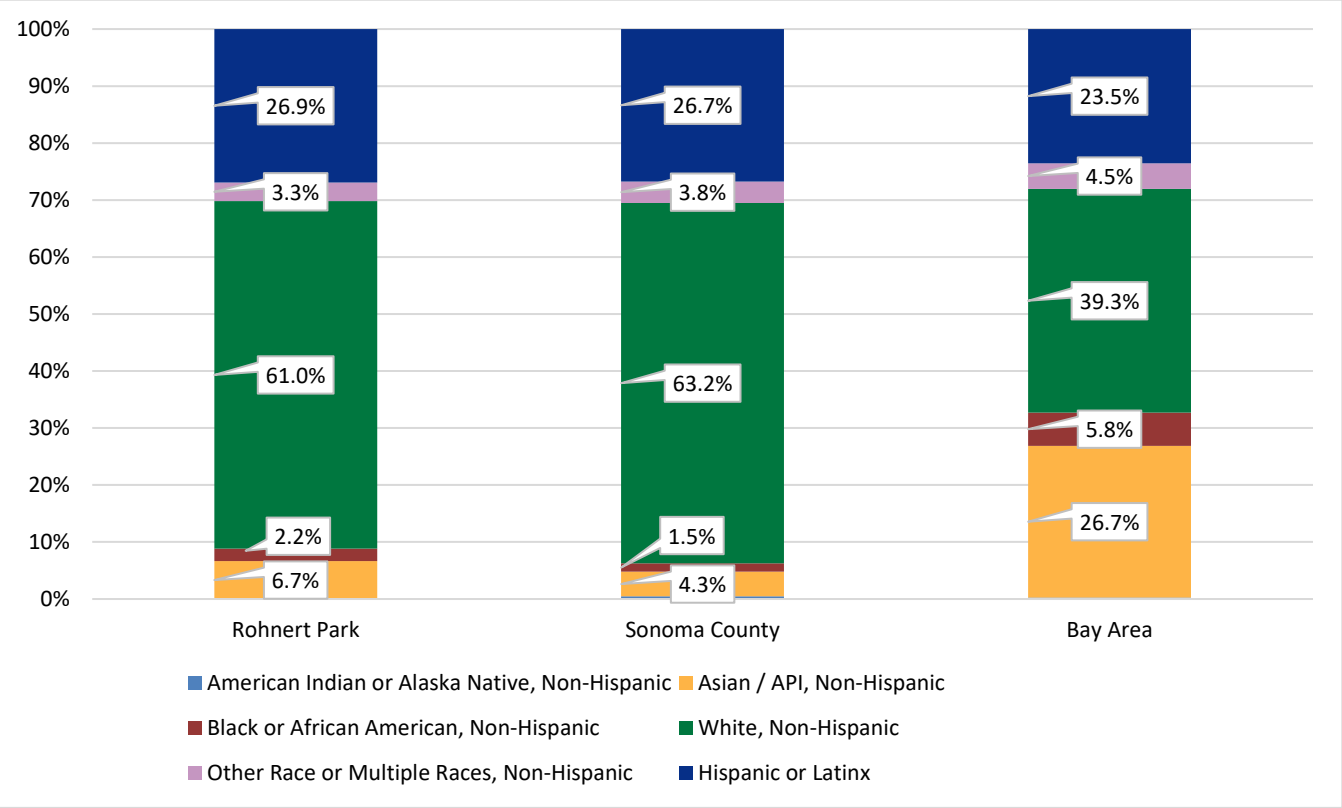
Figure 4 Population by Race, Rohnert Park, 2000-2019




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

Compared to the greater San Francisco Bay Area, there is a higher percentage of white residents in Rohnert Park; however, when compared to the rest of Sonoma County, there is a lower percentage of white residents. There is a significantly lower percentage of Asian/API residents in Rohnert Park when compared to the greater Bay Area, however, Rohnert Park has a higher percentage of Asian/API residents when compared to Sonoma County as a whole. Additionally, while Black or African American residents make up six percent of the Bay Area population, they make up a little over two percent of Rohnert Park's population, which is slightly higher than the Sonoma County average (Figure 5).

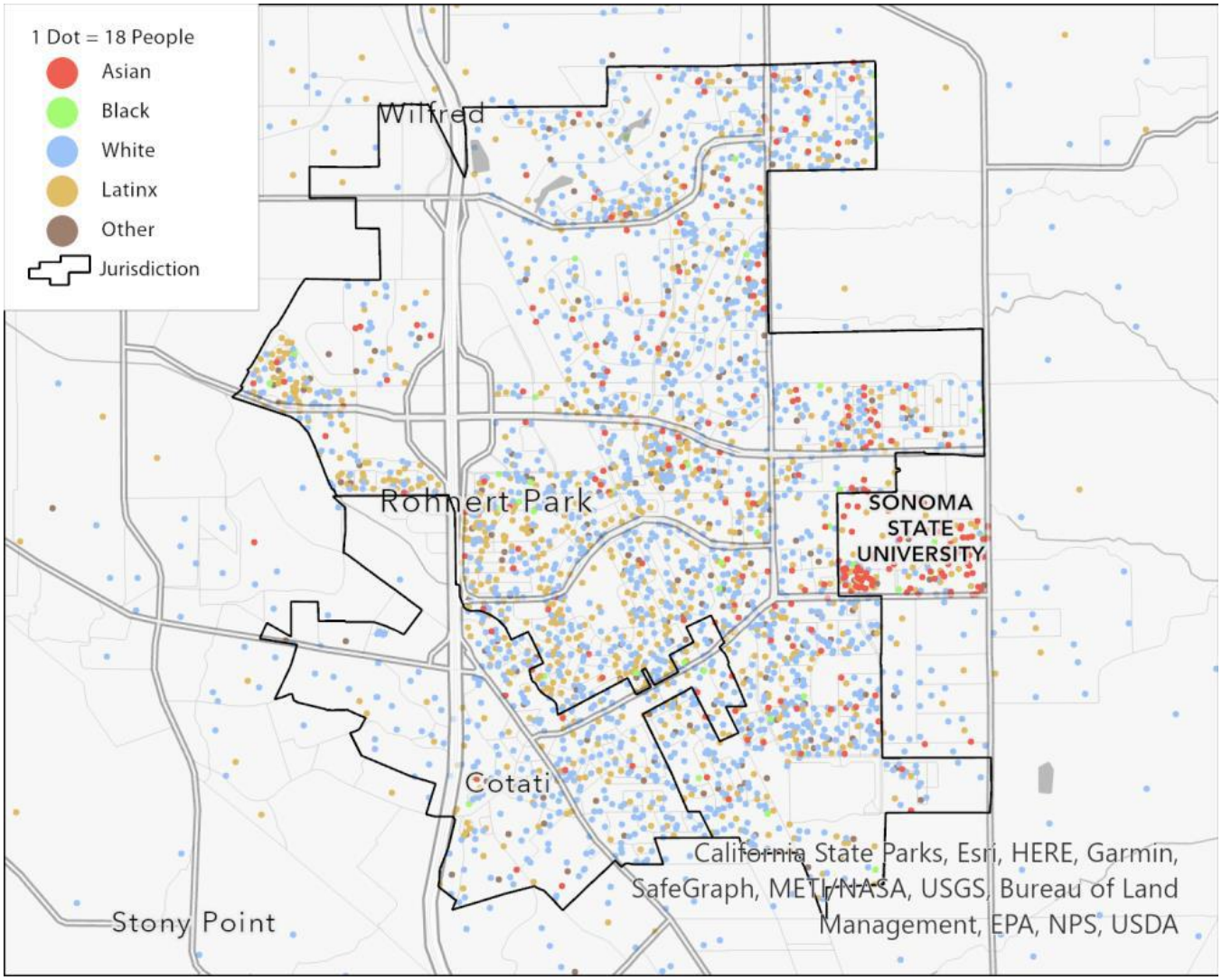
Figure 5 Population by Race
Rohnert Park and the Region




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

Racial dot maps are useful for examining neighborhood racial segregation within a jurisdiction. Generally, when the distribution of dots does not suggest patterns of clustering, segregation measures tend to be lower. Conversely, when clusters of certain groups are apparent on a racial dot map, segregation measures may be higher. The racial dot map of Rohnert Park (Figure 6) offers a visual representation of the spatial distribution of racial groups within the jurisdiction. While the City is does not have any areas of significant segregation, there appears to be a higher concentration of Latinx residents in the central and Western portions of the City.

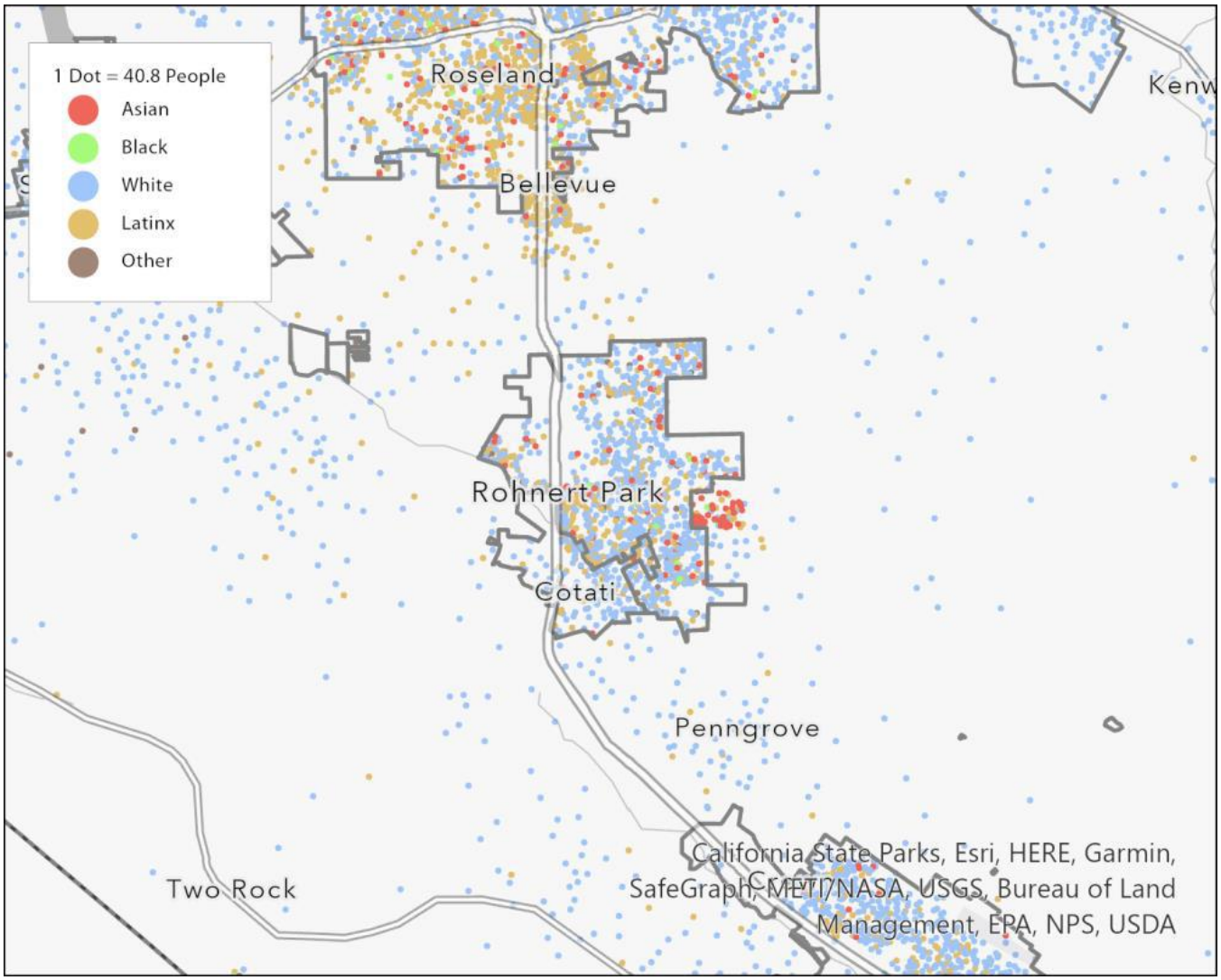
Figure 6 Racial Dot Map
Rohnert Park, 2020




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

At the regional level, segregation is measured between cities instead of between neighborhoods. Racial dot maps can also be useful for examining racial segregation between different jurisdictions in the region. Figure 7 below presents a racial dot map showing the spatial distribution of racial groups in Rohnert Park and nearby jurisdictions. Based on this visual, it appears that Rohnert Park is more racially integrated than neighboring areas. This map also shows a concentration of Asian individuals right outside of the City's boundaries, on the campus of Sonoma State University.

Figure 7 Racial Dot Map
Rohnert Park and Surrounding Areas, 2020




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

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

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

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

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

Table 24 Racial Isolation Index Values for Segregation
Rohnert Park and the Region

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

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

While the racial isolation index measures the segregation of a single group, the dissimilarity index measures segregation between two different groups. Table 25 provides the dissimilarity index values indicating the level of segregation in Rohnert Park between white residents and residents who are Black, Latinx, or Asian/Pacific Islander. It also provides the dissimilarity index between white residents and all residents of color in the jurisdiction across three time periods. In Rohnert Park, the highest segregation is between Latinx and white residents. Rohnert Park's Latinx/white dissimilarity index of 0.211 means that 21.1% of Latinx (or white) residents would need to move to a different neighborhood to create perfect integration between Latinx residents and white residents.

Table 25 Racial Dissimilarity Index Values for Segregation
Rohnert Park and the Region

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

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

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

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

Table 26 Theil's H Index Values for Racial Segregation
Rohnert Park and the Region

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

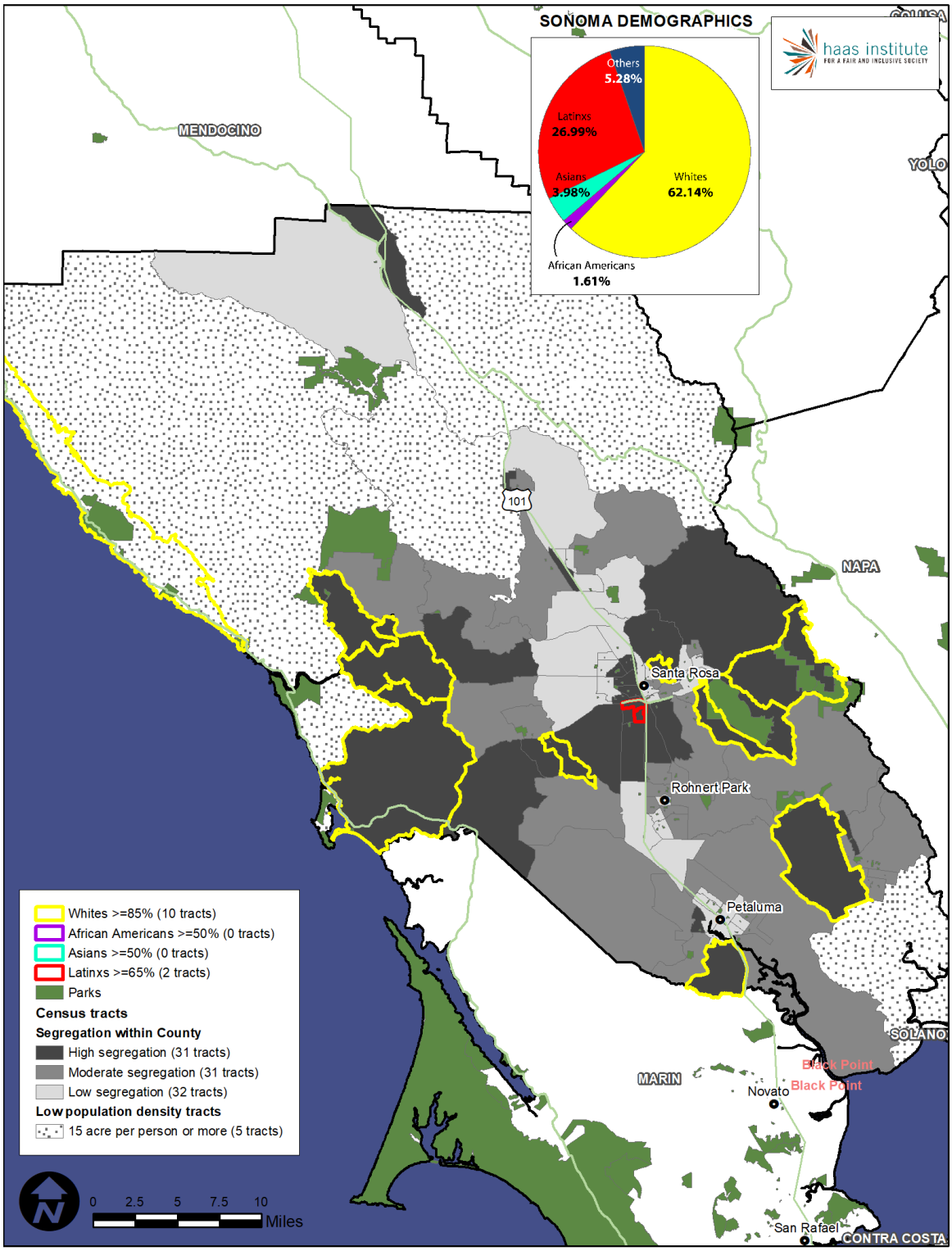
Source: IPUMS National Historical Geographic Information System (NHGIS). U.S. Census Bureau, 2020 Census State Redistricting Data (Public Law 94-171) Summary File, 2020 Census of Population and Housing, Table P002. Data from 2010 is from U.S. Census Bureau, Census 2010, Table P4. Data for 2000 is standardized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

The Bay Area is a racially diverse region of over seven million people and more than 100 incorporated municipalities, including the City of Rohnert Park. Racial segregation occurs in every county and metropolitan statistical area [33]. This includes the City of Rohnert Park and the County of Sonoma, which has the highest percentage of white residents of any county in the Bay Area.

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

[33] Othering & Belonging Institute, Racial Segregation in the San Francisco Bay Area, 2018

Figure 8 Levels of Segregation
Sonoma County, 2018




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

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

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

## Persons with Disabilities

The Americans with Disabilities Act (ADA) defines a disability as a "physical or mental impairment that substantially limits one or more major life activities." People with disabilities are at greater risk for housing insecurity, homelessness, and institutionalization, particularly when they lose aging caregivers. According to 2019 American Community Survey data, 11.9 percent of Rohnert Park residents have a disability of some kind. The most prevalent disability in Rohnert Park is ambulatory difficulty, which affects 5.5 percent of the population (Table 27).

### Table 27 Population by Type of Disability
### Rohnert Park, 2019

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

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

Within this population, there are significant differences in disability status by race and ethnicity. Black individuals are far more likely to have disabilities than are Hispanic/Latinx individuals, with the incidence of disabilities among the populations of White and Asian residents in between. It is possible that the small number of Black residents explains some of the disparity (Table 28). The share of the population with a disability in Rohnert Park (11.9%) is similar to that of Sonoma County (12%) and slightly higher than that of the Bay Area (10%). There is no significant concentration of residents with a disability within the City (Figure 9).

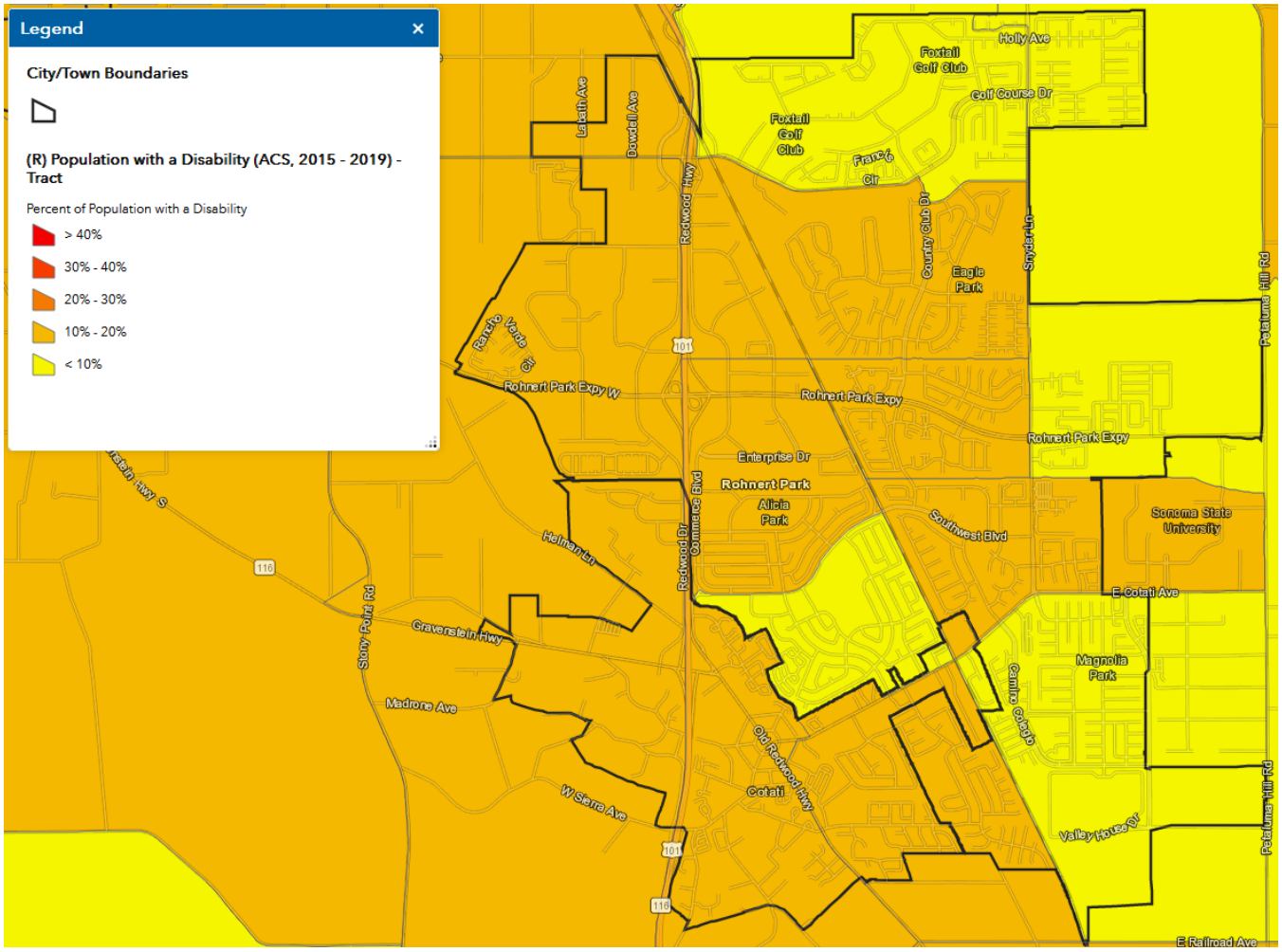
### Table 28 Disability Status by Race and Ethnicity
### Rohnert Park, 2019

| Race or Ethnicity | Total Population | # with a Disability | % with a Disability |
|---|---|---|---|
| Total Non-Institutionalized Population | 42,853 | 5,080 | 11.9% |
| White Alone, Not Hispanic or Latinx | 26,142 | 3,762 | 14.4% |
| Black or African American Alone* | 1,089 | 271 | 24.9% |
| Asian Alone* | 2,893 | 319 | 11.0% |

| | | | |
|---|---|---|---|
| Hispanic or Latinx (of any race) | 11,540 | 698 | 6.0% |

Source: 2015-2019 American Community Survey 5-Year Estimates
Note: As a result of how ACS Table S1810 disaggregates race and ethnicity data for persons with disabilities, Black and Asian population estimates are reflective of all persons who identify as Black or Asian alone, including those who also identify as Hispanic or Latinx.

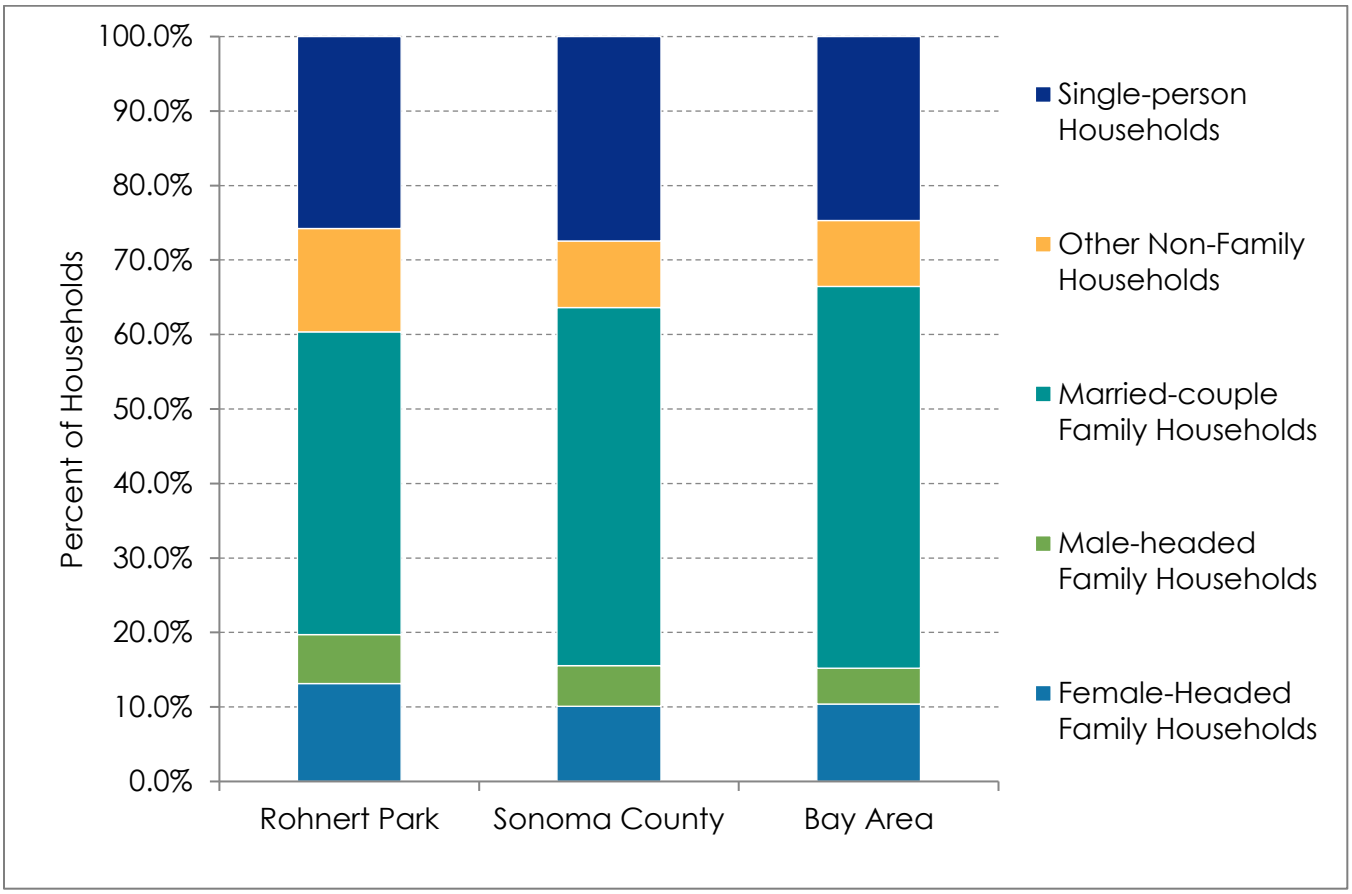
Figure 9 Population with a Disability
Rohnert Park, 2019




## Familial Status

American Community Survey data indicates that Rohnert Park has a comparable share of single-person households, a slightly lower share of total family households, and a slightly higher share of single-parent family households compared to both Sonoma County and the Bay Area (Figure 10).

Figure 10 Household Type
Rohnert Park and the Region, 2017




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

There is no concentration of children in female-headed households within Rohnert Park (Figure 11), but the north and west sides of the City have higher proportions of children within married-couple households (Figure 12).

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

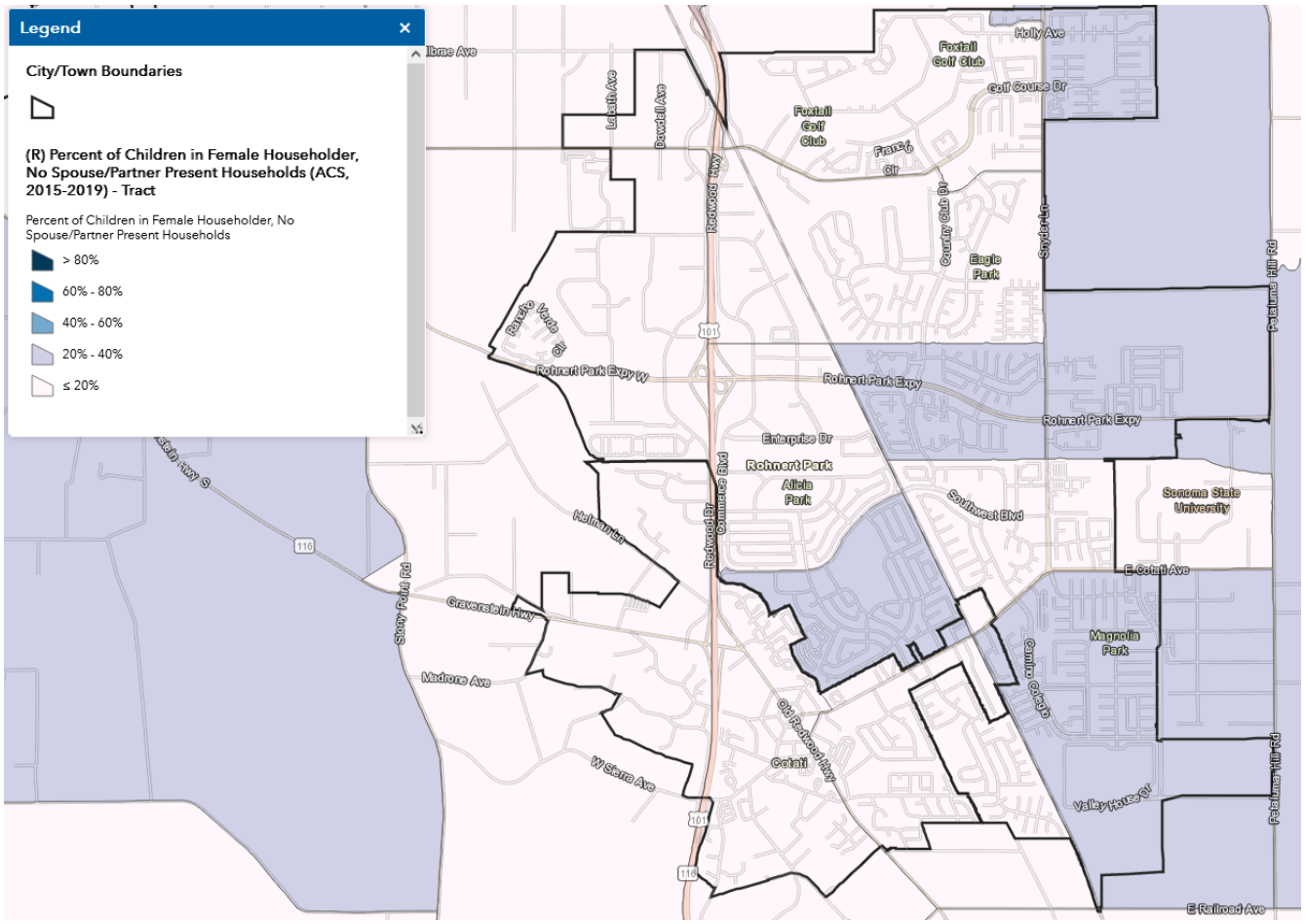
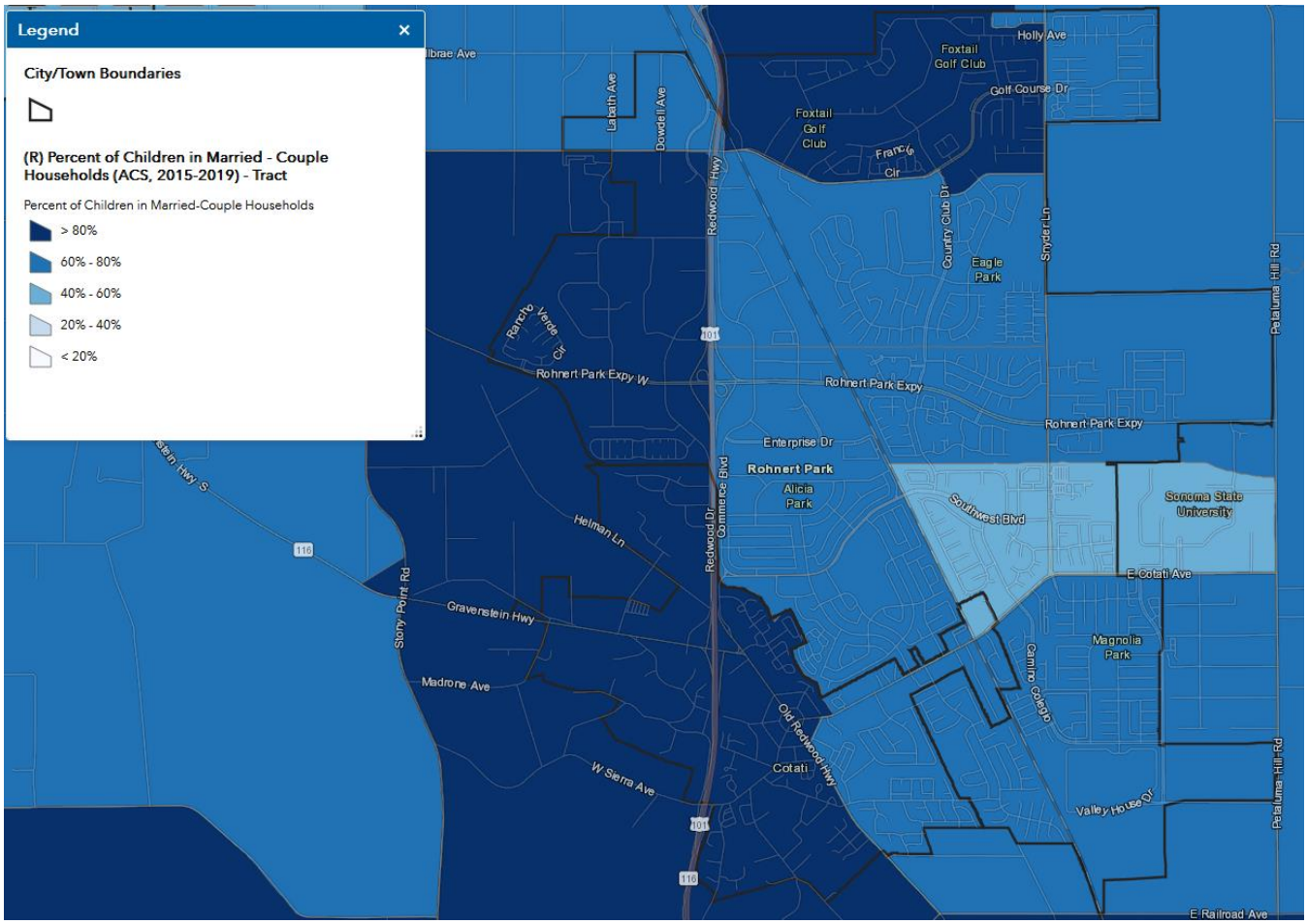


Figure 12 Percent of Children in Married-Couple Households
Rohnert Park, 2019




## Income

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

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

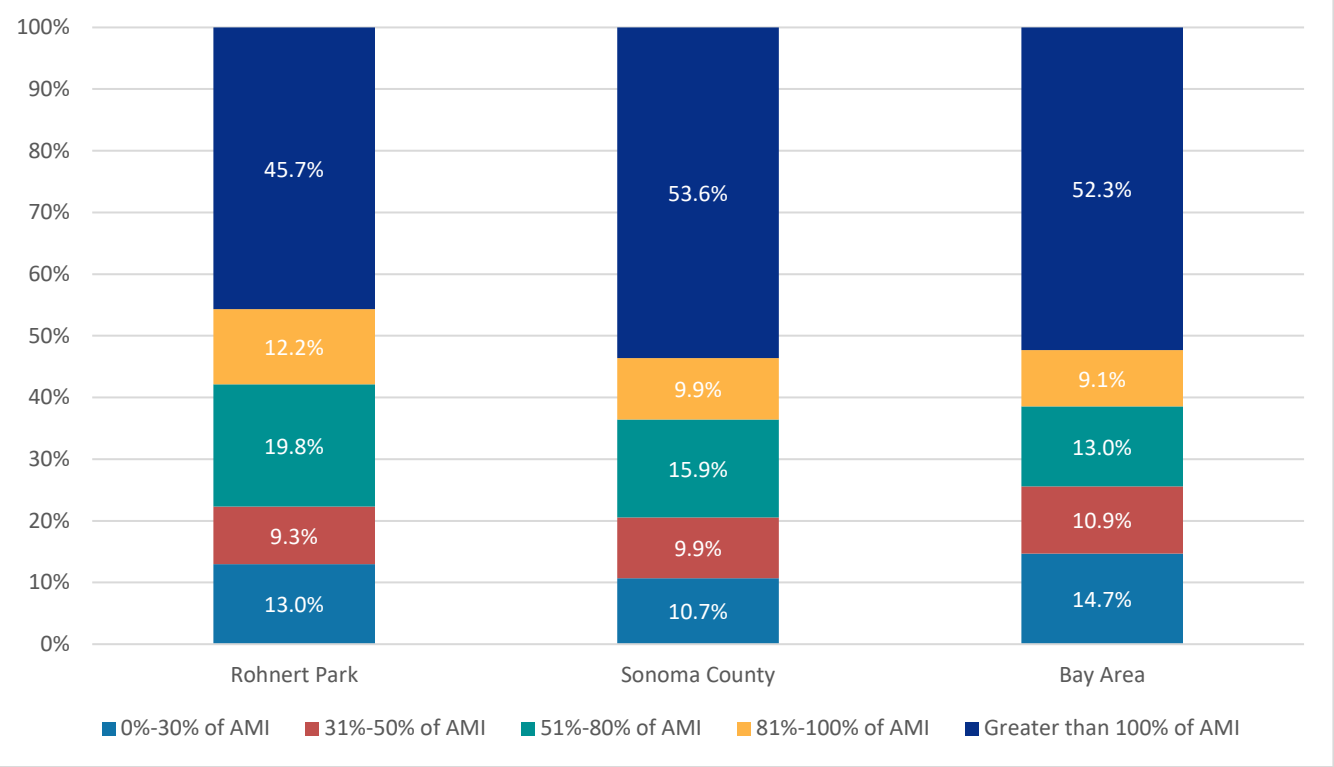
Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the largest income gap between the highest-and lowest-income households in the state.

In Rohnert Park, 45.7 percent of households earn more than the Area Median Income (AMI). This income group is smaller in Rohnert Park than in Sonoma County as a whole and the greater Bay Area. Rohnert Park's share of low-income and median-income households is above the rest of Sonoma County, however its share

of very-low income (31-50% AMI) households is comparable. Rohnert Park households in the extremely low-income category (0-30% AMI) is 2.7 percent higher than Sonoma County and 1.6 percent less than the Bay Area average. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers, and healthcare professionals – can fall into these lower AMI categories due to relatively stagnant wages in many industries.[34]

The AMI in Rohnert Park in 2019 was $71,585. This means that a very low-income family of four should pay no more than $1,073.77 (30% of income) in monthly rent for it to be considered affordable by federal standards.

Figure 13 Households by Household Income Level
Rohnert Park and the Region, 2017




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

The income demographics in Rohnert Park for the years 2010 and 2015 can be found in Table 29 below. The table also provides the income composition of the nine-county Bay Area in 2015. As of that year, Rohnert Park had a lower share of very low-income residents than the Bay Area, a higher share of low-income and moderate-income residents, and lower share of above moderate-income residents.

[34] Based on local knowledge, many of Rohnert Park's lower-income population are full-time students or are employed at the local casino.

Table 29 Households by Income Group
Rohnert Park and the Region, 2015

| | Rohnert Park | | Bay Area |
|---|---|---|---|
| **Income Group** | **2010** | **2015** | **2015** |
| Very Low-Income (<50% AMI) | 25.26% | 27.38% | 28.7% |
| Low-Income (50%-80% AMI) | 19.2% | 19.29% | 14.3% |
| Moderate-Income (80%-120% AMI) | 21.14% | 19.94% | 17.6% |
| Above Moderate-Income (>120% AMI) | 34.4% | 33.39% | 39.4% |

Source: Data for 2015 is from Housing U.S. Department of and Urban Development, American Community Survey 5-Year 2011-2015 Low- and Moderate-Income Summary Data. Data for 2010 is from U.S. Department of Housing and Urban Development, American Community Survey 5-Year 2006-2010 Low- and Moderate-Income Summary Data

The income dot map of Rohnert Park in Figure 14 below offers a visual representation of the spatial distribution of income groups within the jurisdiction. As with the racial dot maps, when the dots show lack of a pattern or clustering, income segregation measures tend to be lower; conversely, when clusters are apparent, the segregation measures may be higher as well. This map shows a slight concentration of very low- and low-income households in the central Rohnert Park area where there are more apartments and homes tend to be older. Figure 15 shows the median household income by block group, which shows similar patterns through the City, with a lower median income in Central Rohnert Park and other areas with . multifamily housing, older homes, deed restricted housing (see Figure 16), and mobile home parks (Figure 17.) Additionally, students attending Sonoma State University often have lower incomes and many live in these areas. While there have been slight fluctuations in the distribution of lower-income households over time based on new housing development, the identified areas with higher concentrations of lower-income households represent an ongoing trend. These areas are well served by transit and amenities and like all of Rohnert Park, are largely well served by greenways and parks.

Compared to other jurisdictions in Sonoma County, Rohnert Park has a high percentage of multi-family units. These units tend to be clustered in Central Rohnert Park, close to SSU, and/or proximate to parks and transportation amenities including linear pedestrian / bicycle trail along the City's many creeks. In recent years, the City has completed the following to enhance the quality of life in the City's lower income neighborhoods:

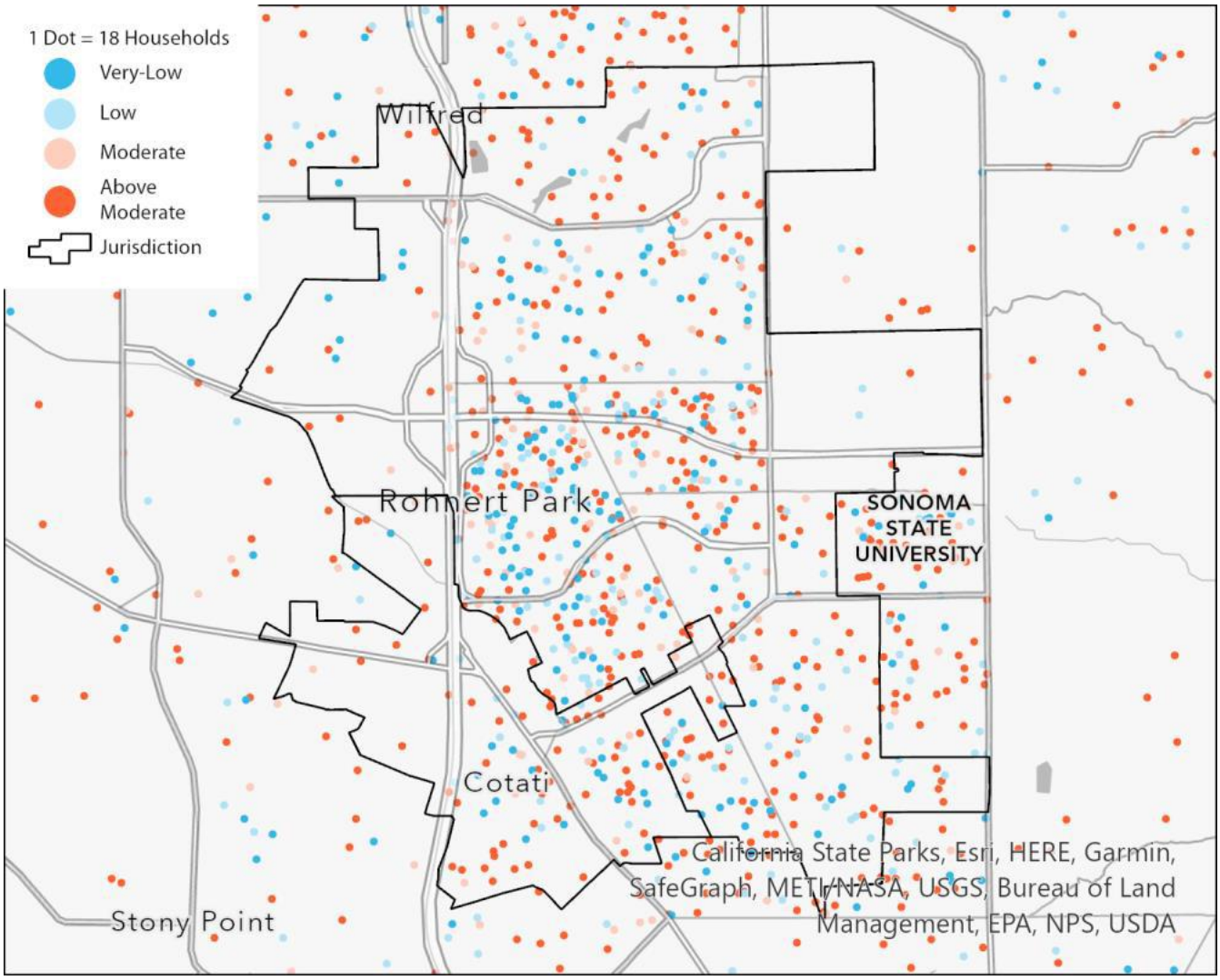
- Park improvements in Alicia ("A") Park, Benecia ("B") Park and Sunrise Park,
- A new park (Five Creek) on the City's west side's Five Creek area.
- A new fire station on the City's west side in the Five Creek area.
- Roadway improvement, including pedestrian and bicycle amenities in Central Rohnert Park, A Section and B Section.

- Improvements to Copeland and Hinebaugh creek paths in Central Rohnert Park, including design approvals of a pedestrian / bicycle overcrossing of Highway 101 to connect Central Rohnert Park with the west side of the City.
- The City worked with SMART to complete the multi-use path that parallels the SMART track the entire length of the City to create a complete north-south off-road, bicycle and pedestrian trail.

The City intends to complete the following improvements prior to 2030, that will benefit the community's lower income areas:

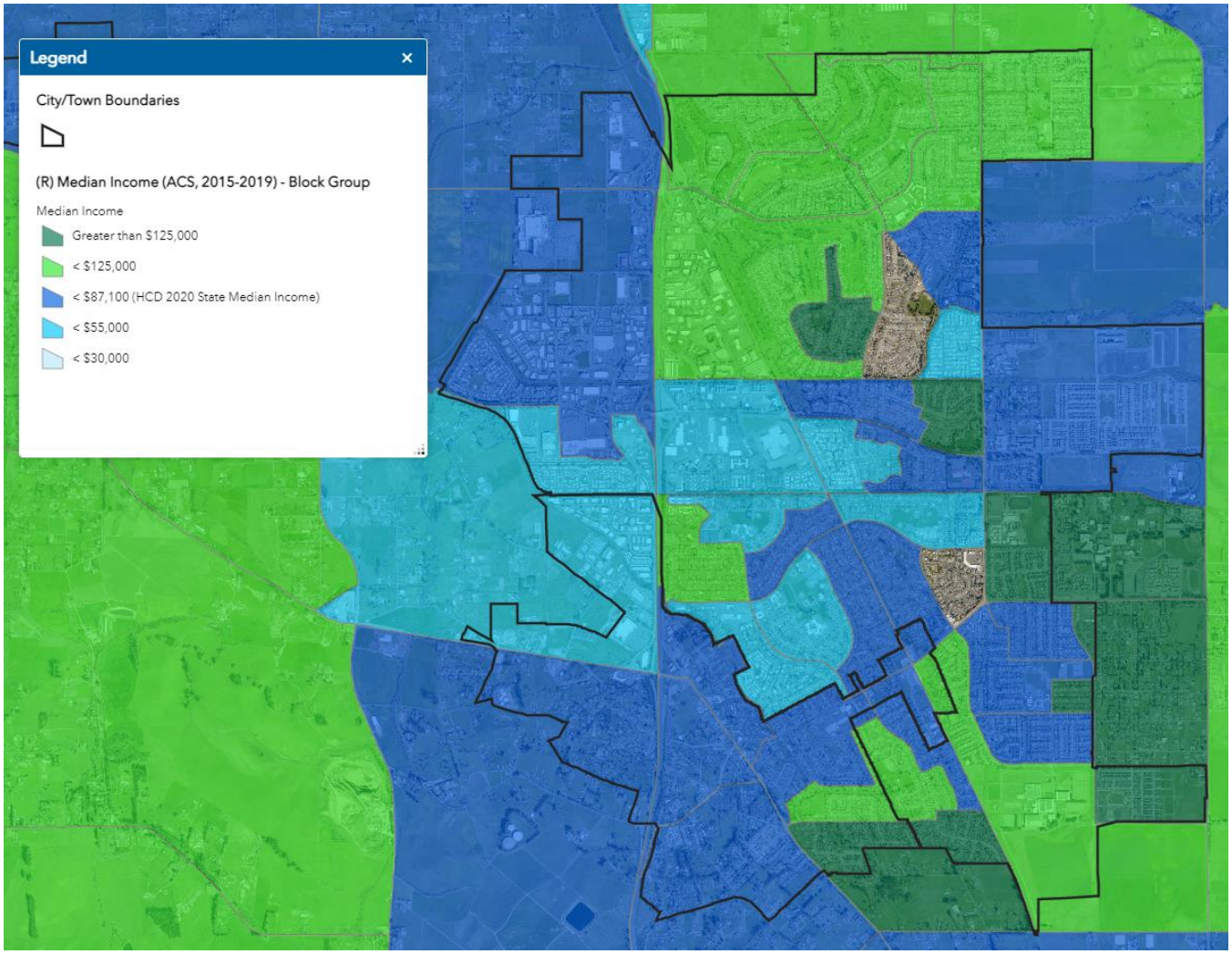
- Copeland Creek detention basin to reduce downstream flooding risk (benefits all neighborhood adjacent to Copeland Creek)
- Creek path and sidewalk replacements, including improvements along Copeland Creek.
- Magnolia Pool repairs
- Civic Center playground replacement
- Railroad adjacent safety improvements
- Highway 101 Bicycle / Pedestrian improvements

Figure 14 Income Dot Map
Rohnert Park, 2015




Source: 2011-2015 American Community Survey (ACS)
Note: Additional information and analysis of income, including median household incomes, is found in "Fair Housing and Housing Sites" in Table 48

Figure 15 Median Income by Block Group
Rohnert Park, 2019




Source: 2015-2019 American Community Survey

The isolation index values for all income groups in Rohnert Park for the years 2010 and 2015 can be found in Table 30 below. Above moderate-income residents are the most isolated income group in Rohnert Park. Rohnert Park's isolation index of 0.387 for these residents means that the average above moderate-income resident in Rohnert Park lives in a neighborhood that is 38.7% above moderate-income. Among all income groups, the above moderate-income population's isolation index has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.

Like the tables presented earlier for neighborhood racial segregation, the "Bay Area Average" column in Table 30 provides the average isolation index value across Bay Area jurisdictions for different income groups in 2015. The data in this column can be used as a comparison to provide context for the levels of segregation experienced by income groups in this jurisdiction. For example the average isolation index value for very low-income residents across Bay Area jurisdictions is 0.269, meaning that in the average Bay Area jurisdiction a very low-income resident lives in a neighborhood that is 26.9% very low-income.

Table 30 Income Group Isolation Index Values for Segregation
Rohnert Park and the Region, 2015

| | Rohnert Park | | Bay Area Average |
|---|---|---|---|
| Income Group | 2010 | 2015 | 2015 |
| Very Low-Income (<50% AMI) | 0.234 | 0.275 | 0.269 |
| Low-Income (50%-80% AMI) | 0.189 | 0.148 | 0.145 |
| Moderate-Income (80%-120% AMI) | 0.215 | 0.171 | 0.183 |
| Above Moderate-Income (>120% AMI) | 0.382 | 0.430 | 0.507 |

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

Table 31 below provides the dissimilarity index values indicating the level of segregation in Rohnert Park between lower-income households (earning less than 80% of AMI) and those who are not lower-income (earning above 80% of AMI). Segregation in Rohnert Park between lower-income residents and residents who are not lower-income decreased between 2010 and 2015. Additionally, Table 31 shows dissimilarity index values for the level of segregation in Rohnert Park between residents who are very low-income (earning less than 50% of AMI) and those who are above moderate-income (earning above 120% of AMI). This supplementary data point provides additional nuance to an analysis of income segregation, as this index value indicates the extent to which a jurisdiction's lowest and highest income residents live in separate neighborhoods.

Like other tables in this report, the "Bay Area Average" column shows the average dissimilarity index values for these income group pairings across Bay Area jurisdictions in 2015. For example, the average dissimilarity index between lower-income residents and other residents in a Bay Area jurisdiction is 0.198, so on average 19.8% of lower-income residents in a Bay Area jurisdiction would need to move to a different neighborhood within the jurisdiction to create perfect income group integration in that jurisdiction.

In 2015, the income segregation in Rohnert Park between lower-income residents and other residents was lower than the average value for Bay Area jurisdictions. This means that the lower-income residents are less segregated from other residents within Rohnert Park compared to other Jurisdictions in the region.

Table 31 Income Group Dissimilarity Index Values for Segregation
Rohnert Park and the Region, 2015

| | Rohnert Park | | Bay Area Average |
|---|---|---|---|
| Income Group | 2010 | 2015 | 2015 |
| Below 80% AMI vs. Above 80% AMI | 0.176 | 0.134 | 0.198 |
| Below 50% AMI vs. Above 120% AMI | 0.257 | 0.210 | 0.253 |

Source: ACS 5-Year 2011-2015 Low- and Moderate-Income Summary Data, ACS 5-Year 2006-2010 Low- and Moderate-Income Summary Data.

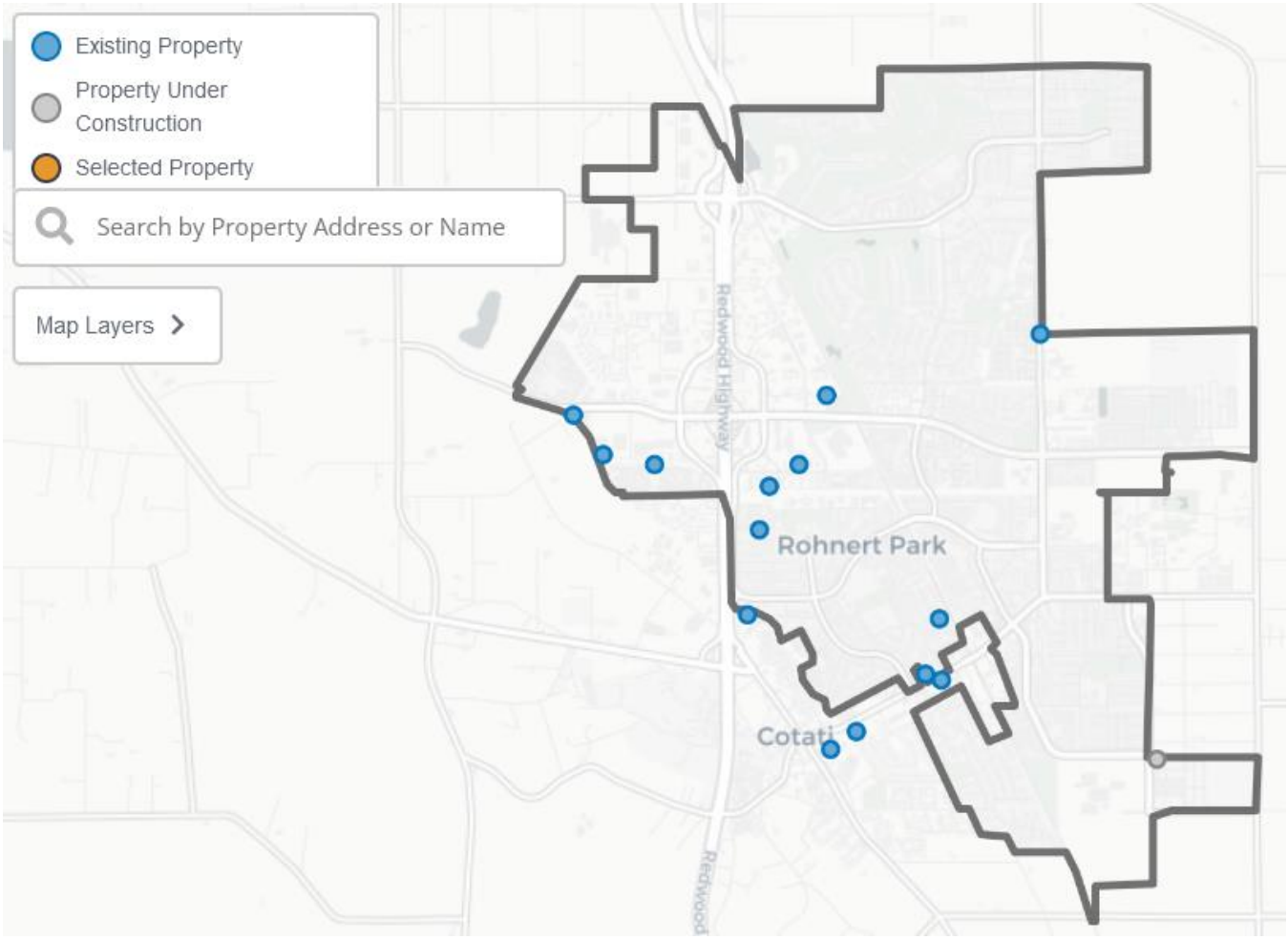
Deed-restricted affordable housing helps to meet the needs of lower-income households but can serve to further contribute to segregation by income group. There are multiple rental housing projects in the City that include deed-restricted affordable units. These include:

- Copeland Creek Apartments, 170 affordable homes, Seniors, 2007
- Edgewood Apartments, 68 affordable homes, Family, 1996
- Magnolia Townhomes, 7 affordable homes, Family, 2004
- Muirfield Apartments, 24 affordable homes, People with Disabilities, 1998

- Park Gardens II, 3 affordable homes, Family, 2008
- Bell Rohnert Park, 35 affordable homes, Family, 2005
- Redwoods at University District, 218 affordable homes, Family, 2020
- The Gardens (Santa Alicia), 20 affordable homes, Family, 1996
- Tower Apartments, 49 affordable homes, Family, 1994
- Vida Nueva, 24 affordable homes, Family, 2006
- Willowglen Apartments, 36 affordable homes, Family, 2020

As shown in Figure 16, there is a slight concentration of these housing developments in proximity to jobs, transit, and other resources. The affordable homes captured in this figure is from the California Housing Partnership's Preservation Database, an inventory of federal- and state-subsidized affordable rental properties and may not include all locally created affordable housing properties.

Figure 16 Map of Existing Affordable Housing Projects Rohnert Park and Surrounding Area




Source: Rohnert Park (city): Benefits of Affordable Rental Housing, California Housing Partnership

Figure 17 Location of Mobile Home Parks

Rohnert Park, 2022




| # | Project Name | Total Spaces |
|---|---|---|
| MOBILE HOME PARKS | | |
| 1 | Las Casitas de Sonoma | 126 |
| 2 | Rancho Feliz | 297 |
| 3 | Valley Village | 285 |
| 4 | Rancho Verde | 300 |
| 5 | Rancho Grande | 309 |
| | Total | 1,317 |

Source: City of Rohnert Park, 2022

Key findings on income in Rohnert Park from the "AFFH Segregation Report: Rohnert Park" conducted by the UC Merced Urban Policy Lab and ABAG/MTC Staff are as follows:

- Above moderate-income residents are the most segregated compared to other income groups in Rohnert Park. Above moderate-income residents live in neighborhoods where they are less likely to encounter residents of other income groups.
- Among all income groups, the low-income population's segregation measure has changed the most over time, becoming less segregated from other income groups between 2010 and 2015.
- Segregation between lower-income residents and residents who are not lower income has decreased between 2010 and 2015. In 2015, the income segregation in Rohnert Park between lower-income residents and other residents was lower than the average Bay Area jurisdiction.
- When compared to other jurisdictions in the Bay Area, Rohnert Park has a similar share of very low-income residents, a higher share of low-income residents, a higher share of moderate-income residents, and a lower share of above moderate-income residents.

## Poverty

Poverty thresholds, as defined by the Census Bureau, vary by household type but remain constant throughout the country and do not correspond to Area Median Income. Approximately 12.2% of Rohnert Park residents were determined to be living below the poverty level. [35]

Across the region, state, and country, people of color are more likely to experience poverty and financial instability due to the lasting impacts of historical housing and social policies that have excluded them from opportunities extended to white residents. These economic disparities also leave communities of color at higher risk for housing insecurity, displacement, or homelessness. In Rohnert Park, Black or African American residents experience the highest rates of poverty, followed by Other or Multiple Races (Table 32).

### Table 32 Poverty Status by Race
### Rohnert Park, 2019

| Racial / Ethnic Group | value |
|---|---|
| Black or African American (Hispanic and Non-Hispanic) | 24.1% |
| Other Race or Multiple Races (Hispanic and Non-Hispanic) | 15.5% |
| Asian / API (Hispanic and Non-Hispanic) | 14.8% |
| Hispanic or Latinx | 12.5% |
| White, Non-Hispanic | 11.4% |
| White (Hispanic and Non-Hispanic) | 10.8% |
| American Indian or Alaska Native (Hispanic and Non-Hispanic) | 0.0% |

Source: American Community Survey, 2019 5-Year Estimates

Regionally, more than half of all households make more than 100 percent AMI, while 15 percent make less than 30 percent AMI ("extremely low income"). In Sonoma County, 30 percent AMI is equivalent to the annual income of $35,650 [36] for a family of four. There is no concentration of poverty within the City (Table 32), and segregation by poverty has decreased since 2014 (Figure 19).

[35] American Community Survey 2019 5-Year Estimates
[36] HCD, State Income Limits for 2022

Figure 18 Population by Poverty Status
Rohnert Park 2019

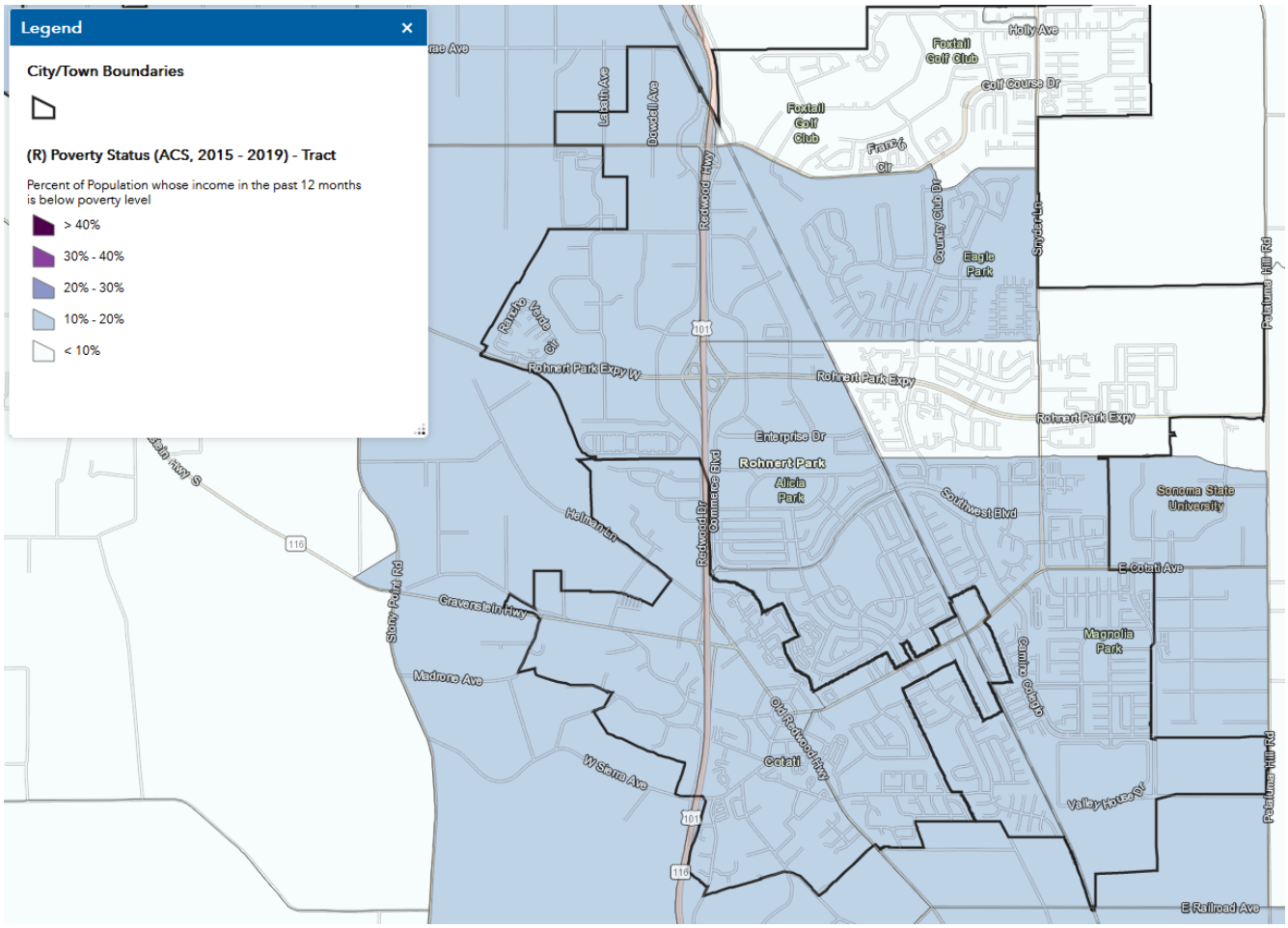
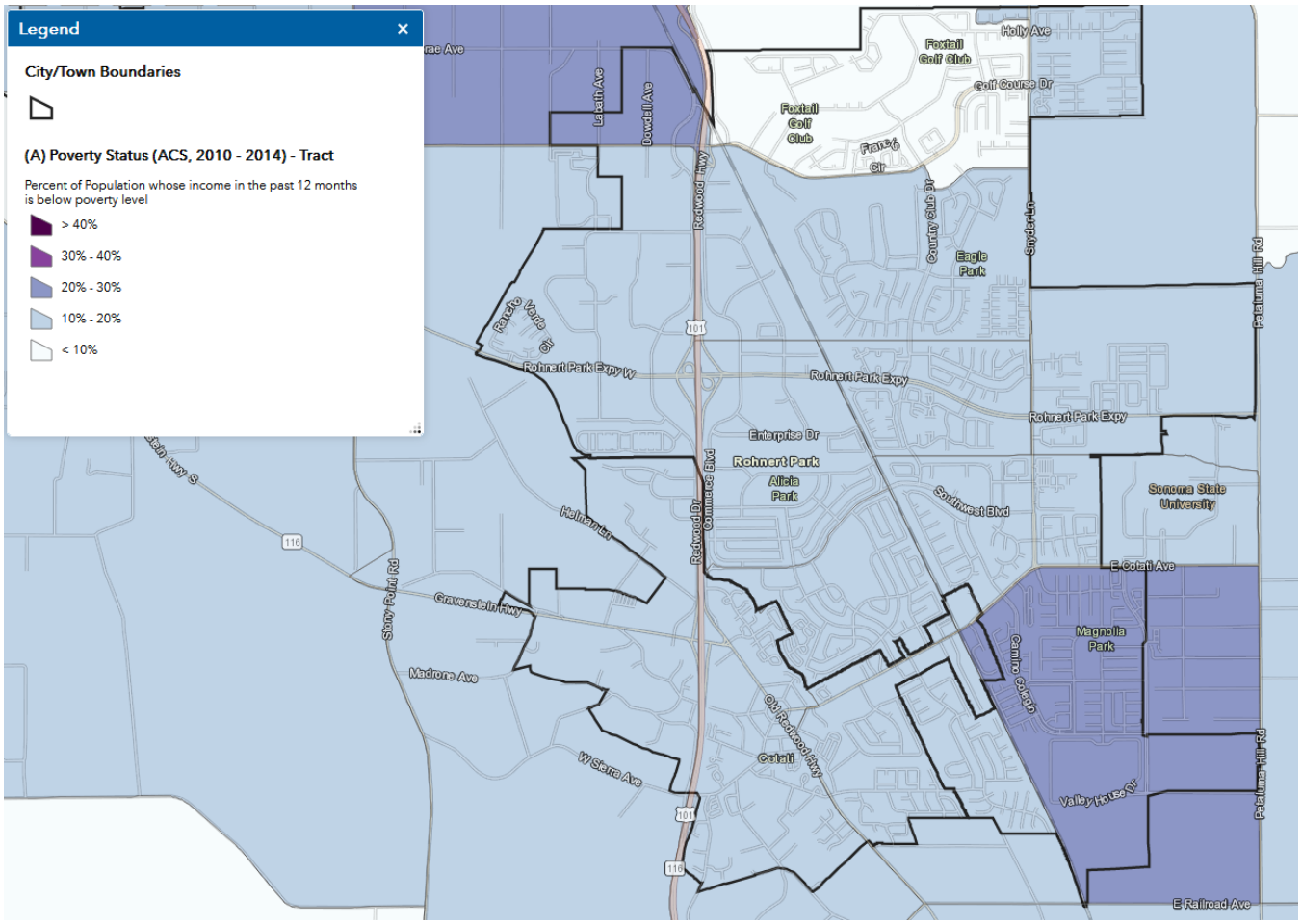


Figure 19 Population by Poverty Status
Rohnert Park, 2014

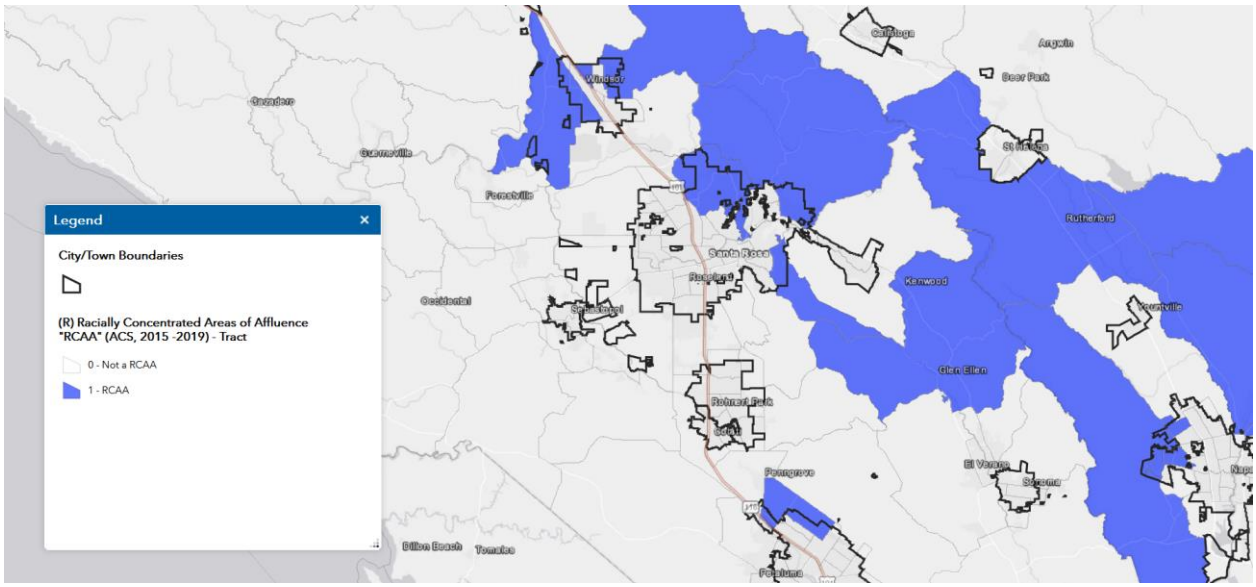



## Racially & Ethnically Concentrated Areas of Poverty (R/ECAP) and Affluence (RCAA)

The U.S. Department of Housing and Urban Development (HUD) has determined that whites are the most racially segregated group in the United States and "in the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, white communities." HUD defines census tracts with a majority non-White population (greater than 50 percent) that have either a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the metro/micro area, whichever threshold is lower, as Racially/Ethnically Concentrated Areas of Poverty (R/ECAPs). There are no R/ECAPS in the City of Rohnert Park.

While R/ECAPs have long been the focus of fair housing policies, racially concentrated areas of affluence should also be analyzed to ensure housing is integrated, a key to fair housing choice. Scholars at the University of Minnesota Humphrey School of Public Affairs have created the Racially Concentrated Areas of Affluence (RCAAs) metric to tell the story of segregation more fully in the United States. Based on their research, RCAAs are defined as census tracts where 1) 80 percent or more of the population is white, and 2) the median household income is $125,000 or greater. There are no RECAAs in Rohnert Park. There are several RCAAs in Sonoma County and the surrounding region, mainly in eastern Sonoma County and western Napa County (Figure 20), mainly in rural areas with lower density housing.

Figure 20 Regionally Concentrated Areas of Affluence Sonoma County Region




*Source: HCD AFFH Data Viewer, ACS 2015 - 2019, HCD, PlaceWorks 2021*

In February 2017, the California Fair Housing Task Force (Task Force) was tasked with creating a map that more effectively reflects that level of racial and ethnic diversity in many parts of California. The map that filters areas that are both non-whites racially segregated and high poverty. Census tracts and rural block groups that have both a poverty rate of over 30 percent and that are designated as being racially segregated are categorized by this statewide standard as "High Segregation and Poverty." There are no Block Groups of High Segregation and Poverty in Rohnert Park.

### Integration and Segregation: Fair Housing Issues and Contributing Factors

Rohnert Park has no significant fair housing issues related to segregation and integration and is more integrated than most areas nearby and in the region. There is a slight concentration of lower-income households in central Rohnert Park. The following factor contributes to this issue:

- Location of existing affordable housing

## Disparities in Access to Opportunity

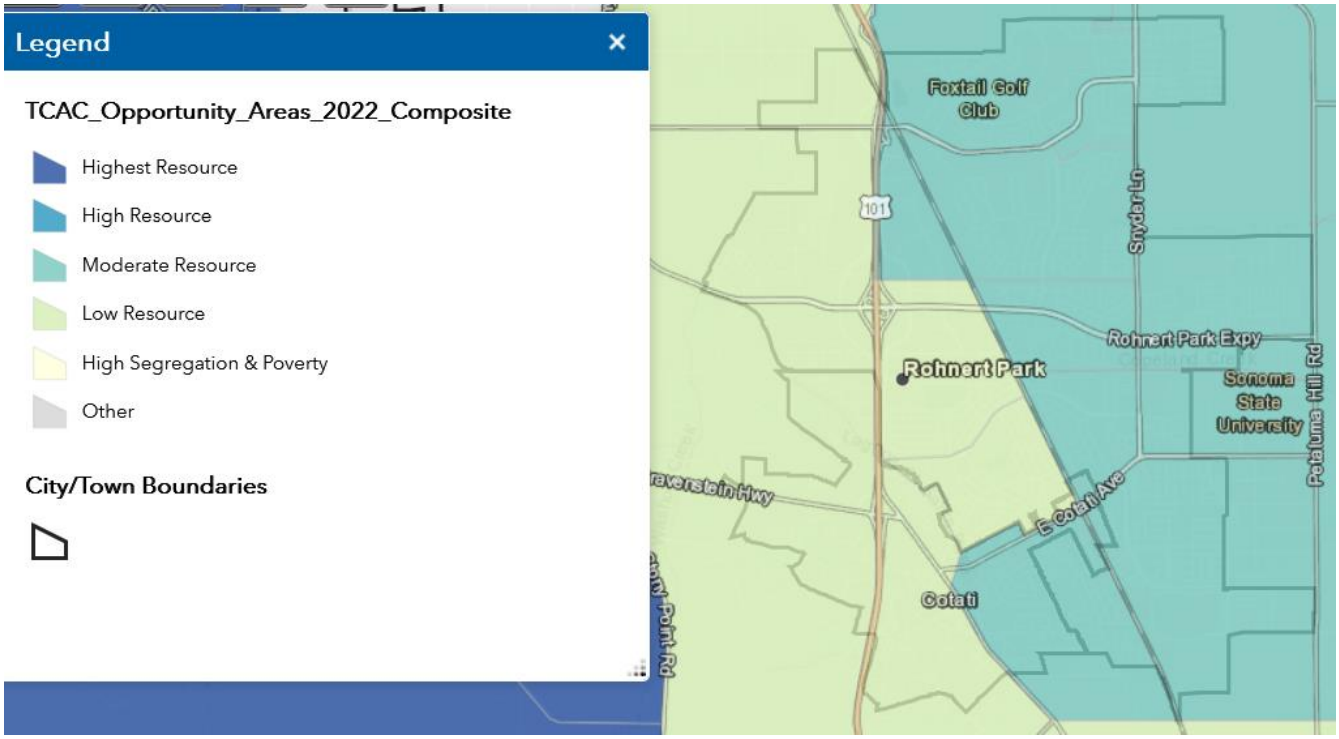
Racial and economic segregation can lead to unequal access to opportunities within community such as access to high performing schools, good paying jobs, public transportation, parks and playgrounds, clean air and water, public safety, and other resources. This generational lack of access for many communities, particularly people of color and lower income residents, can result in poor life outcomes including lower educational attainment, higher morbidity rates, and higher mortality rates.

This section of the Assessment of Fair Housing will identify socioeconomic barriers related to education, environment, employment, and transportation that could negatively impact certain communities in Rohnert Park.

## Resource Areas

The TCAC Opportunity Areas 2022 Composite Score assess the level of resources related to education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors in neighborhoods across the City. The Composite Score, an index that weighs all these factors, indicates that every neighborhood in Rohnert Park falls into a census tract that is categorized as Low or Moderate Resource. Because census tract boundaries do not align neatly with city limit lines, these composite scores are influenced by activity happening in areas of the census tracts that fall outside of Rohnert Park city limits.

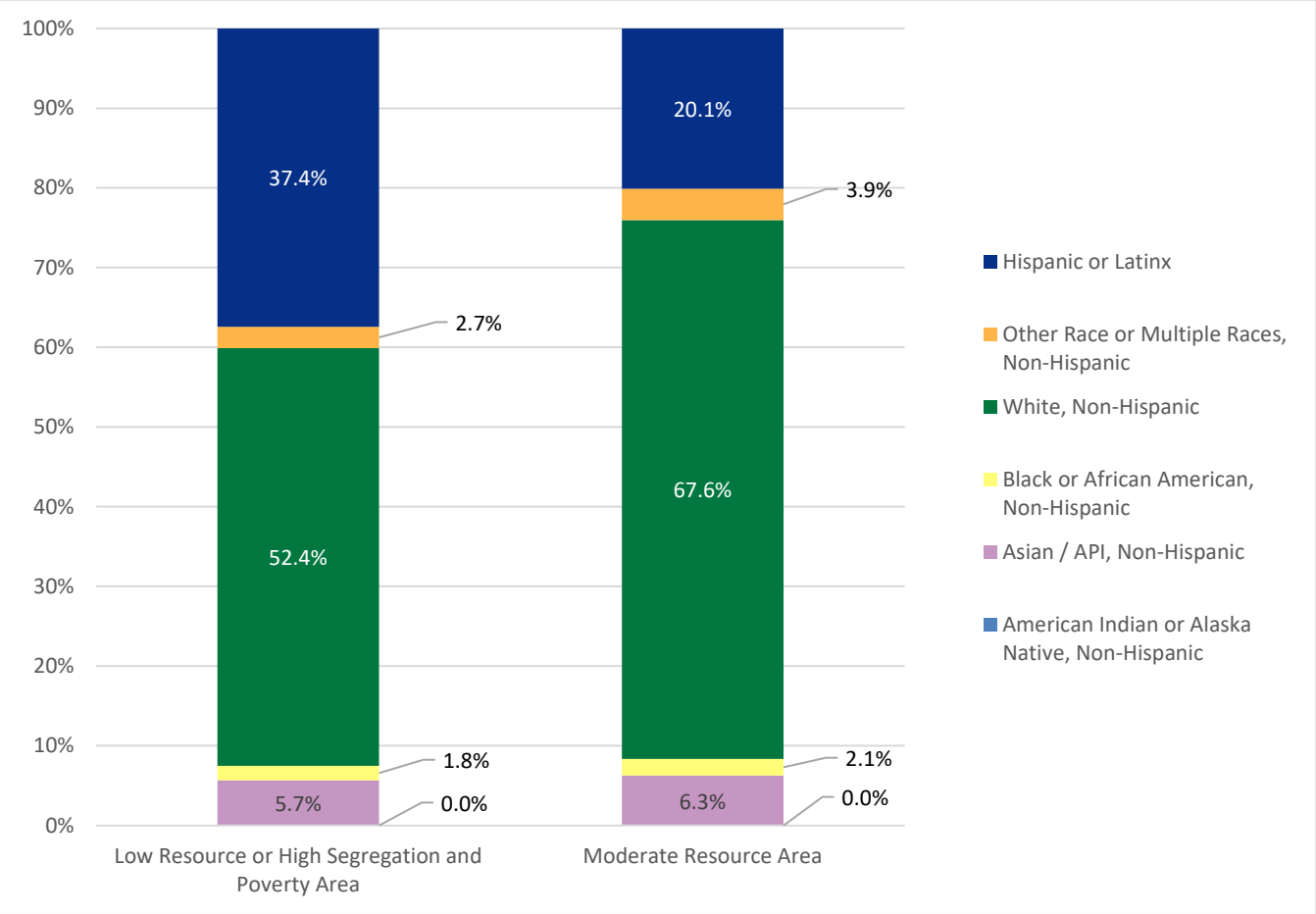
Figure 21 TCAC Opportunity Maps Composite Score Rohnert Park 2022




Source: TCAC/HCD Opportunity Area Maps, 2022

Over two-thirds of those living in Moderate Resource Areas are white, while only half of those living in Low Resource areas are white. There are roughly 17% more Hispanic or Latinx residents living in Low Resource Areas than in Moderate Resource Areas (Figure 22).

Figure 22 Population Living in Resource Areas by Race
Rohnert Park 2019

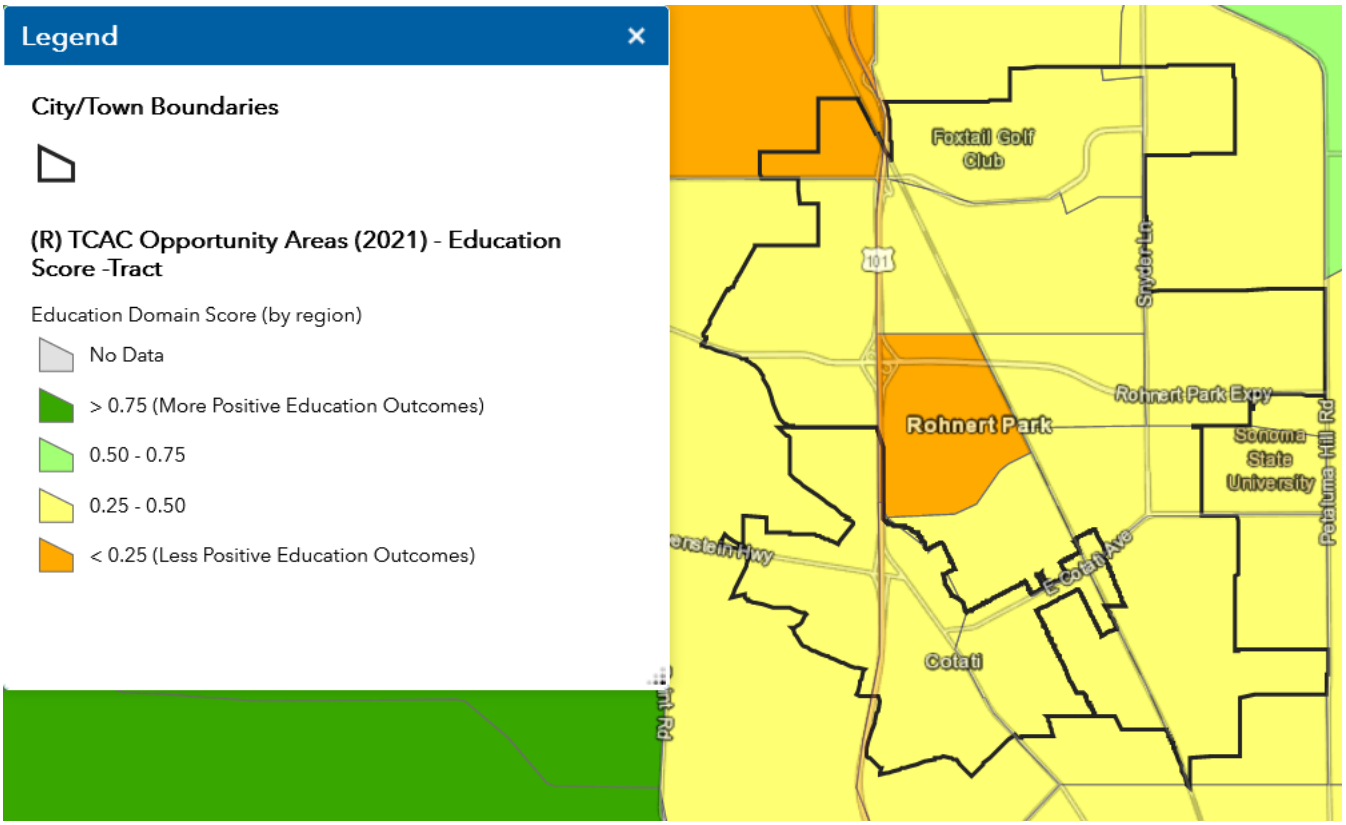



Source: California Tax Credit Allocation Committee (TCAC)/California Housing and Community Development (HCD), Opportunity Maps (2020); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B03002

## Education

2021 TCAC Opportunity Areas Education Scores shown in Figure 23 provide an index for measuring the level of educational outcomes within a census tract. The higher the score, the more positive the outcomes. Most census tracts that intersect through Rohnert Park score between 0.25 – 0.50 (light yellow) and two tracts ranks less than 0.25 (orange) indicating slightly less positive education outcomes across the City.

Figure 23 TCAC Opportunity Areas Education Score by Tract, 2021




Source: HCD AFFH Data Viewer

Kindergarten through high school (12th grade) education within the City of Rohnert Park is provided by the Cotati-Rohnert Park Unified School District which serves 5,766 students from Transitional Kindergarten to Grade 12 in its eleven schools. [37] The City is also close to two higher education institutions, Sonoma State University and Santa Rosa Junior College which offer various certificate and degree programs.

The California School Dashboard calculates the number of Socioeconomically Disadvantaged students in a district based on the number of students who are eligible for free or reduced priced meals or have parents/guardians who did not receive a high school diploma. In the Cotati-Rohnert Park Unified School District, 46.2 percent of students fall into this category (Table 33). The District has an enrollment of 5,766 students, 46 percent being socioeconomically disadvantaged and 17 percent being English learners. The largest racial/ethnic group is Hispanic with 43.5 percent.

Table 33 Student Demographics
Cotati-Rohnert Park Unified School District, 2019

| Student Group | Total | Percentage |
|---|---|---|
| English Learners | 986 | 17.20% |
| Foster Youth | 29 | 0.50% |
| Homeless | 22 | 0.40% |
| Socioeconomically Disadvantaged | 2,641 | 46.20% |
| Students with Disabilities | 730 | 12.80% |

[37] California School Dashboard, Cotati-Rohnert Park Unified, 2019

| Race/Ethnicity | Total | Percentage |
|---|---|---|
| African American | 108 | 1.90% |
| American Indian | 38 | 0.70% |
| Asian | 171 | 3.00% |
| Filipino | 63 | 1.10% |
| Hispanic | 2,489 | 43.50% |
| Pacific Islander | 27 | 0.50% |
| Two or More Races | 366 | 6.40% |
| White | 2,206 | 38.60% |
| **Total Enrollment** | **5,468** | |

Source: California School Dashboard, Cotati-Rohnert Park Unified, 2019

The California Assessment of Student Performance and Progress from 2018-2019 for all grades shows that the school district scores for Level 4 (Exceeds) is higher than for the County and State for English Language. The Math scores are lower than both the County and State.

### Table 34 English Language Arts/Literacy Distribution
### Cotati-Rohnert Park Unified School District, 2018-2019

| Achievement Level | State of California | Sonoma | Cotati-Rohnert Park Unified |
|---|---|---|---|
| Mean Scale Score | N/A | N/A | N/A |
| Standard Exceeded: Level 4 | 22.48 % | 20.03 % | 16.02 % |
| Standard Met: Level 3 | 28.62 % | 30.37 % | 30.04 % |
| Standard Nearly Met: Level 2 | 22.28 % | 23.77 % | 24.96 % |
| Standard Not Met: Level 1 | 26.63 % | 25.84 % | 28.98 % |

Source: California Assessment of Student Performance and Progress

### Table 35 Mathematics Achievement Distribution
### Cotati-Rohnert Park Unified School District, 2018-2019

| Achievement Level | Cotati-Rohnert Park Unified | Sonoma | State of California |
|---|---|---|---|
| Mean Scale Score | N/A | N/A | N/A |
| Standard Exceeded: Level 4 | 10.23 % | 16.35 % | 19.69 % |
| Standard Met: Level 3 | 19.99 % | 21.59 % | 20.04 % |
| Standard Nearly Met: Level 2 | 29.32 % | 27.52 % | 25.41 % |
| Standard Not Met: Level 1 | 40.45 % | 34.54 % | 34.86 % |

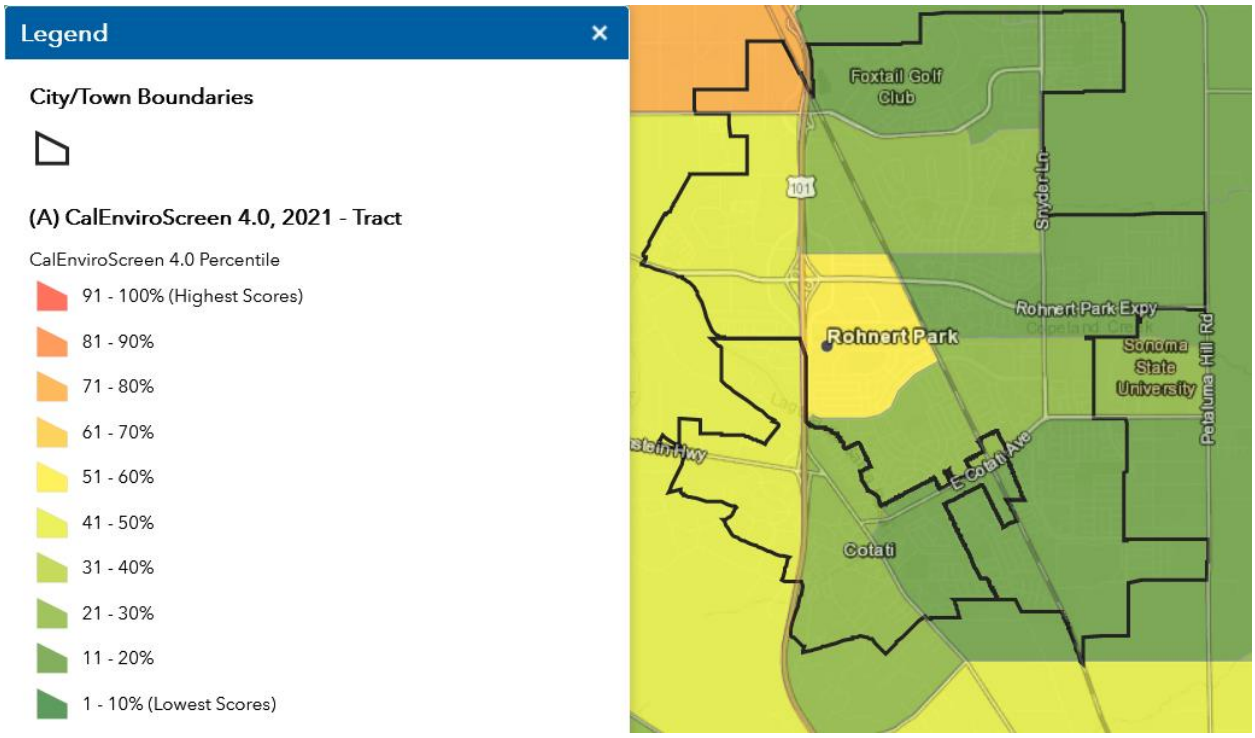
Source: California Assessment of Student Performance and Progress

## Access to Healthy Environment

In October 2021, the California Office for Environmental Health Hazard Assessment (COEHHA) released the latest version of CalEnviroScreen, a tool that uses environmental, health, and socio-economic indicators to map and compare community environmental scores. A community within the 75$^{th}$ percentile or above is one with higher levels of pollution and/or has other negative environmental traits and is considered a "disadvantaged community." In previous years, one census tract in Rohnert Park has been designated as a

disadvantaged community (the orange track shown in Figure 24). As of October 2021, Rohnert Park contains no census tracts within the 75th percentile and therefore does not contain any disadvantaged communities by COEHHA metrics.

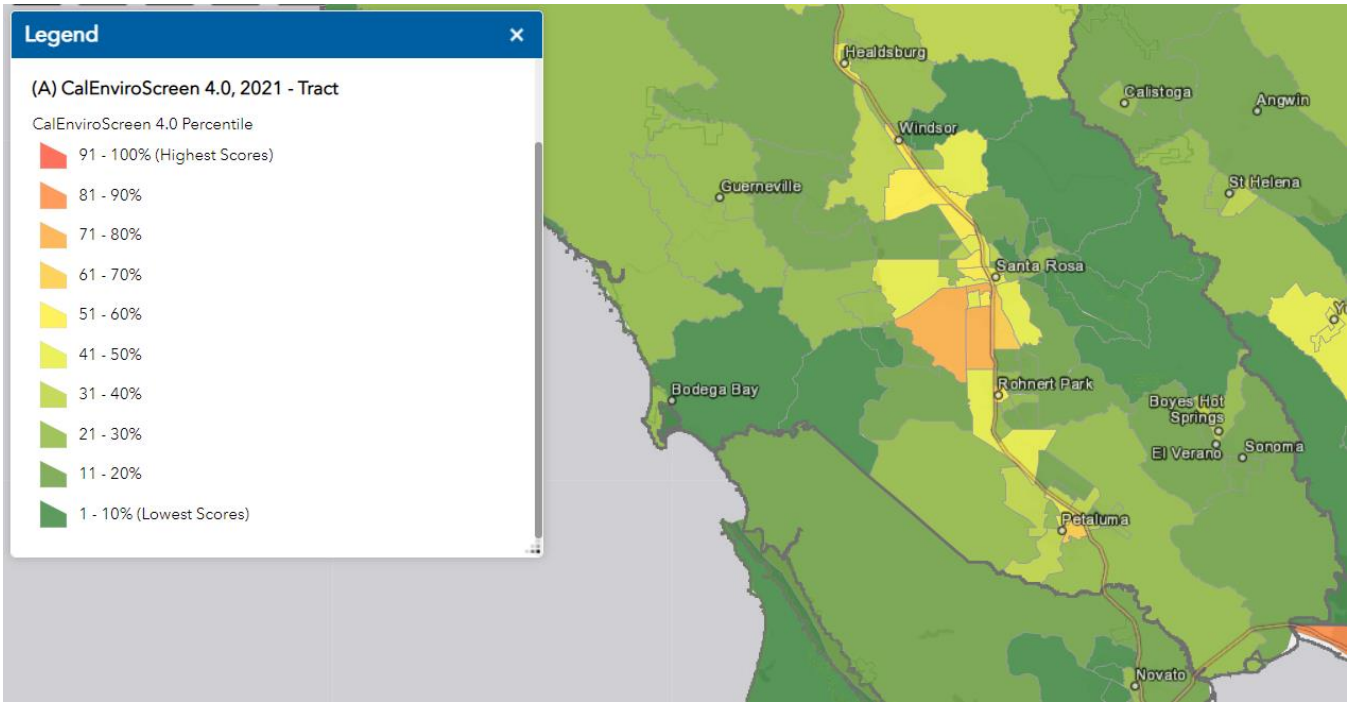
Figure 24 CalEnviroScreen 4.0 Percentiles Census Tract, 2021




Source: CalEnviroScreen 4.0, 2021 - Tract

As shown in Figure 25, Rohnert Park has similar environmental conditions to most similarly sized jurisdictions in the region.

Figure 25 CalEnviroScreen 4.0 Percentiles by Census Tracts Sonoma County Region




*Source: CalEnviroScreen 4.0, 2021 - Tract*

The California Healthy Places Index (HPI) combines 25 community characteristics, like access to healthcare, housing, education, and more, into a single indexed HPI score. The healthier a community, the higher the HPI score. The HPI applies a positive frame focusing on assets a community has have they can build on, rather than what is lacking. According to this index, Rohnert Park has healthier clean environmental conditions than 81.2% of other California Cities/Towns. Rohnert Park's Ozone quality scores particularly highly on this index in the 96.2 percentile.

**Table 36 Clean Environment Conditions Rohnert Park and California**

## Clean Environment

*This City / Town has healthier clean environment conditions than **81.2%** of other California Cities / Towns.*

| Indicator | Value | Percentile Ranking |
|---|---|---|
| Diesel PM | 0.136 kg/day | 29.5 |
| Drinking Water Contaminants | 402 | 61.9 |
| Ozone | 0.032 ppm | 96.2 |
| PM 2.5 | 7.64 µg/m³ | 66.7 |

Source: The California Healthy Places Index (HPI)

## Transportation

Public transit is of paramount importance to households affected by low incomes and rising housing prices. Public transit should link lower-income persons, who are more likely to be public transit-dependent, to major employers where job opportunities exist. Access to employment via public transportation can reduce welfare usage rates and increase housing mobility, which enables residents to locate housing outside of traditionally lower- and moderate-income neighborhoods. The lack of a relationship between public transit, employment opportunities, and affordable housing may impede fair housing choice because persons who depend on public transit will have limited choices regarding places to live. In addition, elderly and disabled persons also often rely on public transit to visit doctors, go shopping, or attend activities at community facilities. Public transit must provide a link between job opportunities, public services, and affordable housing to help ensure that transit-dependent residents have adequate opportunity to access housing, services, and jobs.

Sonoma-Marin Area Rail Transit (SMART) is the San Francisco Bay Area's newest transportation option for travel, offering passenger rail service in Sonoma and Marin counties. SMART's rail corridor includes 11 stations, from the Sonoma County Airport to Larkspur. The Rohnert Park Station is located at 900 Enterprise Drive, which is the intersection of Seed Farm Drive and Enterprise Drive. In the future, SMART service will be extended to Windsor, Healdsburg, and Cloverdale, and provide 70 miles of passenger rail service, connecting SMART passengers with jobs, education centers, retail hubs and housing along the Sonoma-Marin corridor, and a bicycle-pedestrian pathway.

Bus service in Rohnert Park is provided by Sonoma County Transit (SCT), Golden Gate Transit (GGT), and Paratransit. Sonoma County Transit is the primary transit provider for all Sonoma County jurisdictions; it provides regularly scheduled fixed-route service to major activity centers and transit hubs within the City limits. Four Sonoma County Transit routes serve the City of Rohnert Park. Route 48/48X travels daily between Santa Rosa and Petaluma and serves Rohnert Park and Cotati (on Old Redwood Highway). Route 48X is an express route deviation of Route 48 that bypasses the Rohnert Park and Cotati neighborhoods along Adrian Drive. On weekdays, local Route 26 travels between Sebastopol and Sonoma State University, serving the Cotati Park & Ride lot on the west side of US 101 along the way. Route 10 offers local service between Old Redwood Highway in Cotati and Rohnert Park's shopping areas, Sonoma State University and, on school days, to Rohnert Park primary and secondary schools. Route 44 provides daily service between Petaluma, Cotati, Rohnert Park, and Santa Rosa. All routes operate on approximately 45- to 90-minute headways. Sonoma County Transit staff indicated that all service routes in Rohnert Park operate well within maximum capacity levels.[38]

[38] Based on local knowledge, Rohnert Park has similar access to transit as other Sonoma County jurisdictions

Figure 26 Sonoma County Transit System Map




Source: Sonoma County Transit, 2022
Note: Routes shown are along the 101 Corridor and along major thoroughfares in Rohnert Park. Housing near these areas has higher access to transportation opportunities.

Golden Gate Transit Routes 72, 80, and 101 serve Rohnert Park with stops located at either the nearby Cotati Hub or the St. Joseph's Park and Ride. Commute service to and from San Francisco is provided weekdays in the morning and evening hours at approximately one-hour intervals between 4:00 and 9:00 AM and 6:00 and 10:00 PM, with stops in various communities along the US 101 corridor including Santa Rosa to the north and various cities in Marin County to the south. Weekend service is provided hourly between approximately 4:00 AM and 10:00 PM. No capacity issues have been identified on existing service routes.

Paratransit, also known as dial-a-ride or door-to-door service, is available for those that are unable to independently use the transit system due to a physical or mental disability. Individuals must be registered and certified as ADA eligible before using the service. Paratransit operators are required by the ADA to service areas within three-quarters of a mile of their respective, public fixed-route service. Volunteer Wheels serves as the ADA paratransit operator for Sonoma County Transit and the City of Rohnert Park. Service hours are Monday through Friday from 5:00 AM to 11:00 PM and Sunday and Sunday from 7:00 AM to 9:00 PM. Ride reservations can be scheduled daily. The cost for a ride depends on fare zones. For riders traveling only within a single fare zone, a ticket costs $3.00. Additional "zone" tickets are required for each additional fare zone travelled, costing $1.20 to $1.80 per additional zone.

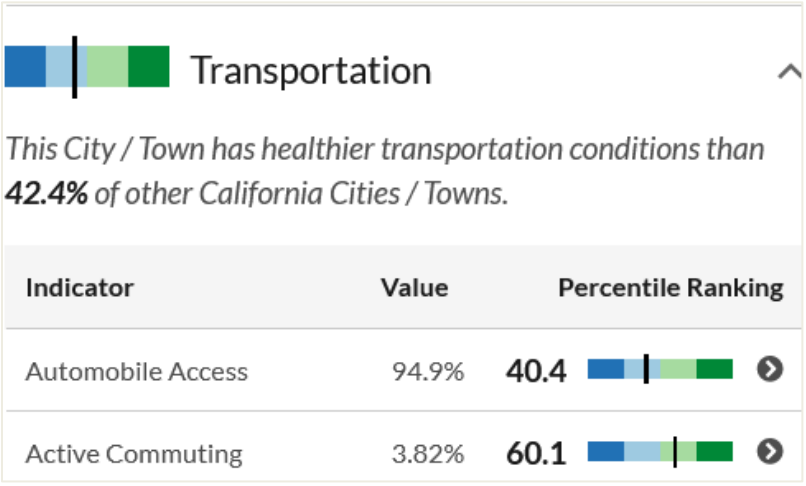
SCT supports the needs of the disabled community by ensuring that all bus lines are accessible through wheelchair lifts and can transport two wheelchair passengers at a time on each bus. In addition, the agency offers half-priced fares to youth between the ages of five and 18, senior passengers 65 years and over, Medicare card holders, children under the age of five, U.S. veterans, college students, and disabled passengers with identification.

The County of Sonoma partners with several public and nonprofit agencies to provide senior transportation support. This includes the Medical Transportation Management (MTM), Non-Emergent Medical Transportation (NEMT), Sonoma County Area Agenda on Aging, Center for Volunteer and Nonprofit Leadership, and others.[39] There are also volunteer driver programs currently supported by the Area Agency on Aging.

In June 2018, Sonoma County Transit began its first "Fare-Free." This program has resulted in a significant increase in ridership on the "Fare-Free" routes, with some riders citing the ease of boarding without needing to plan for paying for a ride or purchasing a pass as an attraction.

The California Health Places Index (HPI) uses Active Commuting and Automobile access as indicators of healthy transportation conditions in a jurisdiction. Rohnert Park has healthier transportation conditions than 42.4% of other California cities according to this index (Table 37). The rate of Active Commuting in the City is low but still within the 60.1 percentile.

Table 37 Transportation Conditions
Rohnert Park and California

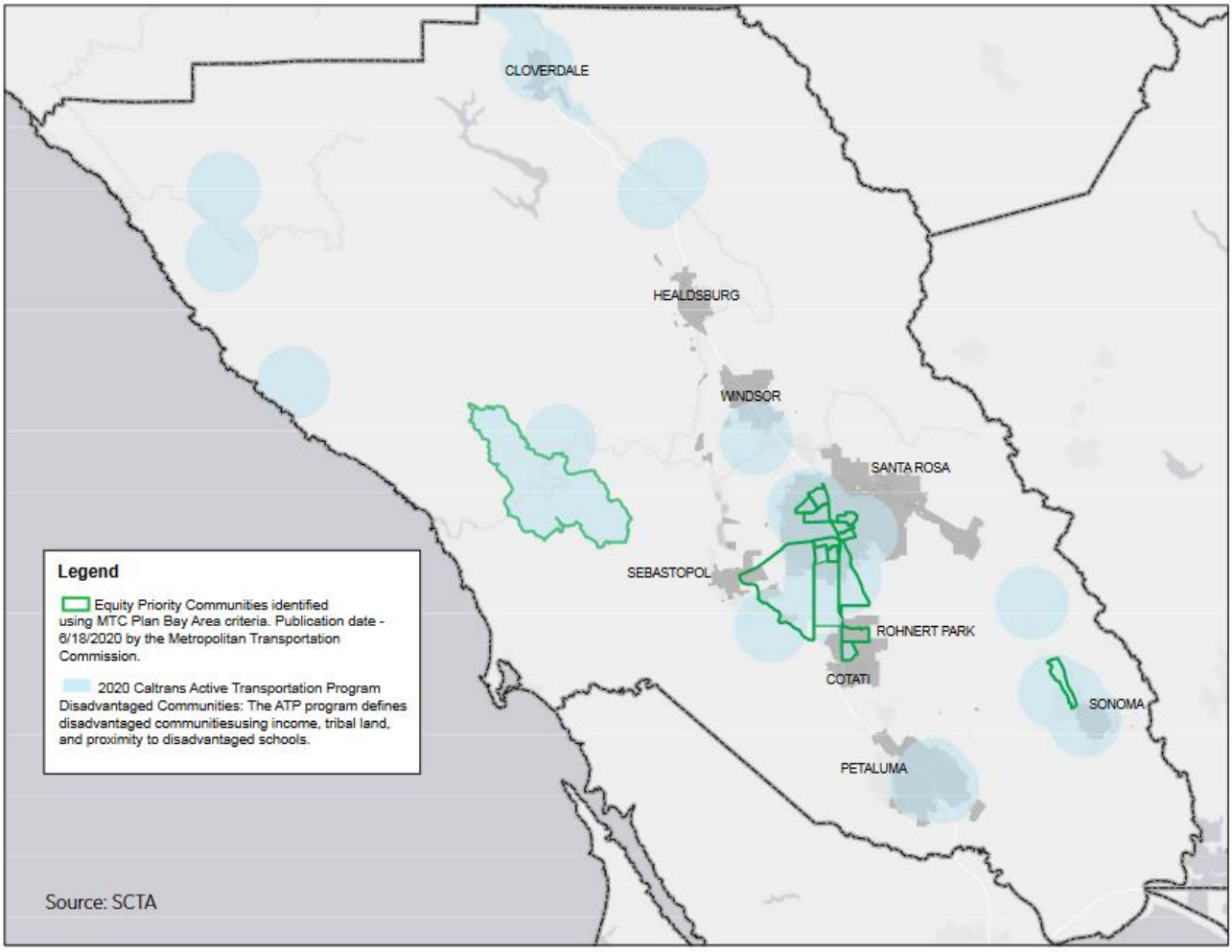



Source: California Healthy Places Index

Sonoma County Transportation Authority (SCTA) outlines current and future options for public transit in their Comprehensive Transportation Plan, Moving Forward 2050. This public document is updated every five years to ensure the plan is relevant and meets community needs. In the most recent update, released in September 2021, SCTA outlines "Equity Priority Communities" and "2020 Caltrans Active Transportation Program Disadvantaged Communities." There is one small section of northern Rohnert Park that falls within an Equity Priority Community area as identified using MTC Plan Bay Area criteria; however, there are no identified 2020 Caltrans Active Transportation Program Disadvantaged Communities (Figure 27).

[39] PartnershipHP.Org

Figure 27 Equity Priority Communities Sonoma County




The Plan suggests that rising transportation costs impact household incomes and affordability throughout Sonoma County. The Center for Neighborhood Technology (CNT) estimates that transportation and housing costs together accounted for over 50 percent of household incomes in our county. Reducing household transportation costs will increase countywide affordability and improve quality of life in Sonoma County.

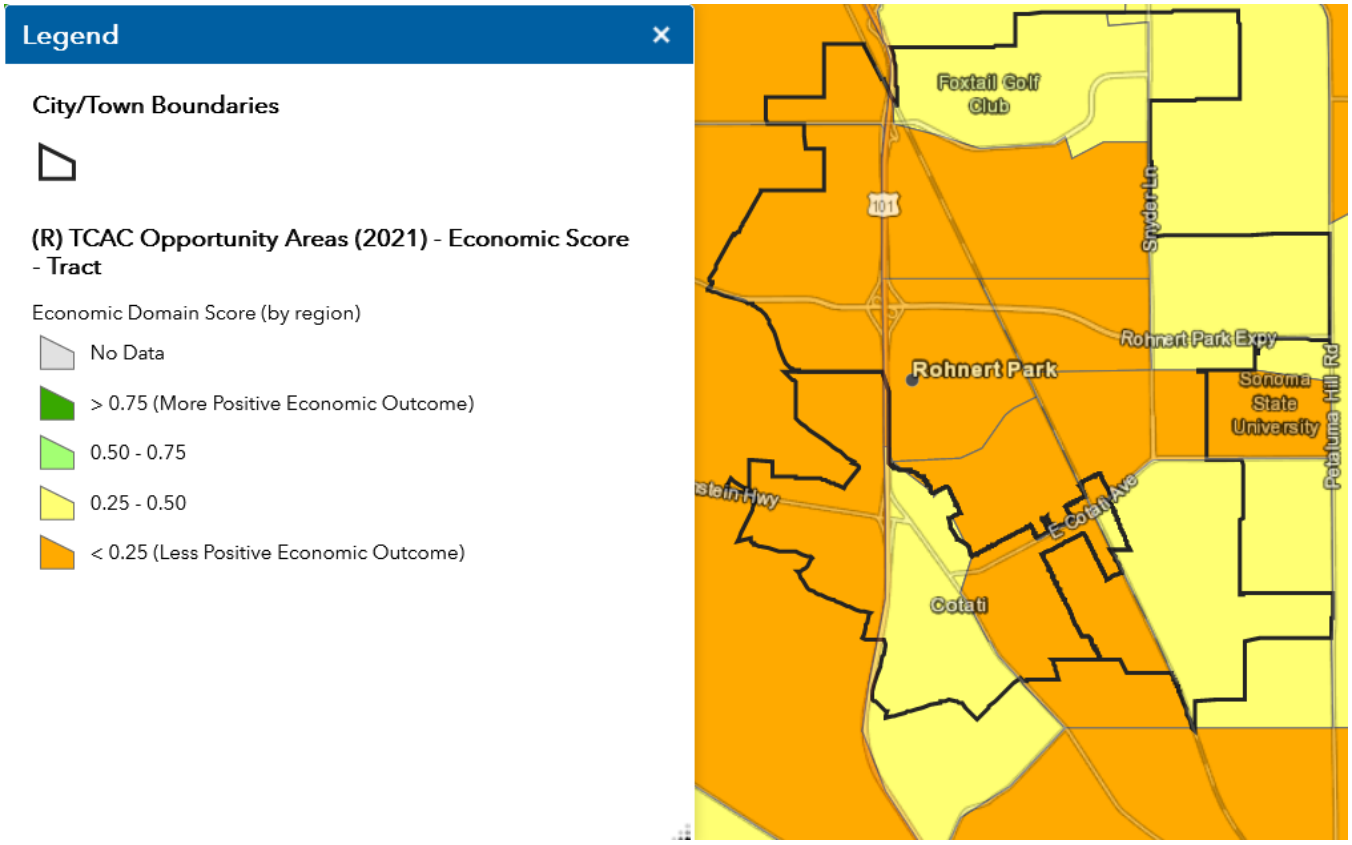
## Economic Development and Job Access

The TCAC Opportunity Maps accounts for regional differences in access to opportunities within census tracts. The Economic Domain factors in the following indicators to generate Economic Scores for each tract:

- Poverty: Percent of population with income level above 200% of federal poverty line
- Adult Education: Percent of adults with a bachelor's degree or above
- Employment: Percent of adults aged 20-64 who are employed in the civilian labor force or in the armed forces
- Job Proximity: Number of jobs filled by workers with less than a BA that are all within a given radius of each census tract
- Median Home Value: Value of owner-occupied units

A score of less than 0.25 (orange) is considered a less positive economic outcome, while scoring greater than 0.75 (dark green) indicates greater access to economic opportunities. Most of Rohnert Park scores in the lowest quartile by these metrics.

Figure 28 TCAC Opportunity Areas Economic Scores Census Tract, 2021




Source: TCAC Opportunity Areas, 2021

Good access to FDIC-regulated banks reduces the likelihood of discrimination in lending and credit services as well as predatory lending practices that further racial and socio-economic inequities. Rohnert Park has the third largest population of all jurisdictions in Sonoma County as well as one of the largest proportions of minority populations. The City has eight FDIC-regulated full-service brick and mortar bank branches, providing good access to banks (Table 38). In addition to these institutions, the City is serviced by the Rohnert Park branch of Redwood Credit Union, a local member-owned credit union established in 1950.

Table 38 FDIC-Regulated Bank Branches Sonoma County Municipalities, 2022

| Municipality | Population[5] | % Minority Population | FDIC-Regulated Full-Service Brick and Mortar Branches | FDIC-Regulated Non-Brick and Mortar Branches |
|---|---|---|---|---|
| Santa Rosa, CA | 178,127 | 48.8% | 38 | 11 |
| Petaluma, CA | 59,776 | 33.4% | 10 | 1 |
| Rohnert Park, CA | 44,390 | 41% | 8 | 0 |

| | | | | |
|---|---|---|---|---|
| Windsor, CA | 26,344 | 46.7% | 4 | 2 |
| Healdsburg, CA | 11,340 | 36.8% | 11 | 0 |
| Sonoma, CA | 10,739 | 27.9% | 11 | 0 |
| Cloverdale, CA | 8,996 | 42.2% | 2 | 0 |
| Cotati, CA | 7,584 | 25.9% | 1 | 0 |
| Sebastopol, CA | 7,521 | 21.7% | 6 | 0 |
| County Total | 488,863 | 40.6% | 99 | 13 |

Source: All FDIC-related data derived from: Download Data, Federal Deposit Insurance Corporation, https://www7.fdic.gov/idasp/advSearch_warp_download_all.asp?intTab=1 (last visited Feb. 2, 2022).

Future housing needs depend in part on the trajectory of the local workforce. Changes in the types and pay levels of jobs available in Rohnert Park and the surrounding region will impact the type and cost of housing that current and future residents can afford. Employment trends indicate a need for a range of housing types that support Rohnert Park residents who are employed in various industries. There is a particular need for more moderate- and lower-income housing units to support workers in the retail, manufacturing, and other lower-wage industries.

Projections 2040 is the most recent in the Association of Bay Area Governments' (ABAG) series of data on demographic, economic, and land use changes in coming decades, the current version covering the period between 2010 and 2040. The projections in Table 39 below illustrates how Rohnert Park will grow economically both in terms of the number of jobs and employed residents. Both the number of jobs and the number of employed residents are expected to grow by less than three percent in each five-year period.

### Table 39 Projected Change in Jobs and Employed Residents Rohnert Park between 2010 and 2040

| Year | Jobs | % Change | Employed Residents | % Change |
|---|---|---|---|---|
| 2010 | 12135 | | 24010 | |
| 2015 | 13155 | 8.4% | 29375 | 22.3% |
| 2020 | 13040 | -0.9% | 29175 | -0.7% |
| 2025 | 13355 | 2.4% | 29905 | 2.5% |
| 2030 | 13535 | 1.3% | 30485 | 1.9% |
| 2035 | 13705 | 1.3% | 30365 | -0.4% |
| 2040 | 13900 | 1.4% | 30680 | 1.0% |

Source: ABAG/MTC, Plan Bay Area 2040 Projections, 2017

Employment Inflow/Outflow analyses highlight the movement of workers commuting into and out of Rohnert Park and are useful in understanding the ratio between residents who are employed within the City and those who are employed outside of the City as well as how much workers are commuting from outside of the City for employment opportunities.

As shown in Figure 29, Rohnert Park is a net exporter of workers, which means most employed residents commute outside of the City for work. Of the 24,645 workers who live and/or work in Rohnert Park, 1,464 (5.9%) are employed and live in Rohnert Park, 15,141 (61.4%) live in but are employed outside of Rohnert Park, and 8,040 (32.6%) live outside, but are employed in Rohnert Park.

Figure 29 Inflow and Outflow of Workers in Rohnert Park

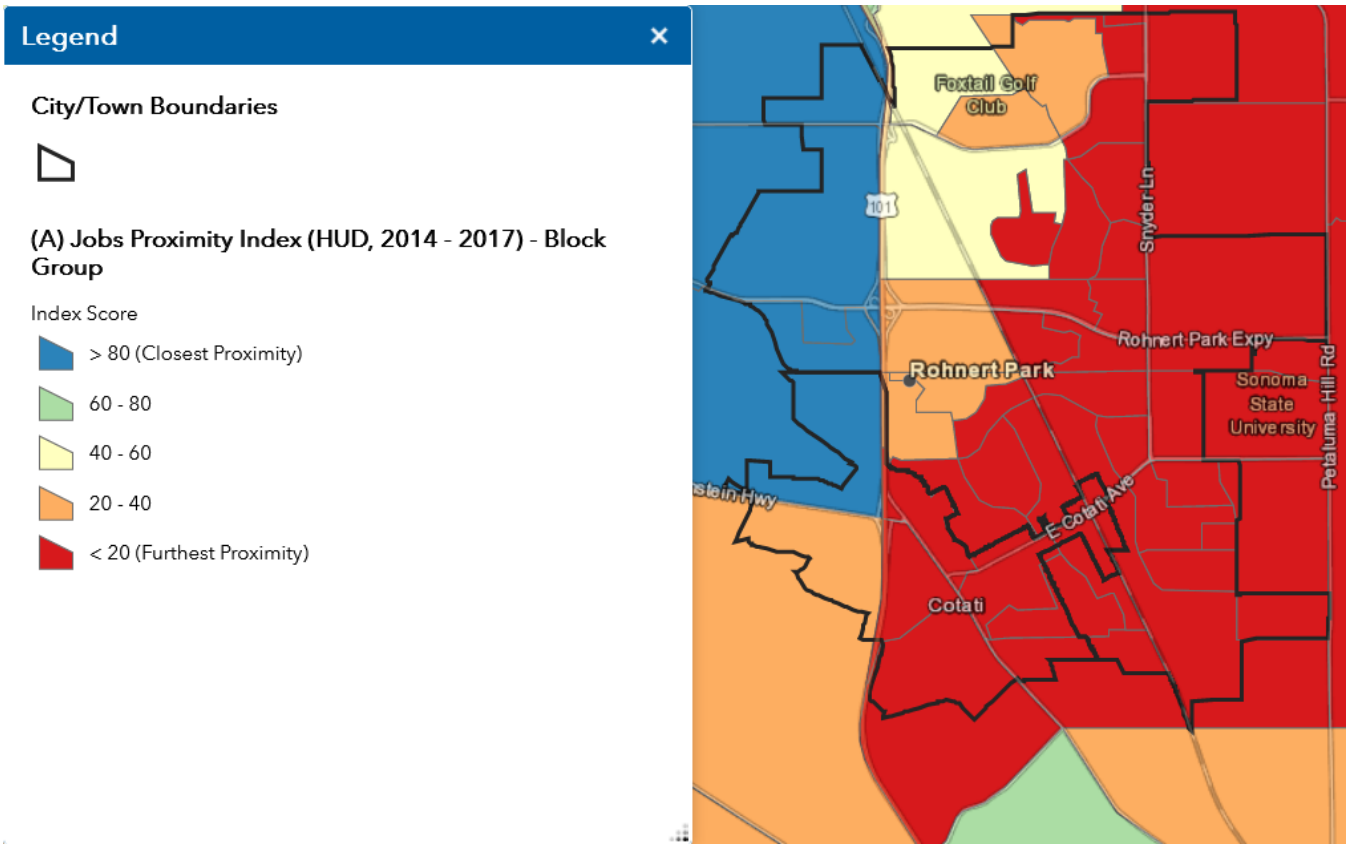



*Note: Arrows do not indicate directionality of worker flow
Source: U.S Census Bureau, OntheMap, 2019

The HUD Jobs Proximity Index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations, with larger employment centers weighted more heavily. The higher the index value, the better the access to employment opportunities for residents in a neighborhood. In Rohnert Park, census tracts covering the entire eastern side of the City rank at the bottom of the index meaning the residents in these tracts are in furthest proximity to jobs. Residents in the remaining census tract that intersects Rohnert Park are in closer proximity to jobs, however, only a small section in the northwestern part of the City falls into a census tract where residents are in closest proximity to jobs. Again, these rankings are influenced by job accessibility in all parts of the census tract, including those outside of City limits.

Local knowledge indicates that this index may not be the best metric to identify jobs proximity in the City of Rohnert Park, as Sonoma State University (labeled in Figure 30) is one of the top employers in Sonoma County.

Figure 30 Job Proximity Index Map
Rohnert Park, 2017

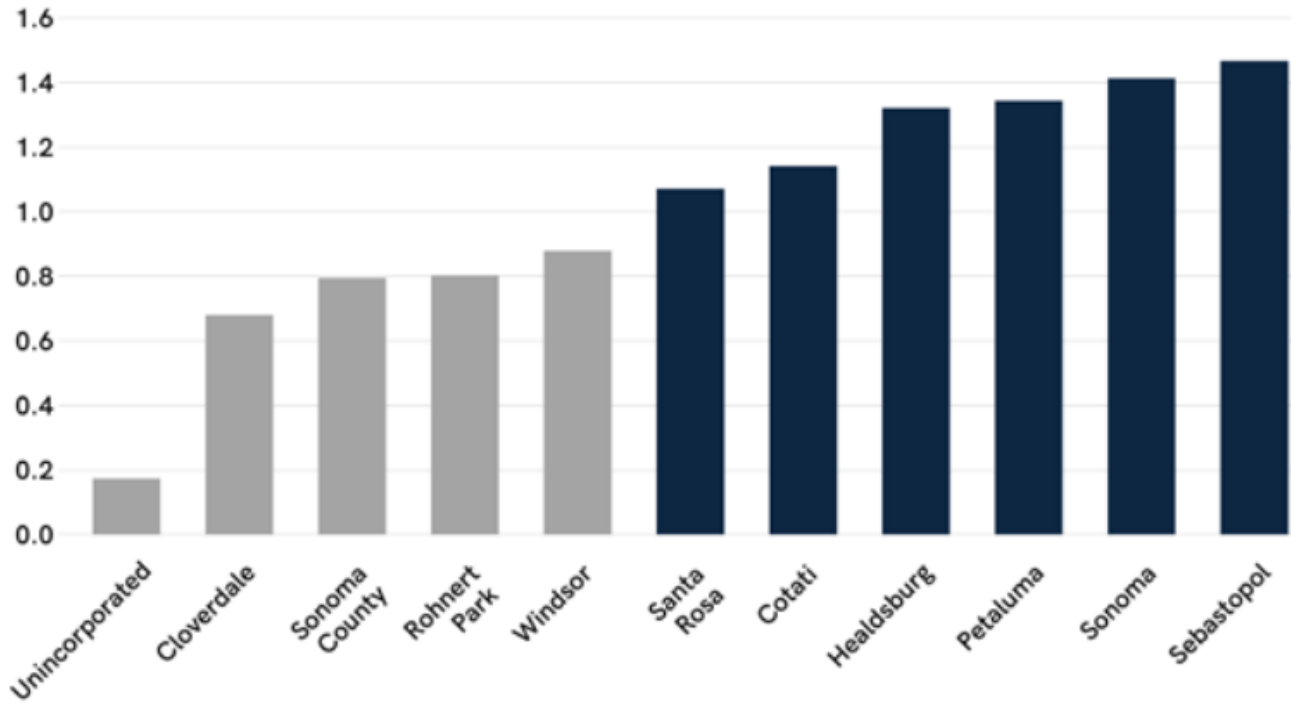



Source: Longitudinal Employer-Household Dynamics (LEHD) data, 2014.

Figure 31 ranks jurisdictions in Sonoma County in order of jobs-to-housing ratios. The higher the ranking, the more jobs there are in comparison to housing units. Sonoma and Sebastopol have the highest ratios, with jobs-to-housing ratios above 1.4 (i.e., 1.4 jobs produced for every home built). Rohnert Park ranks in the bottom five of job producing jurisdictions, with 0.8 jobs for every home built. This may indicate a lack of access to quality jobs for all residents, however, it may also indicate that Rohnert Park is more successfully meeting its housing needs. All Sonoma County jurisdictions rank well below the average for the greater Bay Area; cities like San Francisco and San Jose produce more than three jobs for every permitted home [40].

[40] State of Housing in Sonoma County, 2022

Figure 31 Ratio of All Jobs to Homes
Sonoma County Jurisdictions, 2022




Source: California Department of Housing and Community Development, Annual Progress Reports, Generation Housing, 2022

### Disparities in Access to Opportunity: Fair Housing Issues and Contributing Factors

Rohnert Park residents have access to a high-quality healthy environment, and there are no notable disparities in access to transportation, jobs, or education by protected class. The highest disparity to access in Rohnert Park is access to housing. There are numerous factors that contribute to this, the greatest being high housing costs.

- Lack of access to opportunity due to high housing costs

## Disproportionate Housing Needs, Including Displacement

Disproportionate Housing Needs refers to conditions in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing needs when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. For purposes of this definition, categories of housing need are based on such factors as cost burden and severe cost burden, overcrowding, and substandard housing conditions, and displacement. This section analyzes these four housing needs categories as they apply to the City of Rohnert Park.

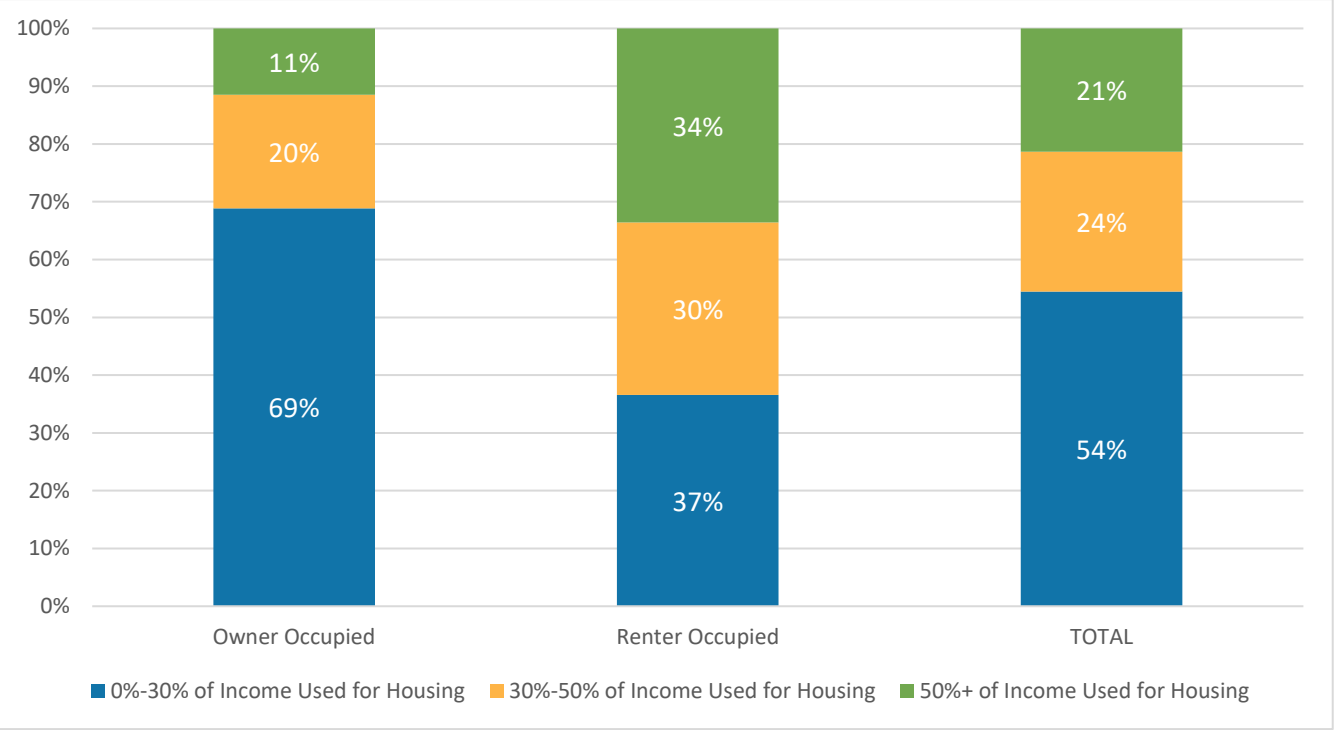
### Cost Burden and Severe Cost Burden

Housing cost burden is commonly measured as the percentage of gross income spent on housing, with a 30 percent threshold for 'cost burden' and 50 percent threshold for 'severe cost burden.' A lower-income household spending the same percent of income on housing as a higher-income household is therefore more likely experience a 'cost burden.' Some of the implications of high-cost burden can include housing-

induced poverty, where overspending on housing leaves households little financial resources for other expenditures, and reduced savings which can impact asset accumulation. The typical contract rent for an apartment in Rohnert Park was $1,470 in 2019. Rental prices increased by 41.3 percent from 2009 to 2019. To rent a [41]typical apartment without cost burden, a household would need to make $59,120 per year.

Home prices have skyrocketed in the last decade; however, most homeowners have mortgages with fixed rates or own outright and are therefore less likely to be impacted by market increases. Renters are subject to rent increases based on market rates and tend to experience more cost-burden. This is the case in Rohnert Park where nearly two-thirds of renters are either cost-burdened or severely cost-burdened, while only 27 percent of homeowners are cost burdened or severely cost-burdened (Figure 32).

Figure 32 Cost Burden by Tenure
Rohnert Park, 2019

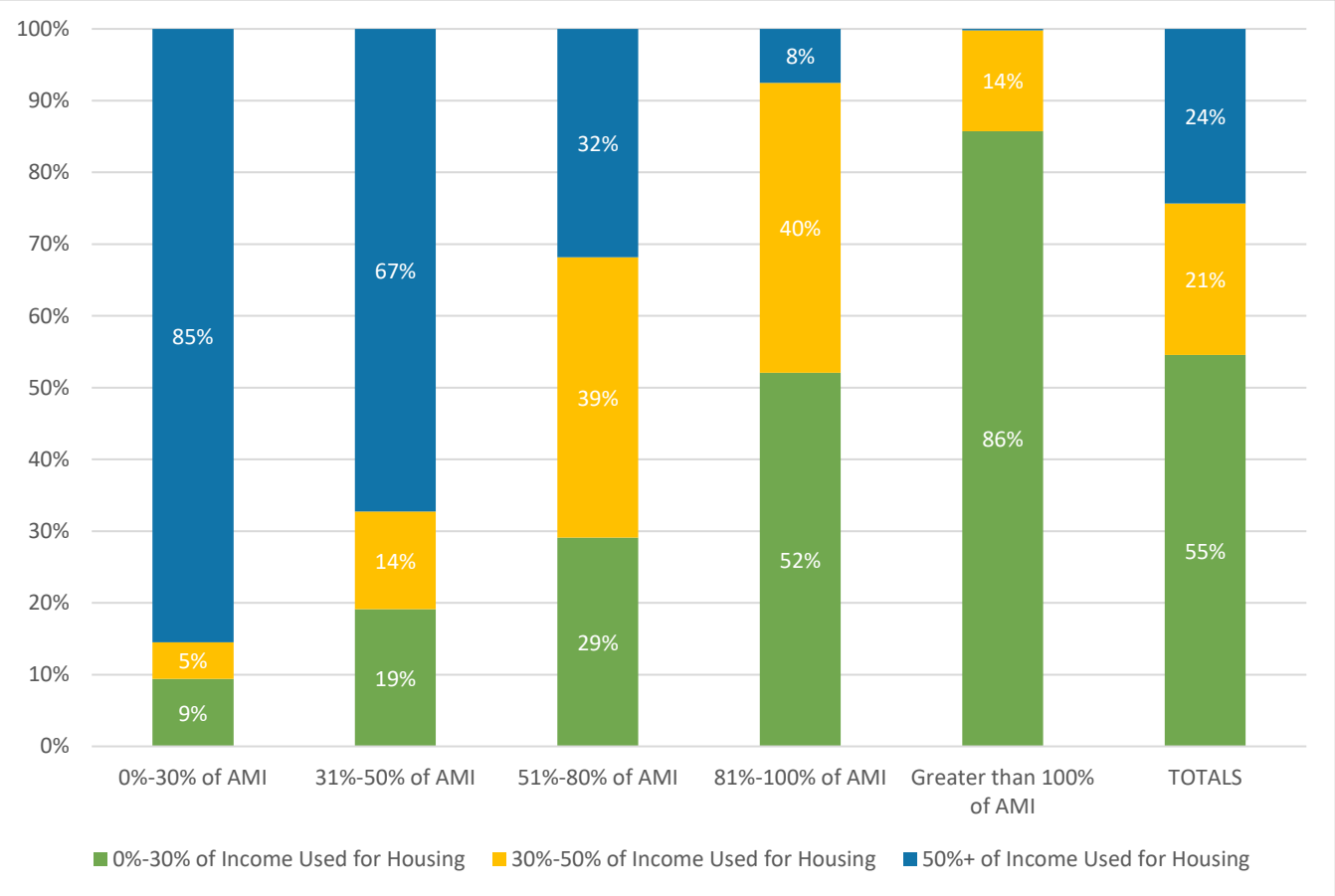



Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019)

Rates of cost burden also vary greatly across income categories. For example, 85% of Rohnert Park households earning less than 30% of AMI spend most of their income on housing. For Rohnert Park residents making more than 100% of AMI, just 0.19% are severely cost-burdened, and 85% of those making more than 100% of AMI spend less than 30% of their income on housing.

[41] Housing Needs Data Report: Rohnert Park, ABAG/MTC Staff and Baird + Driskell Community Planning, 2021-04-02

Figure 33 Cost Burden by Income Level
Rohnert Park, 2017




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

Compared to Sonoma County and the State, Rohnert Park has higher rates of housing cost burden. In the State, 36.1% households experience cost burden, in Rohnert Park that number rises to 44.7% (Table 40).

Table 40 Cost Burden Severity
Rohnert Park and the Region, 2019

| Geography | 0%-30% of Income Used for Housing | 30%-50% of Income Used for Housing | 50%+ of Income Used for Housing |
|---|---|---|---|
| Rohnert Park | 53.5% | 23.8% | 20.9% |
| Sonoma County | 58.7% | 21.5% | 17.4% |
| Bay Area | 61.7% | 19.7% | 16.4% |

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091

## Overcrowding

Households having more than 1.01 to 1.5 persons per room are considered overcrowded and those having more than 1.51 persons per room are considered severely overcrowded. The person per room analysis excludes bathrooms, porches foyers, halls, and half-rooms. Residential overcrowding reflects demographic

and socioeconomic conditions as it has been correlated with increased risks of contracting communicable diseases, higher rates of respiratory illness, and greater vulnerability to being homeless.

Older-adult immigrant and recent immigrant communities, families with low incomes and renter-occupied households are more likely to experience household crowding. A form of residential overcrowding known as "doubling up" is co-residing with family members or friends for economic reasons. Doubling up is the most reported living situation for families and individuals before the onset of homelessness. [42]

In Rohnert Park, rates of overcrowding are highest for Hispanic households followed by Asian households. Black households experience the lowest rates of overcrowding, followed by White households. This is likely explained by the overall low number of Black households in Rohnert Park. Hispanic and Asian households both experience higher rates of overcrowding than the city average. As with the data discussed for disability status above, age may play some role in explaining racial and ethnic disparities in overcrowding. Relatively younger adults are more likely to have minor children in their households, which, in turn, increases the likelihood of overcrowding. Conversely, older adults are more likely to reside in one- or two-person households. Based on local knowledge and observations of high numbers of vehicles associated with residents in mobile home parks on the western side of the City, and areas around Sonoma State University, these areas likely have the highest rates of overcrowding.

### Table 41 Occupants Per Room for Households by Race and Ethnicity
### Rohnert Park, 2019

| Race or Ethnicity | Total Households | % in Units with 1.00 or Fewer Occupants Per Room | % in Units with 1.01 or More Occupants Per Room |
|---|---|---|---|
| Total Non-Institutionalized Population | 16,377 | 94.25% | 5.75% |
| White Alone, Not Hispanic or Latino | 11,877 | 97.54% | 2.46% |
| Black or African American Alone | 293 | 100.00% | 0.00% |
| Asian Alone | 882 | 86.62% | 13.38% |
| Hispanic or Latino (of any race) | 2,908 | 82.05% | 17.95% |

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

Data concerning severe overcrowding by race and ethnicity is not available, but there is data on severe overcrowding by housing tenure, a factor that is often correlated with race and ethnicity. In Rohnert Park and the region, White and Asian households are relatively more likely to be homeowners while Black and Hispanic households are relatively more likely to be renters. As the data above shows, Renter-Occupied households are much more likely to be subjected to severe overcrowding than are Owner-Occupied households (Table 42).

### Table 42 Severe Overcrowding for Households by Tenure
### Rohnert Park, 2019

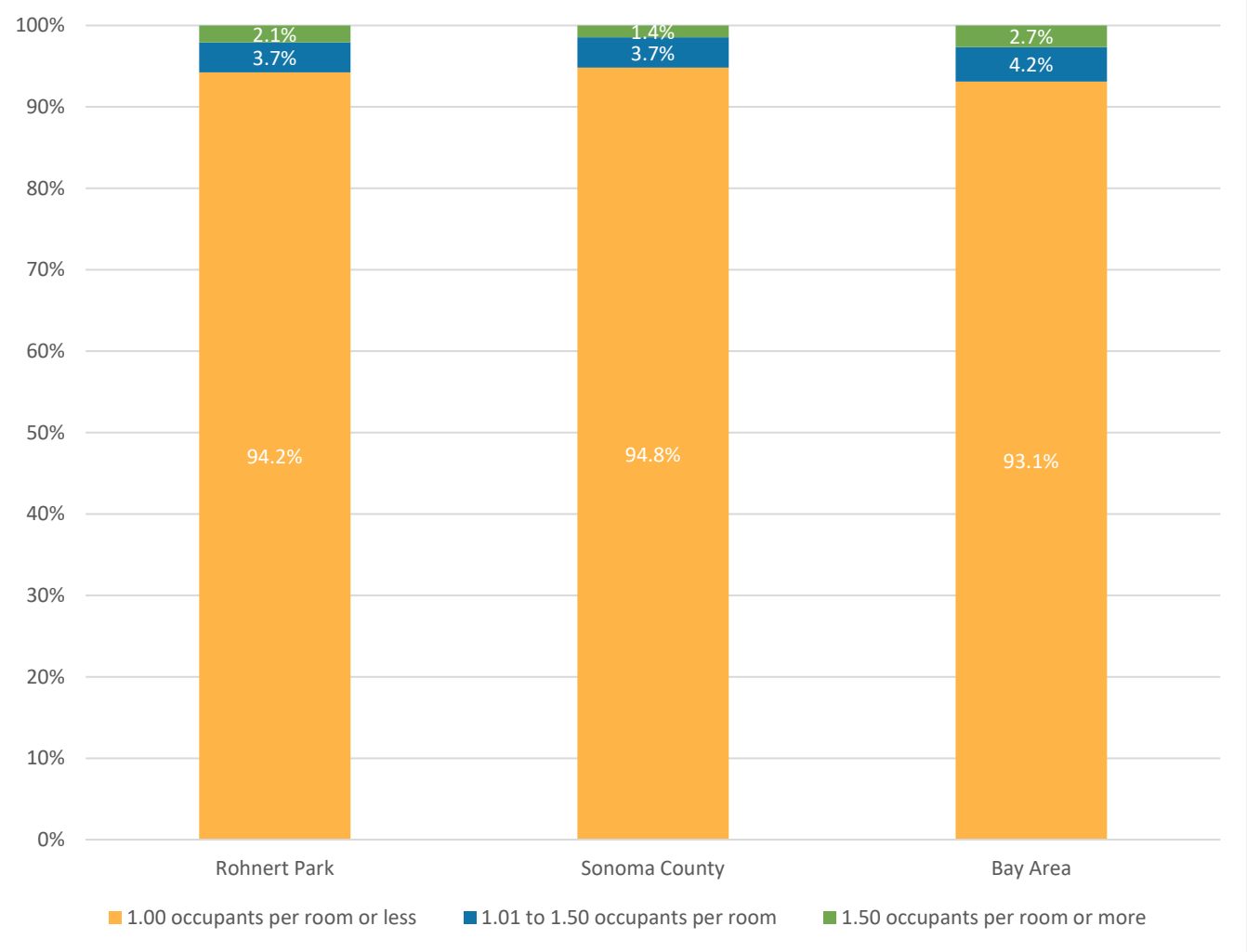
| Tenure | Total Households | % in Units with 1.50 or Fewer Occupants Per Room | % in Units 1.51 or More Occupants Per Room |
|---|---|---|---|
| Owner-Occupied | 8,971 | 99.75% | 0.25% |
| Renter-Occupied | 7,046 | 95.72% | 4.28% |

2015-2019 American Community Survey 5-Year Estimates

[42] California Department of Health and Human Services

Comparatively, the rate overcrowded households in Rohnert Park is the same as in Sonoma County (3.7%) which is less than that of the Bay Area (4.2%). The rate of extremely overcrowded households in Rohnert Park (2.1%) is higher than Sonoma County (1.4%) but less than in California (2.7%).

Figure 34 Overcrowding Severity
Rohnert Park and the Region, 2017




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

## Substandard Housing

As defined by the U.S. Census, there are two types of substandard housing problems: (1) Households without hot and cold piped water, a flush toilet and a bathtub or shower; and (2) Households with kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator. Rohnert Park has a relatively new housing stock and experiences low rates of substandard housing issues. In Rohnert Park, less than 1% of owner households lack a kitchen amenity and no households experience both substandard housing issues. Rates of substandard housing are higher for the region but have decreased from 2010 to 2019 (Table 44). There are no properties in need of replacement and approximately 200 properties may be in need of rehabilitation. [43] Local

[43] 3% of homes built before 1980, based on Code Enforcement knowledge

officials indicate that properties in need of rehabilitation are generally located in A and B sections, and in central Rohnert Park due to the age of the homes in those areas, and in mobile home parks on the City's west side.

Table 43 Substandard Housing Issues
Rohnert Park, 2019

| Building Amenity | Owner | Renter |
|---|---|---|
| Lacking Complete Kitchen | 0.4% | 0.0% |
| Lacking Plumbing | 0.0% | 0.0% |

Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049

Table 44 Substandard Housing Issues
Sonoma County, 2010-2019

| Year | 2010 | | 2019 | |
|---|---|---|---|---|
| Tenure | Owner | Renter | Owner | Renter |
| Lacking Complete Kitchen | 0.5% | 1.9% | 0.4% | 1.7% |
| Lacking Plumbing | 0.5% | 1.2% | 0.4% | 0.6% |

*Source: U.S. Census Bureau, American Community Survey 5 Year Estimates: 2010, 2019, Table B25053, Table B25049*

## Displacement

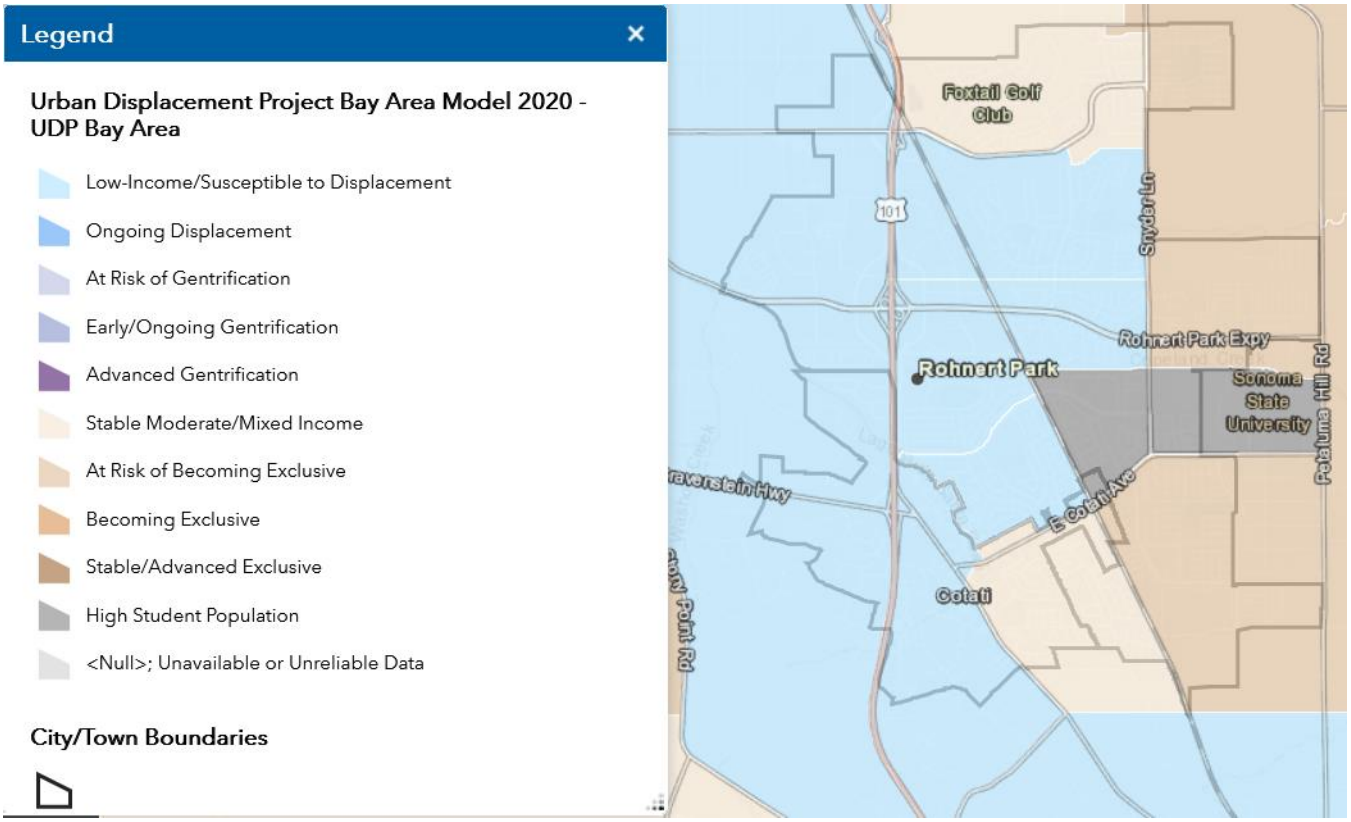
Shifts in neighborhood composition are often framed and perpetuated by established patterns of racial inequity and segregation. Neighborhood change is influenced by three processes: movement of people, public policies, and investments, such as capital improvements and planned transit stops, and flows of private capital. [44] These processes can disproportionally impact people of color, as well as lower income households, persons with disabilities, large households, and persons at-risk or experiencing homelessness. They can also cause displacement and even homelessness.

For the purposes of this assessment, displacement is used to describe any involuntary household move caused by landlord action or market changes. Displacement is fueled by a combination of rising housing costs, income inequality, stagnant wages, and insufficient market-rate housing production. [45] Decades of disinvestment in low-income communities can result in rent gaps, or disparities between current rental income and potentially achievable rental income if the property is converted to its most profitable use. Because of this, market forces and investor speculation can play a part in displacement.

The University of California, Berkeley (UCB) Urban Displacement Project Bay Area Model 2020 identifies most census tracts in Rohnert as Low-Income/Susceptible to Displacement, the same designation as most other census tracts along the 101 corridor from Santa Rosa to Petaluma, indicating a regional issue (Figure 35 and Figure 36). This is most likely due to increasing housing costs.

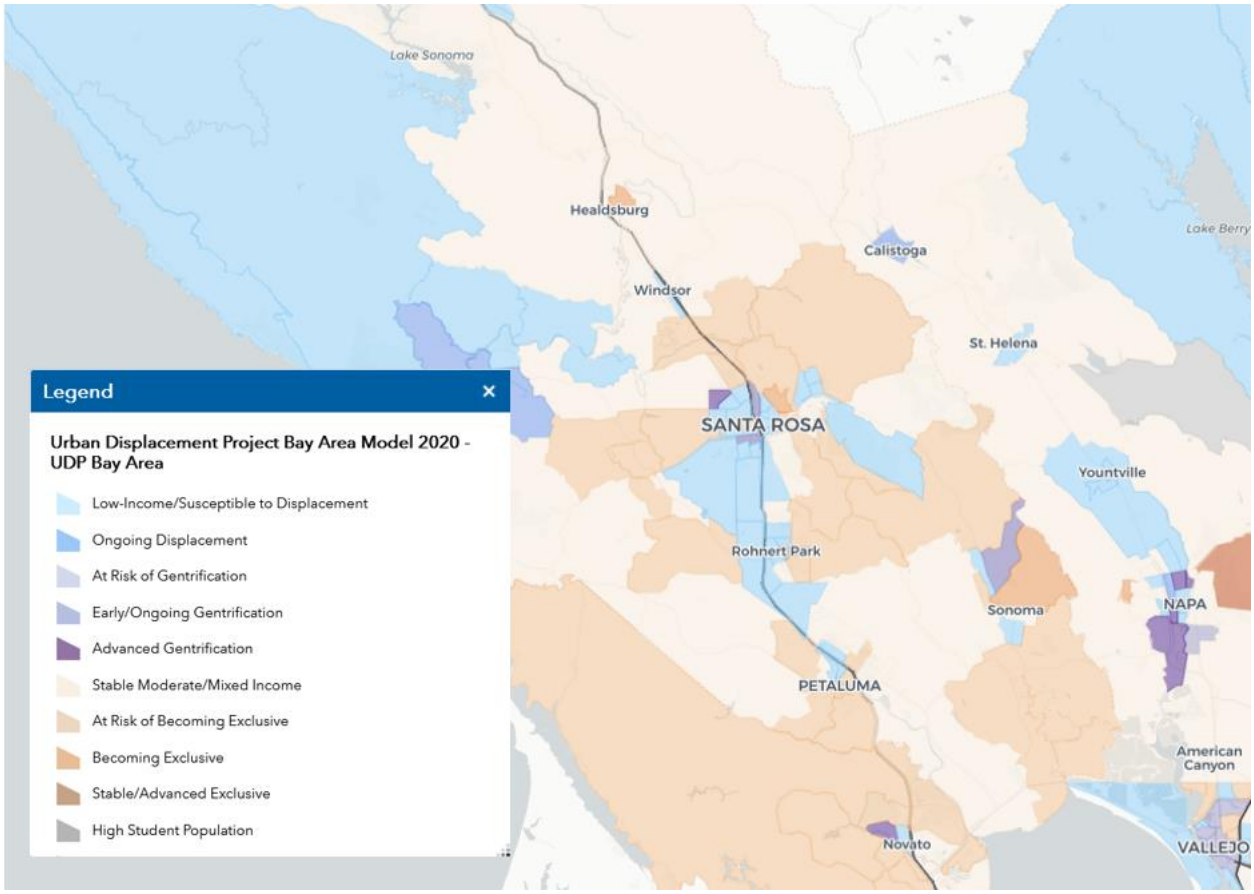
[44] Zuk, M., et al. (2015). Gentrification, Displacement, and the Role of Public Investment. Federal Reserve Bank of San Francisco, 32.
[45] Been, V., Ingrid, E., & O'Regan, K. (2019). Supply Skepticism: Housing Supply and Affordability. Housing Policy Debate, 29(1), 25-40.

Figure 35 Urban Displacement Project Bay Area Model
Rohnert Park, 2020




Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

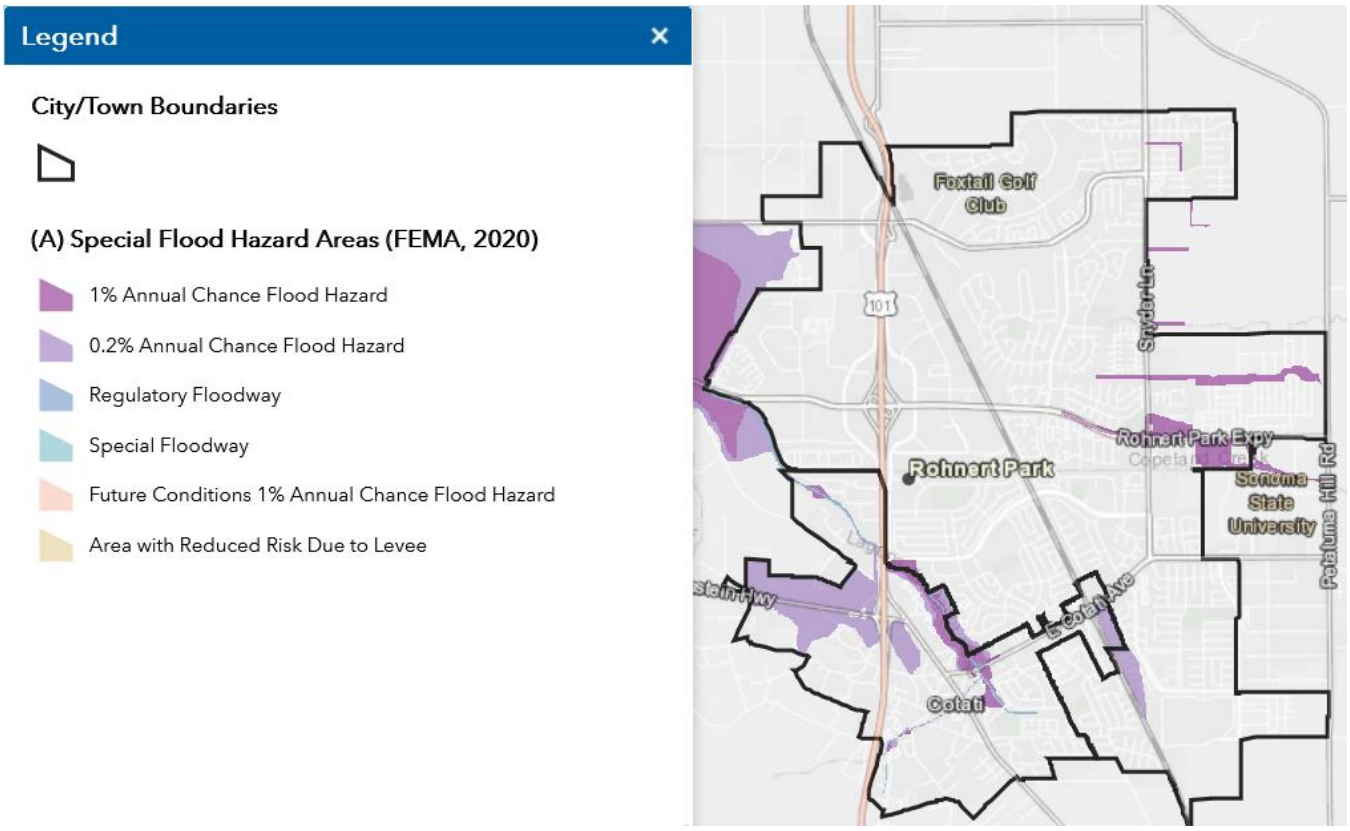
Figure 36 Urban Displacement Project Bay Area Model Sonoma County, 2020




Source: Chapple, K., & Thomas, T., and Zuk, M. (2021). Urban Displacement Project website. Berkeley, CA: Urban Displacement Project.

Displacement can also occur as a result of natural disasters. Figure 37 identifies areas that are at risk of flooding and disaster-driven displacement. The Special Flood Hazard Areas in Rohnert Park are concentrated along the most eastern part of the City where there are 1% (dark purple) Annual Chance Flood Hazard zones and a Regulatory Floodway. In Rohnert Park, these areas do not coincide with those that are susceptible to displacement or have high concentrations of protected classes or low-income residents.

Figure 37 FEMA Special Flood Hazard Areas
Rohnert Park, 2020




Source: Flood Hazard Areas from the Flood Insurance Rate Map created by the Federal Emergency Management Agency (FEMA)

## Homelessness

The Department of Housing and Urban Development (HUD) defines homelessness as any, "individual or family who lacks a fixed, regular, and adequate nighttime residence" or an individual whose, "primary nighttime residence [is] not designed for or ordinarily used as a regular sleeping accommodation… including a car, park, abandoned building, bus or train station, airport, or camping ground." This also includes those at risk of being homeless, those fleeing domestic violence, those who have no other residence, and those who lack the resources to obtain permanent housing. HUD defines a "chronically homeless" individual as "a homeless individual with a disability [who has been homeless]… continuously for at least twelve (12) months or on at least four (4) separate occasions in the last three (3) years, where the combined occasions total a length of time of at least twelve (12) months."

Homelessness is a long-standing, complex and challenging issue for Rohnert Park and many other cities in California. Rohnert Park City Council has identified homelessness as a top priority, and the City is working closely with community organizations, government agencies and experts in the homeless services field to address homelessness in the City. For the City of Rohnert Park, one particularly challenging area is the northern portion of the City where unsheltered persons have moved freely between Santa Rosa, the unincorporated county and Rohnert Park. Over the past 5 years, a number of encampments have formed in this area - including 4 larger encampments made up of 30 or more campsites. In recent years, the City also has observed increased unsheltered homelessness in the central Rohnert Park area, in particular on or near the two creeks that run west to east in the center portion of the City.

Rohnert Park has historically had a higher proportion of people living in vehicles compared to the rest of the County. People living in vehicles camp throughout the City, including in neighborhoods and in private parking lots at retail properties. Within the past few years, the City has received increased reports of people living in vehicles in the A and B sections of the City and in the area west of Hwy 101. From January 2021 to June 2022, 61 Rohnert Park residents experiencing homelessness have been placed in permanent housing and 58 have moved into interim housing or shelter. Additional quantification and analysis of populations experiencing homelessness in Rohnert Park and the region are included within the Special Needs Housing Analysis.

For the fiscal year starting July 1, 2022, to June 30, 2023, the City of Rohnert Park dedicated nearly $3 million to fund homeless services in Rohnert Park. Every month, the City convenes the Homelessness Roundtable to engage community members and service providers in discussions about the homelessness crisis and possible solutions.

Permanent housing programs for homeless residents include the Catholic Charities Rapid Re-housing and Master Lease Permanent Supportive Housing program and SHARE Sonoma County Community Homes. Catholic Charities Homeless Outreach Services Team (HOST) and Unsheltered Friends Outreach (UFO) are funded to meet concrete needs of unsheltered individuals in Rohnert Park and connect them with interim and permanent housing programs. Labath Landing, a HCD Homekey-funded interim housing project which will be operated by HomeFirst, is currently under development now and will provide 60 units of noncongregate shelter for people experiencing homelessness.

The City financially supports these programs and others to ensure their success in meeting local needs. Additional supportive housing projects are anticipated to be available for occupancy within the planning period, including the Providence Supportive Housing project. These projects will vastly improve the City's ability to house unsheltered and homeless residents and meet local needs.

The City has developed a By-Name List program to track, identify and meet the needs of each individual experiencing homelessness in Rohnert Park. Through this program, service providers, City staff and law enforcement meet to discuss and prioritize those with higher needs for supportive services and permanent housing opportunities. This system connects with regional efforts to better track the needs of homeless individuals in Sonoma County across systems of care and to develop permanent housing solutions tailored to the needs of each individual.

- The City's website provides a list of housing resources available for individuals experiencing homelessness, including the following:
- 2-1-1, a local hotline providing information about a variety of services in Sonoma County, including housing, shelter, and food.
- Rohnert Park Homeless Outreach Services Team (HOST), operated by Catholic Charities, providing services to individuals experiencing homelessness in Rohnert Park. Services include referral to housing and shelter programs, medical services, and mental health and substance use services.
- Unsheltered Friends Outreach, (UFO) provides meals, clothing, toiletries, and other basic survival needs to individuals experiencing homelessness in Rohnert Park.
- Coordinated Entry Sonoma County maintains a central waiting list for local shelter and housing programs.
- SHARE Sonoma County is a local service provider matching home-seekers who are either homeless or at-risk of homelessness with home-providers that have an extra room in their house.

### Disproportionate Housing Needs: Fair Housing Issues and Contributing Factors

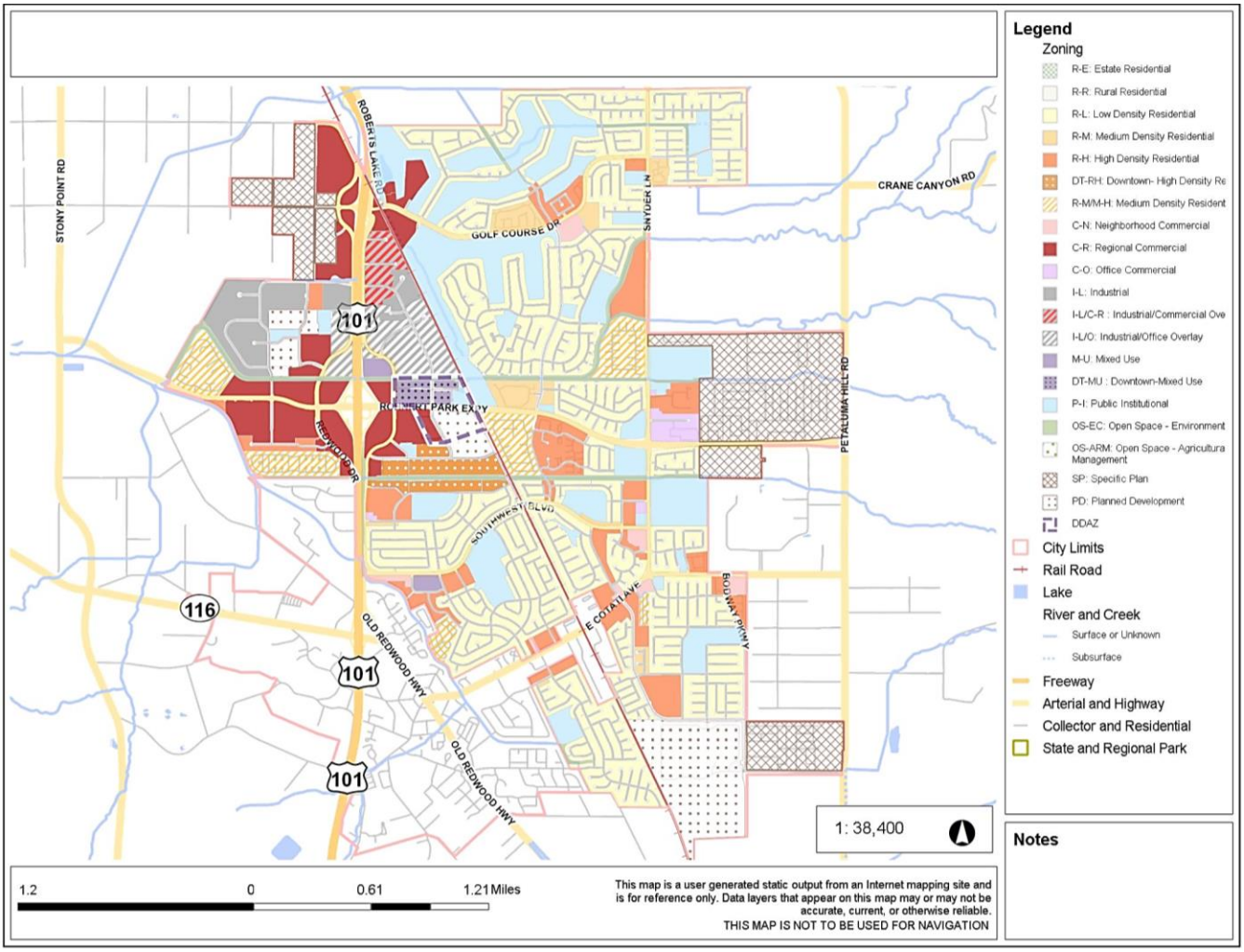
Though it is an understudied phenomenon, displacement related to new development must be taken seriously. The rising cost of housing in Rohnert Park, Sonoma County, and across the Bay Area region is driving displacement of the most vulnerable populations. This process is disruptive and, in some cases, traumatic for displaced families. It also drives segregation at the regional scale. The following have been identified as factors that contribute to disproportionate housing needs in the City of Rohnert Park:

- Displacement of residents due to economic factors
- Lack of affordable community-based supportive services

## Other Relevant Factors

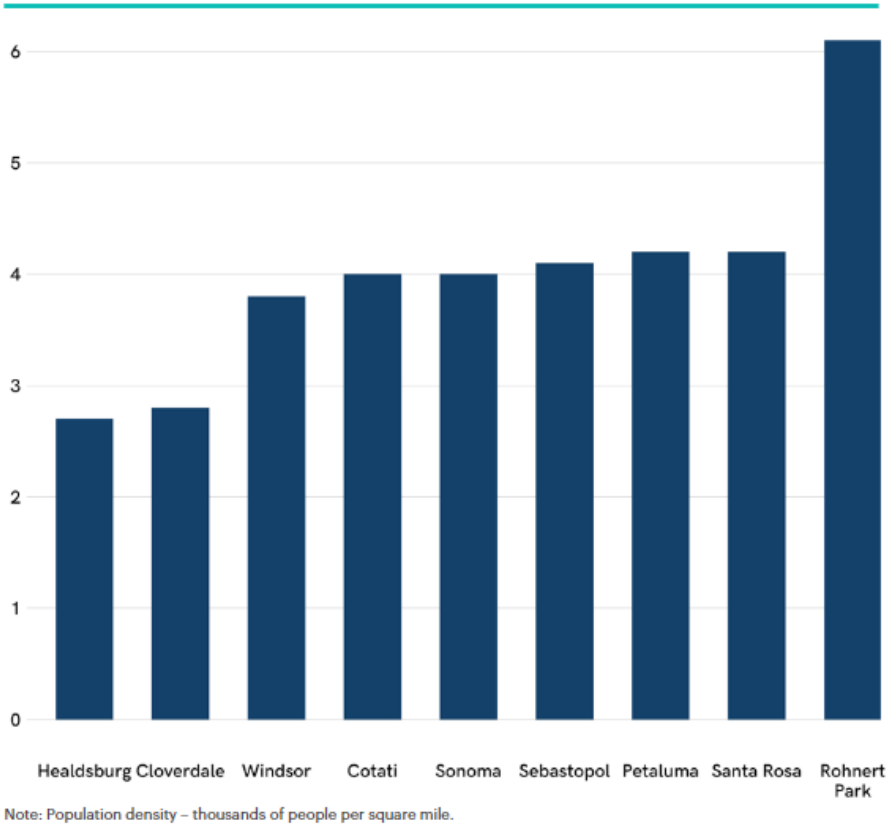
Fair housing issues can result from historical exclusionary zoning practices, which is a practice that either intentionally or unintentionally excludes certain types of land uses and/or races and ethnicities from a given community. Exclusionary zoning was introduced in the early 1900s, often to prevent racial and ethnic minorities from moving into middle- and upper-class neighborhoods. Zoning codes that discriminate on the basis of race and ethnicity are now illegal, however, nearly all communities in the United States have land use patterns that reflect past practices. This can limit the supply of available housing units. In many cities, the implementation of these zoning practices, along with a host of other factors including historical disinvestment in low-income neighborhoods, has resulted in segregation. Currently, most of the land in Rohnert Park zoned for residential use is reserved for single homes (Figure 38), however, Rohnert Park also has the highest percentage of multi-family housing of any jurisdiction in Sonoma County and is the most densely populated jurisdiction in Sonoma County (Table 45).

Figure 38 Zoning Map




Source: City of Rohnert Park GIS Viewer, 2022

Table 45 Cities by Population Density
Sonoma County, 2019




Note: Population density – thousands of people per square mile.

*Source: State of Housing in Sonoma County, 2022*

The historical practice of "redlining" is one of the most impactful exclusionary practices that shaped inequitable land use practices across the country. In the 1930s, The Home Owners' Loan Corporation (HOLC) created a neighborhood ranking system based on quality of housing, recent history of sale and rent values, and, crucially, the racial and ethnic identity and class of residents. Residential neighborhoods were assigned grades, ranging from A ("Best") to D ("Hazardous"), and used to shape intentionally exclusive neighborhoods through mortgage lending. These practices created racial disparities in intergenerational wealth and other patterns of inequity.[46] Rohnert Park was not incorporated at this time, was not assigned grades under the HOLC system, and has no other known history of redlining, racially restrictive or exclusive Covenants, Conditions, and Restrictions (CC&Rs), or gated communities.

Land use patterns in Rohnert Park are unique due to the age of the community and its master planned approach. 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 was 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. During the days of Redevelopment, the Rohnert Park Redevelopment Agency (RDA) funded projects Citywide including public infrastructure projects (Sonoma Mountain Village, Southwest Boulevard, and Commerce Boulevard), community center improvements, Senior Center expansion, Performing Arts

[46] Robert K. Nelson, LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed, accessed February 27, 2023

Center improvements, completion of an economic development study, and wetland mitigation costs associated with Baseball Stadium Reuse. These projects were located throughout the entire City, including A and B section and other areas of higher need, and helped improve quality of life and increase access to opportunity Citywide.

Additionally, Rohnert Park is located adjacent to Sonoma State University (SSU), a member of the California State University system. SSU was founded in 1961 and moved to its current site in 1966, initiating the City's long relationship with the University. As of 2022, SSU had a population of 7,000 students. The university provides quality residential facilities, with 90 percent of first-year students and 37 percent of all undergraduates living on campus within six residential villages. As of the 2020-2021 academic year, SSU had housing capacity for 3,286 residents and provides opportunities for both students and employees to live on campus.[47] The presence of the University has an impact on housing demand and housing occupancy in Rohnert Park and other nearby jurisdictions.

Students typically have low incomes and higher cost burden due to limited work hours, inflexible class schedules, and tuition costs. Students are also more likely to live in overcrowded conditions. Since some students live in Rohnert Park during the academic year and elsewhere during the summer, the student population has an impact on vacancy rates, and housing demand and availability shift during the year, impacting the housing market for remaining residents. Groups of students renting single-family homes impact the availability of homes for large households and can impact the market value of these units. These patterns can also impact the ability of students with children to afford suitable housing. While the City continues to work with the University to address the housing needs of all who live and work in and around the City, including students, staff, and faculty of the University, these trends and patterns can also exacerbate the lack of opportunity due to high housing cost and the displacement of other residents. Furthermore, the nature of the student population can lead to misleading housing data with regards to vacancy rates and income levels.

## Fair Housing Goals and Priorities Based on Identified Contributing Factors

Table 46 Fair Housing Issues, Contributing Factors, and Programs & Actions

| Identified Fair Housing Issue | Contributing Factors | Priority | Meaningful Action |
|---|---|---|---|
| Fair Housing Enforcement & Outreach Capacity | High-barrier admissions to affordable housing, and occupancy policies and procedures<br>Lack of meaningful language access to housing information for individuals with limited English proficiency | High | • Program HO-4.B: Fair Housing Information<br>• Program HO-4.C: Culturally Appropriate Outreach and Marketing |
| Concentration of Lower-Income Households | Location of existing affordable housing | Low | Programs to support Place-Based Strategies to address needs in Central Rohnert Park:<br>• Program HO-3.G: Pro-housing Designation<br>• Program HO-5.C: Community Revitalization |

[47] U.S. Department of Education, National Center for Education Statistics, 2020.

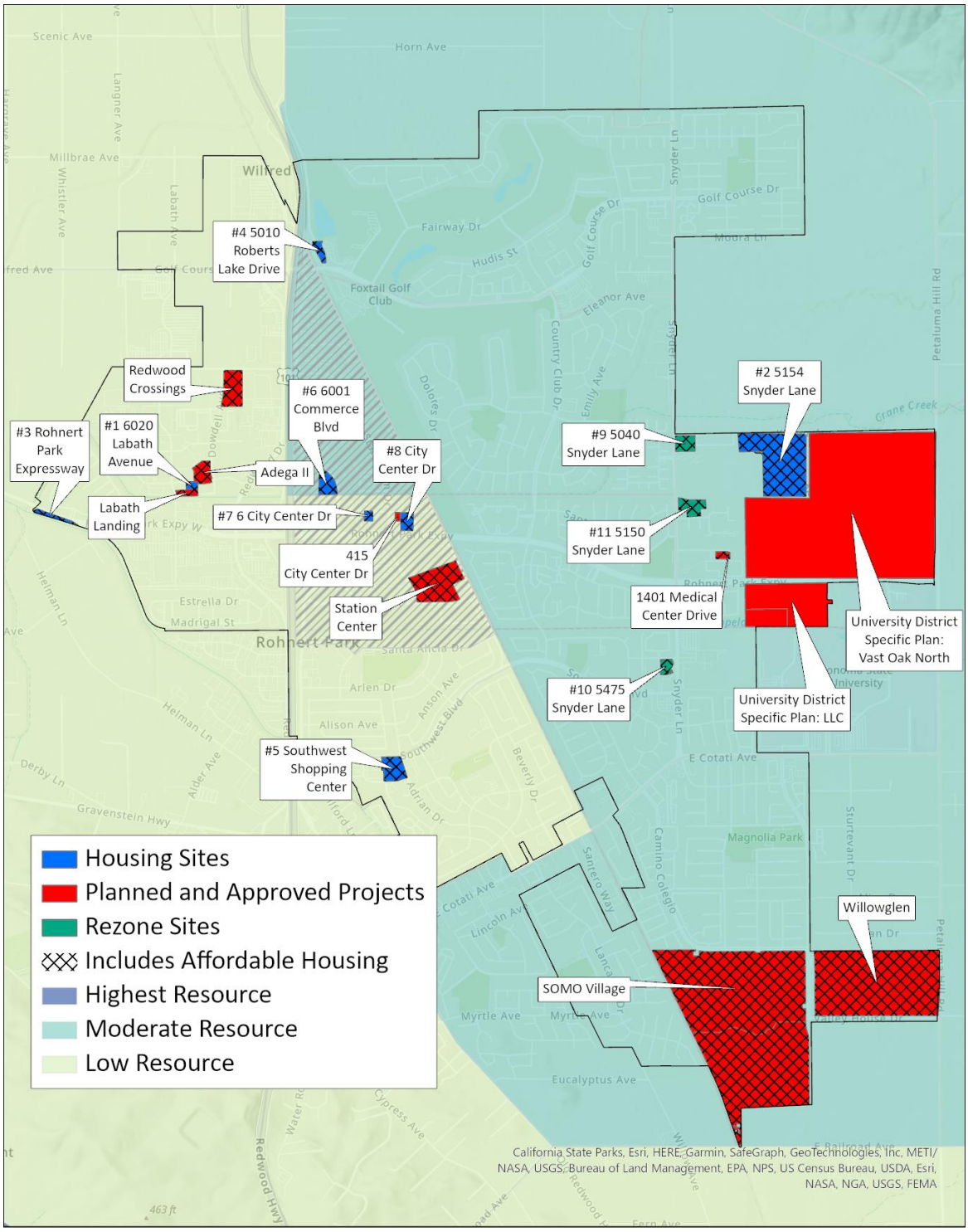
| | | | |
|---|---|---|---|
| | | | Program for Community Revitalization in identified Areas of Need:<br>• Program HO-5.B: Continuing Protections for Mobile Home Parks<br>• Program HO-5.C: Community Revitalization<br>Programs to facilitate the development of additional affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to increase Mixed-Income developments<br>• Program HO-4.E: Inclusionary Housing Ordinance |
| Disparities in Access to Opportunity | Lack of access to opportunity due to high housing costs | Medium | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>Programs to facilitate access to homeownership:<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |
| Disproportionate Housing Needs, Including Displacement | Displacement of residents due to economic factors<br><br>Lack of affordable community-based supportive services | High | Programs to address displacement:<br>• Program HO-1.E: Replacement Housing Program<br>• Essential Housing Bond Financing Program<br>• Program HO-3.E: At-Risk Units<br>• Program HO-4.A: Anti-Displacement Actions<br><br>Programs to increase supportive housing/services: |

| | | | |
|---|---|---|---|
| | | | • Program HO-2.C: Zoning for a Variety of Housing Types<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>• Program HO-4.D: Actions to Address Homelessness |

## Fair Housing and Housing Sites

Housing sites identified to meet Rohnert Park's RHNA are distributed throughout the community in a manner that affirmatively furthers fair housing. While Rohnert Park only contains areas designated as Low Resource and Moderate Resource, over half of the lower-income unit capacity is located within Moderate Resource areas.

Figure 39 Housing Sites and Resource Areas



## Segregation and Integration

Table 47 Housing Sites and Segregation Indicators

| Census Tract | Block Group | Housing Sites | Housing Units | Lower-Income Housing Units | Population with a disability, tract | % Households in renter-occupied housing units, Tract | % Hispanic Population, Block Group | % Non-White Population, Block Group |
|---|---|---|---|---|---|---|---|---|
| 151301 | 3 | 1 | 66 | 44 | 8.90% | 48.47% | 36.17% | 47.46% |
| 151305 | 1 | 4 | 555 | 73 | 12.90% | 75.06% | 27.38% | 43.22% |
| 151307 | 2 | 1 | 41 | 41 | 9.10% | 27.48% | 17.72% | 31.23% |
| 151308 | 1 | 1 | 101 | 8 | 13.20% | 43.17% | 15.88% | 28.49% |
| 151309 | 3 | 6 | 700 | 0 | 9.10% | 34.55% | 19.15% | 29.20% |
| 151310 | 3 | 2 | 124 | 28 | 13.70% | 49.90% | 18.37% | 36.10% |
| 151311 | 1 | 1 | 921 | 175 | 9.40% | 45.51% | 16.58% | 32.21% |
| 153206 | 1 | 5 | 351 | 97 | 12.00% | 70.82% | 27.41% | 40.16% |

Source: American Community Survey 2019, 5-Year Estimates

The identified housing sites are spread throughout the City and sites with capacity for lower-income housing are not concentrated in areas with a high concentration of existing affordable housing. The site with the largest capacity for lower-income units is located within a block group with low levels of segregation of protected classes.

## Racially and Ethnically Concentrated Areas of Poverty

There are no racially/ethnically concentrated areas of poverty or racially concentrated areas of affluence within Rohnert Park. The identified housing sites neither exacerbate nor improve conditions in the City.

## Disproportionate Housing Needs Including Displacement

The most significant housing needs in Rohnert Park are high cost burden and risk of displacement. The identified housing sites are located in areas with varying income groups and will improve disproportionate housing needs through increasing the stock of affordable housing. The housing sites may exacerbate the risk of displacement, but programs are included in the Housing Element to address this, including place-based strategies.

Table 48 Housing Sites and Income

| Census Tract | Block Group | Housing Sites | Housing Units | Lower-Income Housing Units | % LMI Population, Block Group | Median Income, block group |
|---|---|---|---|---|---|---|
| 151301 | 3 | 1 | 66 | 44 | 0.53 | $54,830.00 |
| 151305 | 1 | 2 | 745 | 90 | 0.74 | $31,190.00 |
| 151307 | 2 | 1 | 41 | 41 | 0.39 | $89,063.00 |
| 151308 | 1 | 1 | 101 | 8 | 0.24 | $97,738.00 |
| 151309 | 3 | 6 | 700 | 0 | 0.38 | $79,737.00 |
| 151310 | 3 | 2 | 124 | 28 | 0.43 | $44,375.00 |
| 151311 | 1 | 1 | 921 | 175 | 0.33 | $106,458.00 |

| | | | | | | |
|---|---|---|---|---|---|---|
| 153206 | 1 | 5 | 351 | 97 | 0.57 | $60,771.00 |

Source: HUD, Low to Moderate Income Population, 2015; American Community Survey, Median Income, 2019 5-Year Estimates

## Disparities in Access to Opportunity

Access to opportunity is similar in all areas of Rohnert Park. The City has high scores on the TCAC/HCD Opportunity maps in the environmental category, and the lowest scores in the economic category. The identified housing sites will improve access to quality housing. Two sites with lower-income capacity are located near wide roadways with heavy traffic, potentially causing disparities in access to opportunity.

Table 49 Housing Sites and Access to Opportunity

| Census Tract | Block Group | Housing Sites | Housing Units | Lower-Income Housing Units | Resource Level Score | 2022 TCAC/HCD Educational Score | 2022 TCAC/HCD Environmental Score | 2022 TCAC/HCD Economic Score | Job Proximity Index Score [48] |
|---|---|---|---|---|---|---|---|---|---|
| 151301 | 3 | 1 | 66 | 44 | Low Resource | 0.26 | 0.95 | 0.11 | 10 |
| 151305 | 1 | 2 | 745 | 90 | Low Resource | 0.25 | 0.88 | 0.1 | 36 |
| 151307 | 2 | 1 | 41 | 41 | Moderate Resource | 0.47 | 0.87 | 0.31 | 19 |
| 151308 | 1 | 1 | 101 | 8 | Moderate Resource | 0.49 | 0.88 | 0.1 | 42 |
| 151309 | 3 | 6 | 700 | 0 | Moderate Resource | 0.47 | 0.86 | 0.27 | * |
| 151310 | 3 | 2 | 124 | 28 | Moderate Resource | 0.47 | 0.97 | 0.23 | 2 |
| 151311 | 1 | 1 | 921 | 175 | Moderate Resource | 0.43 | 0.99 | 0.28 | 3 |
| 153206 | 1 | 5 | 351 | 97 | Low Resource | 0.30 | 0.43 | 0.10 | 96 |

* Data not available
Sources: HCD/TCAC Opportunity Area Maps, 2022; HUD Job Proximity Index, 2014-2017

## Improved Conditions

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

## Exacerbated Conditions

Housing development on inventory sites may increase susceptibility to displacement within the City. This is addressed through Program HO-4.A: Anti-Displacement Actions. Two housing sites identified with capacity for lower-income capacity are located near major roads, one of which is an elevated freeway. While this may exacerbate disparities in access to a healthy environment, the development would replace a homeless

[48] Based on local knowledge, there is high access to jobs throughout the City.

encampment and provide quality transitional or supportive housing for those residents. The environmental concerns associated with these sites will be mitigated through a program.

In addition, the City is implementing a variety of place-making and community-building strategies to improve conditions including equity, accessibility, and quality of life throughout the City, especially to serve its lower income, lower-resourced, and special needs communities as follows:

- Complete Streets Policy: Through its adopted Complete Streets Policy, the City is committed to continuing development of an integrated transportation network with infrastructure and design that allows safe and convenient for all users, including varied modes of transportation and accessibility needs.
- Parks and Facilities: The City contains 473.5 acres of neighborhood and community parks, golf courses and other recreational facilities, distributed throughout all its neighborhoods, with access to low- and no-cost fitness programming and recreational facilities, allowing equitable access to. nature, open space, and promoting health.
- Community Involvement: The City has robust community programming, and special events. The City runs its own Senior Center, which largely serves low-income seniors, is located near the City's center and affordable senior housing. Other low- and no-cost community programs and events that help foster community and equitable quality of life include youth-specific programming, community theater and other entertainment, and events supporting small local businesses.

# 6 Community Engagement and Outreach

The City of Rohnert values community input and has had a focus on offering various opportunities for residents and community stakeholders to provide input on housing and community development needs during the preparation of this Housing Element.

Government Code 65583(c)(7) requires that "the local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." This appendix documents how public engagement was sought after and gathered during the update process, and how the input received from residents and stakeholders was incorporated into the preparation and content of the Housing Element.

## Timeline of Community Engagement and Outreach

### November 2021

The first communication for the 2023-2031 Housing Element was to create a page for the City of Rohnert Park on the Let's Talk Housing Napa-Sonoma Collaborative (nsc-housing.org/city-of-rohnert-park). This page provided an introduction to the Housing Element, included a project timeline, and highlighted the importance of community feedback. The page also included a designated City of Rohnert Park email (housingelement@rpcity.org) for residents to send questions about the Housing Element or request to receive updates. It was linked off the City's main website (rpcity.org). Recipients for Housing Element email updates and notifications included more than 1,200 contacts.

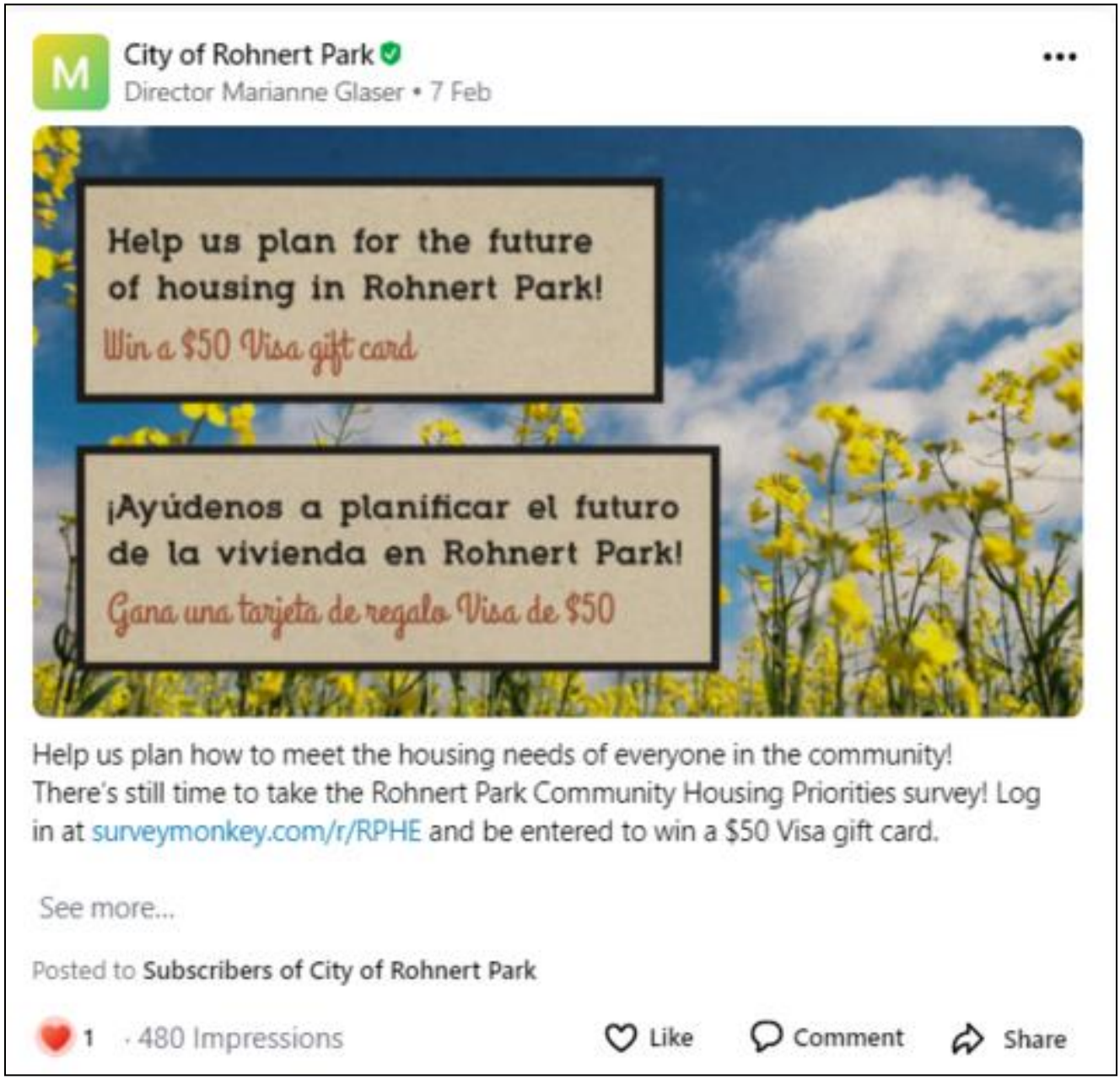
### December 2021

The bilingual English and Spanish Rohnert Park Community Housing Priorities Survey was launched in December. Questions for the survey focused on asking community members about their current housing and the types of housing they would like to see for Rohnert Park. The survey received 1,344 total responses and was made available through mid-February.

Distinct English and Spanish URLs and QR codes were created for promoting the survey. All survey promotion was bilingual English and Spanish. Print and digital survey promotion included:

- A feature in the citywide newsletter.
- A Housing Element one-pager describing the process, timeline, and opportunities for community engagement.
- A series of three posts to the City's NextDoor and Twitter accounts with boosted posts to
    - Facebook (63,773 total times content was displayed; 26,928 people who saw the content; 1,109 total engagement with posts)
    - Instagram (45,179 total times content was displayed; 25,652 people who saw the content; 1,326 total engagement with posts)

Figure 1 Social Media Promotion of Community Survey




Survey responses included a total 1,524 written comments to the following three questions:

- Describe your experience of finding or securing housing in Rohnert Park. (508 comments)
- Tell us more about the most important housing issues facing Rohnert Park. (489 comments)
- What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city. (527 comments)

Common themes to responses across all three questions included:

- High costs of housing, especially for low- to middle-income households

- High upfront costs to securing housing, such as the amounts needed for a down payment or security deposit and the income qualifications needed to secure a mortgage or apartment application
- Limited housing availability and selection for seniors and those living with disability or mobility needs
- Limited student housing availability
- Concerns over homelessness
- Concerns for water supply and the ability of city infrastructure, especially roadways, schools, and open spaces, to support development and an increasing population
- Concerns for overcrowding and traffic congestion as part of recent developments

## January 2022

To further promote participation in the survey within Spanish-speaking communities of Rohnert Park, focused in-person outreach was conducted with door hanger distribution within four selected mobile home parks. The bilingual Spanish and English door hangers included information about the Rohnert Park Community Housing Priorities Survey with the distinct in-language Spanish and English URLs and QR codes for taking the survey.

A total 1,000 door hangers were distributed within four mobile home park locations:

- Rancho Verde (300)
- Rancho Feliz (300)
- Rancho Grande (300)
- Las Casitas de Sonoma (100)

Figure 2 Door Hanger Promotion of Community Survey



- In its participation in the Napa Sonoma Collaborative (NSC), part of a Regional Housing Technical Assistance program, Rohnert Park gained valuable insight from the Equity Working Group (EWG). The EWG served as an advisory group organized by the NSC to provide a direct connection between underserved communities, trusted community partners, and jurisdictional representatives in Napa and Sonoma Counties. Over the course of six sessions in January and February 2022, the EWG discussed barriers, obstacles, and constraints to providing affordable housing within the Napa-Sonoma region and developed recommendations for how to address these issues.

### February 2022

On February 2, the cities of Rohnert Park and Cotati jointly hosted a Stakeholder Online Workshop designed to engage and receive feedback from developers, community-based organizations, and health and housing service providers working within both cities. A total of 90 individuals representing 67 different organizations were invited. A total of 27 individuals representing 22 different organizations attended and participated in the workshop.

Setup for the workshop included breakout rooms to support small group discussion on the current housing conditions and housing challenges experienced by the community members attendees work with and serve. Each breakout room was staffed by a facilitator and notetaker to lead conversation and record feedback.

Additional February engagement included the February 24 Planning Commission presentation on Initial Sites Assessment and Policy Questions.

### March 2022

On March 22, the City Council held a public workshop on the Initial Sites Assessment and Policy Options.

### April 2022

In April, City of Rohnert Park staff began one-on-one conversations with community leaders and property owners within sites currently zoned for housing to share updates and answer questions about the 2023-2031 Housing Element. Organizations and businesses engaged included:

- Cotati-Rohnert Park Unified School District
- St. John's Unified Methodist Church
- Cross and Crown Lutheran Church and School

Additionally, a follow-up interview was conducted with a representative of Generation Housing, housing advocates within Sonoma County, on April 22 to further discuss comments shared as a participant at the February 2 Stakeholder Online Workshop.

### May 2022

Engagement for May included website and email notifications for the regularly scheduled May 24 City Council and May 26 Planning Commission meetings where proposed housing policies and programs were presented. There was one public comment received during the Planning Commission meeting that was incorporated into the draft housing policies and programs. A copy of the draft housing policies and programs was forwarded to the 90 individuals invited to the February 2 Stakeholders Online Workshop for review and comment.

### August 2022

During the 30-day public comment period for the Draft Housing Element, from August 5 to September 4, a copy of the draft was posted to the City of Rohnert Park webpage on the Let's Talk Housing Napa Sonoma Collaborative and available for download. The page included information about the public comment dates and how to provide comments by email to HousingElement@rpcity.org.

Communications to raise awareness about the public comment period and share the Draft Housing Element included:

- A short series of two bilingual Spanish and English social media post to each of the City's Facebook, Twitter, Instagram, and Nextdoor accounts.
    - Facebook received a total 7 likes, 4 comments, and 1 Share
    - Twitter received a total of 2 likes, 4 retweets in English and 1 retweet in Spanish
    - Instagram received a total of 18 likes
    - Nextdoor received a total 1,606 impressions
- A bilingual Spanish and English email sent to a total 1,239 recipients, including people who had requested information about the Draft Housing Element as part of earlier outreach and engagement

A total of 12 comments was received to the Draft Housing Element. Key themes included:

- Housing affordability, especially for low-income residents
- Housing accessibility, especially for seniors and residents with disabilities
- ADU development

## Stakeholder Engagement

### February 2 Stakeholder Online Workshop

Table 50 provides the organizations that participated in the February 2 Stakeholder Online Workshop. A total of 90 individuals representing 67 different organizations were invited, and 27 individuals representing 22 different organizations attended and participated in the workshop.

Table 50 February 2 Stakeholder Online Workshop Organizations Attendance List

| Cohort | Organization Represented |
|---|---|
| Housing Development | Brookfield Homes<br>City Ventures<br>Elliott Associates<br>Redwood Equities<br>Willow Glen |
| Nonprofit Housing Developer | MidPen Housing*<br>Providence Supportive Housing*<br>Housing Land Trust of Sonoma County*<br>Burbank Housing Development Corporation* |
| Housing Advocacy | Napa Sonoma ADU Center*<br>Generation Housing* |

| | |
|---|---|
| Owner / Manager of Below Market Rate Units | Toor Enterprises, Inc. |
| Owner / Manager of Mobile Home Park Property | Rancho Feliz*<br>Rancho Grande*<br>Las Casitas De Sonoma* |
| Education | Cotati-Rohnert Park Unified School District*<br>Sonoma State University<br>Sonoma State University Center for Community Engagement* |
| Nonprofit and Community-Based Organizations | North Bay Industries*<br>Petaluma Health Center*<br>SAFE Team, Petaluma People Services Center* |
| * Organization representing and serving low-income and special needs populations | |

## Incorporation of Stakeholder Input

Stakeholder input was considered and incorporated during the development of the public review Draft Housing Element. The table below outlines comments gathered from the online stakeholder workshop, one-on-one conversations between City of Rohnert Park staff and community leaders and businesses within sites currently zoned for housing, and stakeholder interview.

### Table 51 Summary and Incorporation of Comments Stakeholder Workshop and Discussions

| Comment/Theme | Incorporation into Housing Element |
|---|---|
| Housing Development | |
| Support for strategies to overcome community opposition by streamlining development and engaging neighbors and nearby property owners early in the development process* | Program HO-1.D(b): Streamline Development Process (Objective Design and Development Standards)<br>Outreach to neighbors and property owners included in:<br>• Program HO-2.E(b): Workforce Housing Overlay<br>• Program HO-3.F(a): Affordable Housing on Underutilized City Sites |
| Support for:<br>• Workforce Housing Overlay<br>• Density Bonus<br>• Parking flexibility without the need for Density Bonus, especially for BMR units<br>• "Pre-zoning" under-utilized areas in City center<br>• Use aging and underused buildings as housing opportunities | Program HO-2.E: Workforce Housing Overlay<br>Program HO-3.B: City Density Bonus Program<br>Program HO-2.C: Zoning for a Variety of Housing Types (action to amend parking requirements) |
| Need for more information/promotion of funding opportunities, affordable housing resources, and potential housing sites for developers<br>Need for more transparency and clarity in fees and requirements | Program HO-2.B: Outreach to Developers<br><br>Program HO-2.A: Accessible and Transparent Information |
| Appreciate City's flexibility, collaboration, support of growth, access to legal team and feedback, and quick responses from staff. | Integrated in discussion |
| Changing prices of materials, labor shortages, and environmental constraints can all decrease the certainty of development | Integrated in discussion |
| Support for fast-tracking<br>Pre-vetted plans or plan checkers can expedite review times | Program HO-1.D(b): Streamline Development Process (Objective Design and Development Standards) |

| | |
|---|---|
| | Preapproved ADU plans addressed in Program HO-2.D: Incentivize and Promote ADU and JADU Development |
| Housing Needs | |
| Need homeownership opportunities for low-income households*<br>Need for informational resources for prospective first-time homebuyers, including resources in Spanish<br>Households paying more in rent than the mortgage cost for a comparable house, but aren't able to purchase (down payment, competition, availability)* | Integrated in discussion. Programs to address need:<br>• Program HO-4.B: Fair Housing Information<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce<br>• Program HO-4.C: Culturally Appropriate Outreach and Marketing |
| Need for integration of affordable housing* | Integrated in discussion, see "Fair Housing Considerations" in Section 11.3<br>Program HO-4.E: Inclusionary Housing Ordinance |
| Ongoing displacement*<br>Existing local programs have been effective in keeping some homeowners in the area* | Programs to address displacement:<br>• Program HO-1.E: Replacement Housing Program<br>• Essential Housing Bond Financing Program<br>• Program HO-3.E: At-Risk Units<br>• • Program HO-4.A: Anti-Displacement Actions<br>Successes of existing programs integrated into discussion. |
| Barriers for obtaining/retaining housing include criminal histories, eviction histories, and loss of subsidies*<br>Increasing homelessness* | Programs to increase supportive housing/services:<br>• Program HO-2.C: Zoning for a Variety of Housing Types<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br>• Program HO-4.D: Actions to Address Homelessness |
| Lack of available and affordable housing is a regional problem* | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing on Underutilized City Sites |
| Need for housing for developmentally disabled residents* | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Program HO-2.B: Outreach to Developers<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Need for housing for senior residents, especially near amenities like grocery stores*<br>Senior mobile home communities unable to meet demand*<br>Options to age in place* | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing<br>Considerations included in Program HO-3.B: City Density Bonus Program |
| Landlord discrimination, harmful behavior from other tenants, and homelessness stigma and contribute to housing issues* | Program HO-4.B: Fair Housing Information |
| Access to mental health resources needed* | Program HO-4.D: Actions to Address Homelessness |
| Most housing being developed is not addressing real housing needs* | Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Need more ADUs/JADUs*<br>Community concern about local students being irresponsible tenants in ADUs/JADUs<br>ADUs help homeowners financially* | Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>Integrated in discussion |
| Addressing Housing Needs | |
| City successes include*<br>• Homeless roundtable<br>• Safe Parking | Integrated into discussion |

| | |
|---|---|
| • Inclusionary Housing<br>• Housing Land Trust<br>• Visible support from City staff and decisionmakers<br>• Purchase of downtown<br>• SOMO Village | |
| Support for more permanent housing, Homekey projects, transitional units and interim housing* | Program HO-3.: Affordable Housing on Underutilized City Sites<br>See sites in Section 11.3 and Appendix D |
| Landlord incentive programs to target people moving out of homelessness* | Program HO-4.D: Actions to Address Homelessness includes other actions to address homelessness |
| Use new State laws that facilitate housing* | Discussion of SB 9 added to Technical Background Report<br>Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>Program HO-1.D(b): Streamline Development Process |
| Need a variety of housing types, including tiny homes, condos, townhouses, Missing Middle Housing | Program HO-2.E: Workforce Housing Overlay<br>Program HO-3.B: City Density Bonus Program<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| * Comment from an organization representing or service low-income or special needs populations | |

## Community Engagement

Community input was considered and incorporated during the development of the public review Draft Housing Element. The table below outlines comments gathered from the online survey about housing needs and priorities.

Table 52 Summary and Incorporation of Comments
Winter 2022 Rohnert Park Community Housing Priorities Survey

| **Describe your experience finding or securing housing in Rohnert Park<br>508 total comments received** | |
|---|---|
| **Summary of Comments** | **Incorporation into Housing Element** |
| Affordability<br>• Housing is expensive and supply is limited; difficulty of finding housing stock within price range or within desired location<br>• Difficult to find affordable housing that can be supported by minimum wage, higher hourly wage, or social security income<br>• Experiencing rents increasing<br>• Income qualifications to be approved for a rental are very high<br>• Some years were easier to buy than others; feeling that it was affordable to buy homes or rent 15 to 20 or 30 years ago<br>• Feeling that expensive to secure housing and expensive to stay but worth it<br>• Prices increases following lost homes due to wildfires<br>• Moving in with or buying / renting from family, friends or partners because unable to secure own housing<br>• Sense that homes within price range require a lot of work and maintenance and are expensive; having to “settle” for what can afford | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.B: City Density Bonus Program<br>• Program HO-3.F Affordable Housing or Underutilized City Sites<br><br>Integrated into discussion<br><br>First Time Homebuyer Programs<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |

| | |
|---|---|
| • Difficulty of saving for a down payment when salaries remain the same but housing prices keep increasing<br>• In ability to purchase current home if had to buy at today's market<br>• Difficulty of affording housing alongside additional living expenses (e.g. vehicle maintenance and ownership, high medical or disability)<br>• Being charged additional rent because of being a student; difficulty getting approved if parents' income isn't high enough for them to co-sign<br>• Difficulty finding housing on a single income, especially when also have children or other family members to support<br>• High security deposits to qualify for rentals<br>• Unable to move because wouldn't be able to afford different housing | |
| High Competition<br>• Needing to place multiple offers on home purchases before being accepted<br>• Being priced out or outbid by cash offers<br>• Lack of advertisement for student housing; being rejected for housing because of being a student<br>• Need to know someone who works in housing market to find a place, know someone vacating to move into their place, or have a family connection to a place<br>• Taking several months to years of searching<br>• Unable to buy in preferred neighborhood<br>• Found housing in new construction of K Section<br>• High rental competition; sometimes 100s of applicants for one apartment; being passed over in favor of applicants who can pay several months of rent upfront | Integrated into discussion<br><br>First Time Homebuyer Programs<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |
| Special Housing Needs and Considerations<br>• Difficulty in finding housing for people with disabilities or special needs housing due to stigmas<br>• Difficulty to find housing to support elderly or limited mobility needs<br>• Difficulty finding housing that will take pets | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing Considerations included in Program HO-3.B: City Density Bonus Program<br>Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Housing Programs and Services<br>• Housing support like vouchers from Sonoma County not being accepted by Rohnert Park landlords<br>• Support programs can have challenging staff to work with<br>• Long wait lists<br>• Complexity of programs' processes and difficulty finding housing that will participate in programs | Program HO-4.B: Fair Housing Information<br>Program HO-4.D: Actions to Address Homelessness |
| **Tell us more about the most important housing issues facing Rohnert Park**<br>**489 total comments received** | |
| **Summary of Comments** | **Incorporation into Housing Element** |
| Development | Integrated into discussion and considered when identifying sites |

| | |
|---|---|
| • Recent developments as creating a dependency on cars that is increasing traffic; concerns for public health and pollution from more cars<br>• Recent developments as not providing enough parking (e.g. apartments limited to one park spot)<br>• Need public transportation<br>• Current roadways aren't ready for the amount of traffic with new housing developments (e.g. east side of freeway in K and W sections)<br>• Build mixed-used, walkable neighborhoods over continued "bedroom communities"<br>• Losing open spaces to development<br>• Concern for city's water supply with new development and increasing population<br>• Homelessness, traffic, and development are changing the "small town" feel of Rohnert Park<br>• Concern for fire hazards in way new developments are planned and designed<br>• Concern for overcrowding in schools as expand housing<br>• Concern for safety in streets; sense of increased crime<br>• Sense that city has already overdeveloped and grown past what it can support | |
| Housing Availability and Types<br>• Difficulty of finding new or newly available housing; many long-time residents or residents who inherited housing<br>• Difficulty of living near work<br>• BIPOC have more obstacles obtaining a home; always denied or questioned<br>• Not enough affordable housing<br>• New housing being built is expensive<br>• Limited housing choices for seniors<br>• Too many rentals over homeownership in established neighborhoods<br>• Affordable neighborhoods experience higher crime and less maintenance by city<br>• Rents increased by $200-300 after minor cosmetic improvements<br>• Feeling that new housing is too close together and lacking in yard space<br>• Affordable housing is limited to apartments and not available as houses<br>• Whole generation without opportunity or path to homeownership compared to a few decades ago<br>• Too many apartments and not enough single family homes<br>• Smaller homes (1-2 bedrooms) for new families or young professionals<br>• Tiny homes<br>• Denser housing but also with access to some neighborhood or personal open space like porches, yards, and parks<br>• Low-income housing typically limited to two bedrooms, but most families have more than one child | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing Considerations included in Program HO-3.B: City Density Bonus Program<br>Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types<br>Program HO-4.C: Culturally Appropriate Outreach and Marketing<br><br>Affordability and special housing needs discussed above. |

| | |
|---|---|
| Cost of Living in Rohnert Park<br>• Utilities are expensive<br>• Home prices are more than the average working family can afford<br>• It requires two or three household incomes to afford living in Rohnert Park<br>• Rohnert Park similar to Bay Area in residents being unable to afford living in communities where work; result is long commutes between housing and work<br>• Beyond housing, Rohnert Park is expensive | Integrated into discussion, see program listed above for increasing available affordable housing. |
| **What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city. (527 total comments received)** | |
| **Summary of Comments** | **Incorporation into Housing Element** |
| Affordability<br>• High rents<br>• Requires multiple jobs or multiple household incomes to afford housing<br>• Lost time with family due to amount that need to work to cover expenses<br>• Difficulty of finding housing for younger people who cannot live with family<br>• Hard to afford to stay in Rohnert Park<br>• Concern for being priced out of apartment complex in future if increases continue<br>• Lack of low- and middle-income housing<br>• Housing is expensive and doesn't come with the amenities that would expect for the price<br>• Needing to leave Rohnert Park because can no longer afford | Integrated into discussion, see program listed above for increasing available affordable housing. |
| Development<br>• Consider limits of infrastructure as planning projects<br>• Overcrowding in density of current housing; would like to see yard space<br>• Sense of increased sprawl and lost of park or open space<br>• Car dependency | Integrated into discussion |
| Community<br>• Homeless require support services; many jobs require an address as part of application<br>• Sense of divide between long-time residents and people moving in<br>• Concern for homelessness<br>• Remote workers pricing out locals<br>• There are nearby amenities and open park spaces<br>• Can no longer go to parks because of homeless population<br>• Easy to travel to San Francisco and other parts of Sonoma County from Rohnert Park<br>• Good city for families; but inconsistent safety | Integrated into discussion<br>Program HO-4.D: Actions to Address Homelessness |

# Feedback on Draft Housing Element

During the public comment period from August 5 to September 4, the City sought input from community members and stakeholders. This input was considered and integrated into the Housing Element.

Table 53 Summary and Incorporation of Comments Draft Housing Element

| Summary of Public Comment | Incorporation into Housing Element |
|---|---|
| Comments Received During Public Comment Period | |
| Questions about the Housing Element Process<br>• Rohnert Park's RHNA numbers from the previous Housing Element cycle | See "Review of 2014 Housing Element" In Section 11.1 |
| Sites and RHNA<br>• Include more thorough detail for sites, adequate sites alternative program, and rezone program.<br>• Increase the no-net-loss buffer for lower-income sites to a buffer of at least 30% | Sites analysis developed in consultation with HCD staff<br>Rezone program addresses standards of Government Code Section 65583.2<br>Addressed No-Net-Loss for lower-income sites through Program HO-1.B: Administrative List of Additional Sites |
| Affordability<br>• Concerns about being able to continue to afford to rent and stay in their home<br>• Concerns about rent increasing, especially with current inflation<br>• Concern about limited housing availability for very low, extremely low, and acutely low income (0-15% AMI), especially for residents with disabilities who depend on Social Security Insurance and other public benefits<br>• Concern about the cost of housing in addition to other expenses for people living with disabilities and on fixed incomes<br>• Building more very and extremely low-income housing | Programs to facilitate the development of affordable housing:<br>• Program HO-1.D: Streamline Development Process<br>• Program HO-2.D: Incentivize and Promote ADU and JADU Development<br>• Program HO-2.E: Workforce Housing Overlay<br>• Program HO-3.F: Affordable Housing on Underutilized City Sites<br>First Time Homebuyer Programs<br>• Program HO-3.A: Mortgage Credit Certificate Program<br>• Program HO-3.D: Homes for the Essential Workforce |
| Fair Housing<br>• Recommendation to include additional tenant protection measures, such as a rental registry, rent control, just cause eviction protections, proactive rental inspection program, adoption of Tenants' Bill of Rights, and adoption of Tenant Opportunity to Purchase Act (TOPA) or Community Opportunity to Purchase Act (COPA)<br>• Concern about landlords who will accept Section 8 Housing Vouchers as a barrier to housing, need for landlord outreach<br>• Preservation of at-risk affordable housing units to prevent displacement<br>• Requirements for Large Residential Care Facilities pose a constraint | Council received public comment in May about a program for rent stabilization and did not provide direction to pursue that program<br>Programs to address at-risk units and displacement:<br>• Program HO-1.E: Replacement Housing Program<br>• Essential Housing Bond Financing Program<br>• Program HO-3.E: At-Risk Units<br>• Program HO-4.A: Anti-Displacement Actions |

| | |
|---|---|
| | Program HO-2.B includes outreach to local providers of affordable housing<br>Program HO-2.C: Zoning for a Variety of Housing Types amended to address large Residential Care Facilities |
| Emergency Shelters<br>• Request for additional details about development standards for emergency shelters | Integrated into discussion |
| Senior Housing<br>• Concerns about seniors and people with medical disabilities being able to continue to afford their current home and maintain current lifestyle<br>• Concerns about the price of available senior housing and establishing safe communities of rental apartments for active and independent seniors<br>• Support for Tiny Home Villages<br>• Housing accommodations that support senior living needs, such as no steps, automatic door openers, covered parking, ramps | Policy HO-4.5: Affordable Housing for Special Needs Groups<br>Policy HO-2.3: Senior and Elderly Housing<br>Considerations included in Program HO-3.B: City Density Bonus Program<br>Policy HO-2.1: Housing Diversity<br>Program HO-2.C: Zoning for a Variety of Housing Types |
| Water Management<br>• Concern about the water supply to be able to support additional housing | Integrated into discussion |
| Traffic Management<br>• Concerns about additional traffic and limited parking availability with additional housing<br>• Concern about further action needed to revise parking standards to limit the financial constraint parking creates for housing development | Integrated into discussion |
| Community<br>• Maintaining Rohnert Park as a “family friendly city”<br>• Maintaining a balance between rental properties and homeownership; concern for becoming a high-density, rental-majority city, with renters being less committed to neighborhood upkeep<br>• Concern that most rentals have become “party houses” with Sonoma State students<br>• Solar lighting for sufficient light and public safety during electric outages<br>• Designing neighborhoods that are walkable for all mobility levels | Integrated into discussion<br><br>Goal HO-5: Preservation and Improvement of Housing Stock and Residential Neighborhoods |
| Development<br>• Suggestion for areas well suited for SB 9 development<br>• Consider other advantages of development under SB 9, such as City ministerial review instead of discretionary review as an advantage over ADU requirements, and ways to further incorporate SB 9 into the Housing Element<br>• Promote and incentivize ADU development<br>• Include information in the current Housing Element about Rohnert Park’s progress in meeting target ADU numbers<br>• Support for the work of the Napa Sonoma ADU and encouragement for Rohnert Park to make further commitments toward ADU development<br>• Concern about designing homes to be fire resistant and easy evacuation of neighborhoods due to high fire danger of the area<br>• Developing housing that meet accessibility needs, including mobility and sight disabilities<br>• Appreciation for Draft Housing Element including a commitment to seek HCD’s Prohousing Designation | Added discussion on SB 9 development opportunities<br><br>ADU discussion includes 2022 development numbers<br><br>Compliance with AB 602 addressed in Program HO-2.A<br><br>Considerations for Inclusionary Housing Ordinance changes included in Program HO-4.E<br><br>Regional cooperation addressed in:<br>• Program HO-4.D(e): Actions to Address Homelessness<br>• Program HO-2.B: Outreach to Developers |

| | |
|---|---|
| • Prioritize a new nexus study that fully implements the spirit of AB 602<br>• More explicit language that describes the type of housing that will be allowed or incentivized as part of the Housing Element Program HO-2.E<br>• Lower the Inclusionary Housing Ordinances threshold for on-site units<br>• Work with other municipalities to create affordable housing policy and develop a calculation that is consistent across cities for the maximum sales price for affordable units | |
| Comments Received During HCD Review | |
| Constraints Analysis<br>• Compliance with Permit Streamlining Act for CEQA Exemptions | This appears to be a form letter, is not applicable in Rohnert Park, and was not mentioned by any developers or stakeholders as a constraint. |

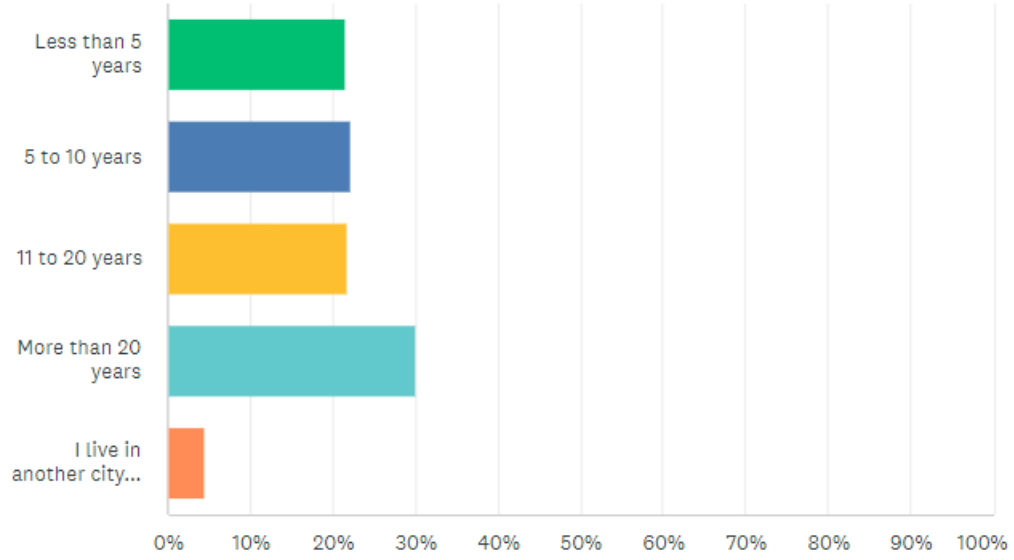
# 7 Community Survey Results

Multiple surveys were conducted as part of the Housing Element Update efforts. The results of those community surveys are included as part of this appendix.

## Housing Needs and Opportunities Survey

### How long have you lived in Rohnert Park?

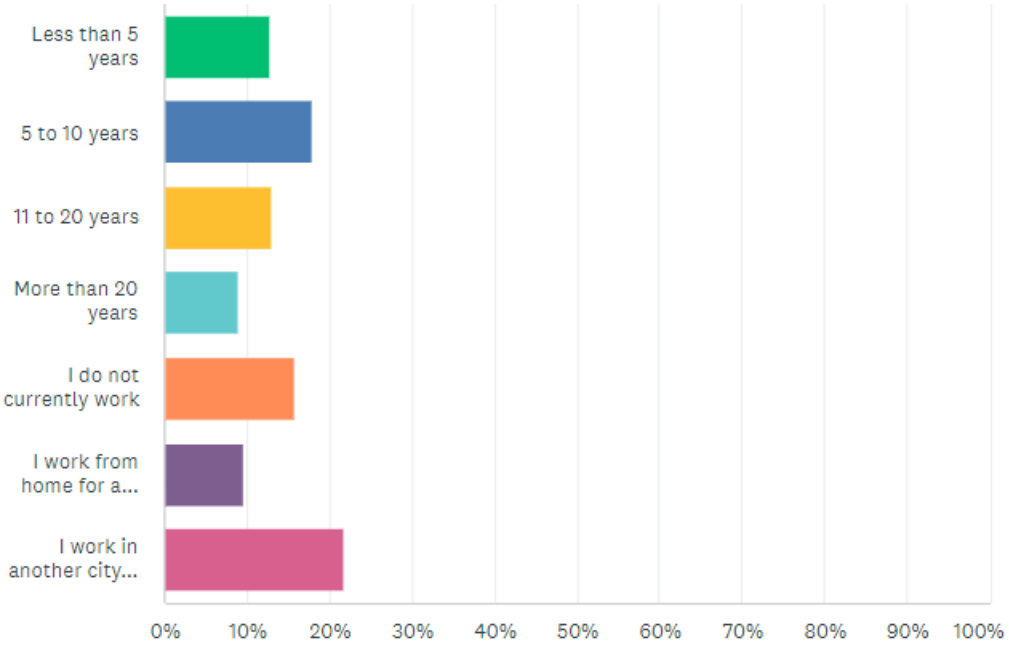
Answered: 1,375 Skipped: 0




| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Less than 5 years | | 21.53% | 296 |
| 5 to 10 years | | 22.11% | 304 |
| 11 to 20 years | | 21.82% | 300 |
| More than 20 years | | 30.11% | 414 |
| I live in another city (please specify) | Responses | 4.44% | 61 |
| TOTAL | | | 1,375 |

# Do you work in Rohnert Park? If so, how long have you worked here?

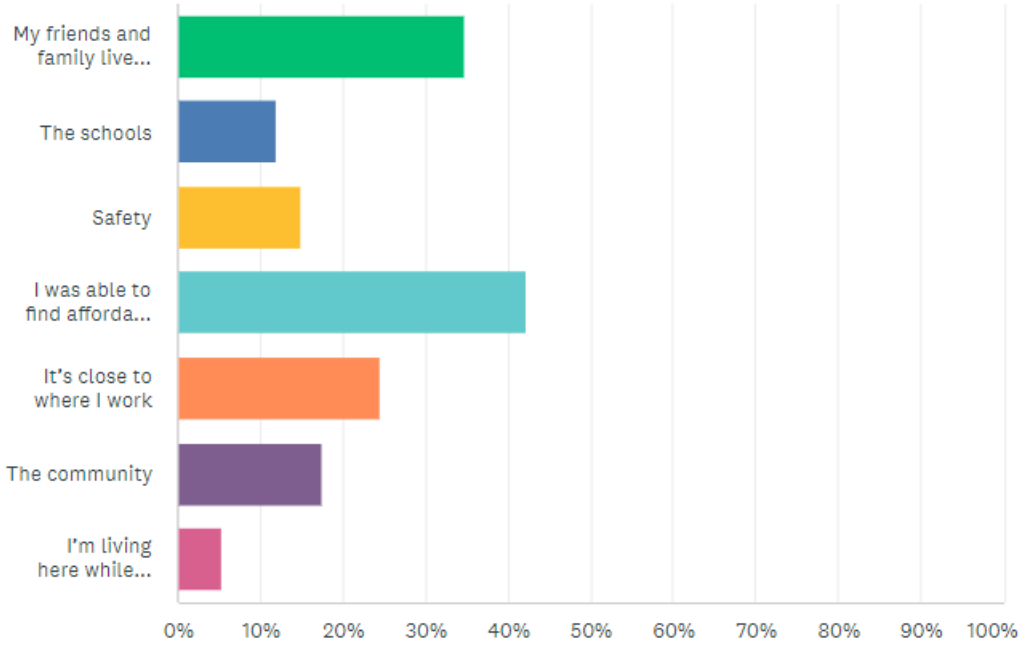
Answered: 1,375 Skipped: 0



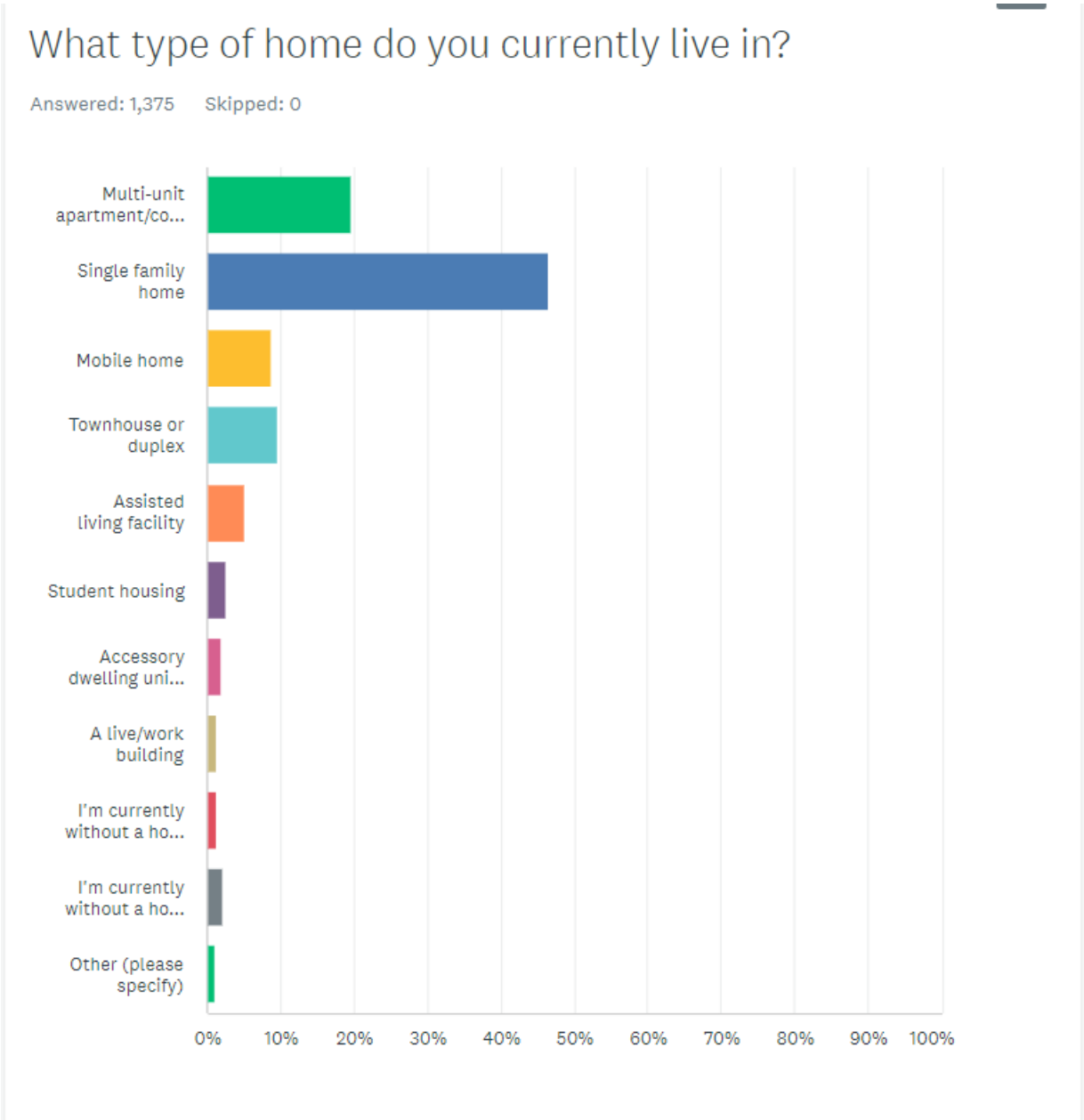

| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Less than 5 years | | 12.80% | 176 |
| 5 to 10 years | | 17.96% | 247 |
| 11 to 20 years | | 13.09% | 180 |
| More than 20 years | | 8.95% | 123 |
| I do not currently work | | 15.85% | 218 |
| I work from home for a company in another city | | 9.67% | 133 |
| I work in another city (please specify) | Responses | 21.67% | 298 |
| TOTAL | | | 1,375 |

# Why did you choose to live in Rohnert Park? If you don't live in Rohnert Park, skip this question. (Check all that apply)

Answered: 1,251 Skipped: 124



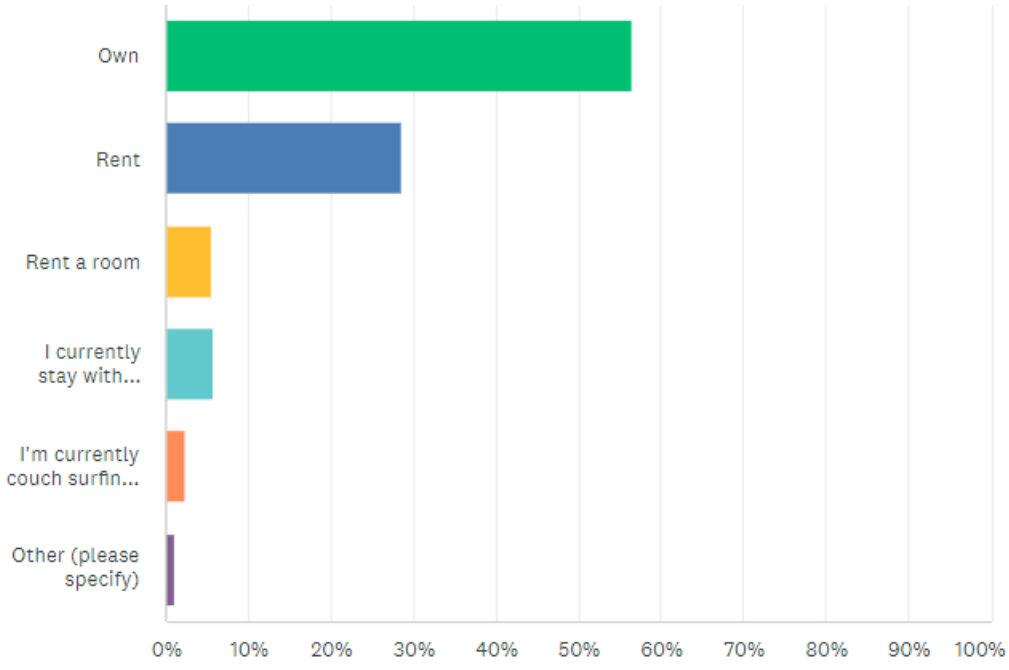

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| My friends and family live here | 34.69% | 434 |
| The schools | 11.99% | 150 |
| Safety | 14.87% | 186 |
| I was able to find affordable housing here | 42.21% | 528 |
| It's close to where I work | 24.62% | 308 |
| The community | 17.59% | 220 |
| I'm living here while attending a local college or university | 5.44% | 68 |
| **Total Respondents: 1,251** | | |


What type of home do you currently live in?
Answered: 1,375 Skipped: 0
Multi-unit apartment/co...
Single family home
Mobile home
Townhouse or duplex
Assisted living facility
Student housing
Accessory dwelling uni...
A live/work building
I'm currently without a ho...
I'm currently without a ho...
Other (please specify)
0%
10%
20%
30%
40%
50%
60%
70%
80%
90%
100%

| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Multi-unit apartment/condo | | 19.71% | 271 |
| Single family home | | 46.40% | 638 |
| Mobile home | | 8.73% | 120 |
| Townhouse or duplex | | 9.53% | 131 |
| Assisted living facility | | 5.09% | 70 |
| Student housing | | 2.47% | 34 |
| Accessory dwelling unit (aka granny or in-law unit) | | 1.96% | 27 |
| A live/work building | | 1.38% | 19 |
| I'm currently without a home, living outdoors or in a vehicle | | 1.38% | 19 |
| I'm currently without a home, living indoors | | 2.18% | 30 |
| Other (please specify) | Responses | 1.16% | 16 |
| TOTAL | | | 1,375 |

## Do you own or rent your current residence?

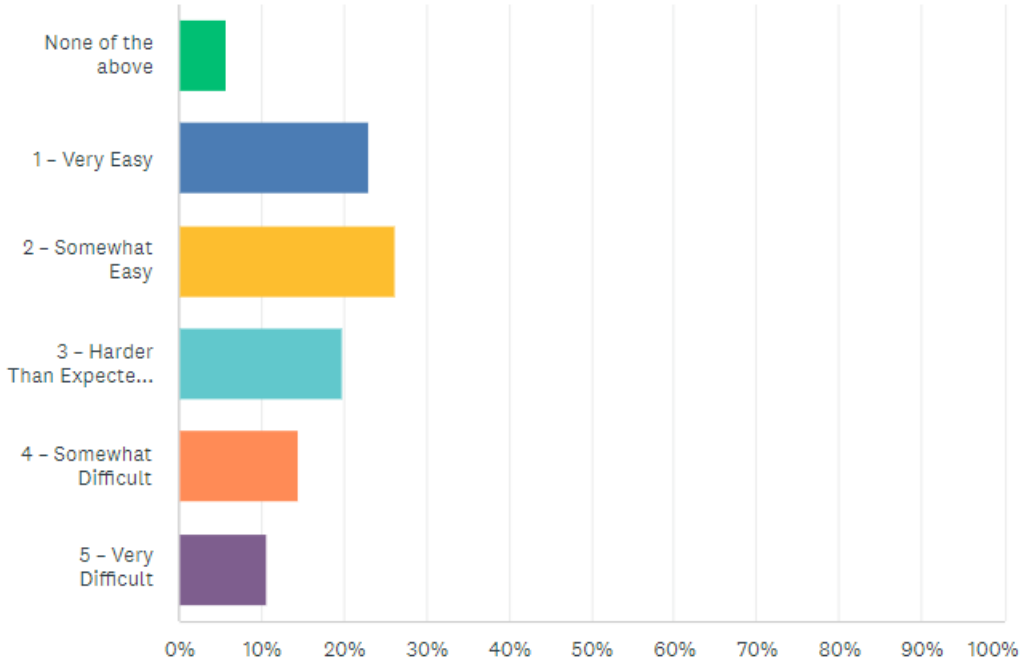
Answered: 1,375 Skipped: 0




| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Own | | 56.58% | 778 |
| Rent | | 28.65% | 394 |
| Rent a room | | 5.45% | 75 |
| I currently stay with family or friends rent-free | | 5.82% | 80 |
| I'm currently couch surfing or staying with family or friends temporarily | | 2.33% | 32 |
| Other (please specify) | Responses | 1.16% | 16 |
| TOTAL | | | 1,375 |

## On a scale of 1 to 5, how difficult was it to find your current home?

Answered: 1,375 Skipped: 0



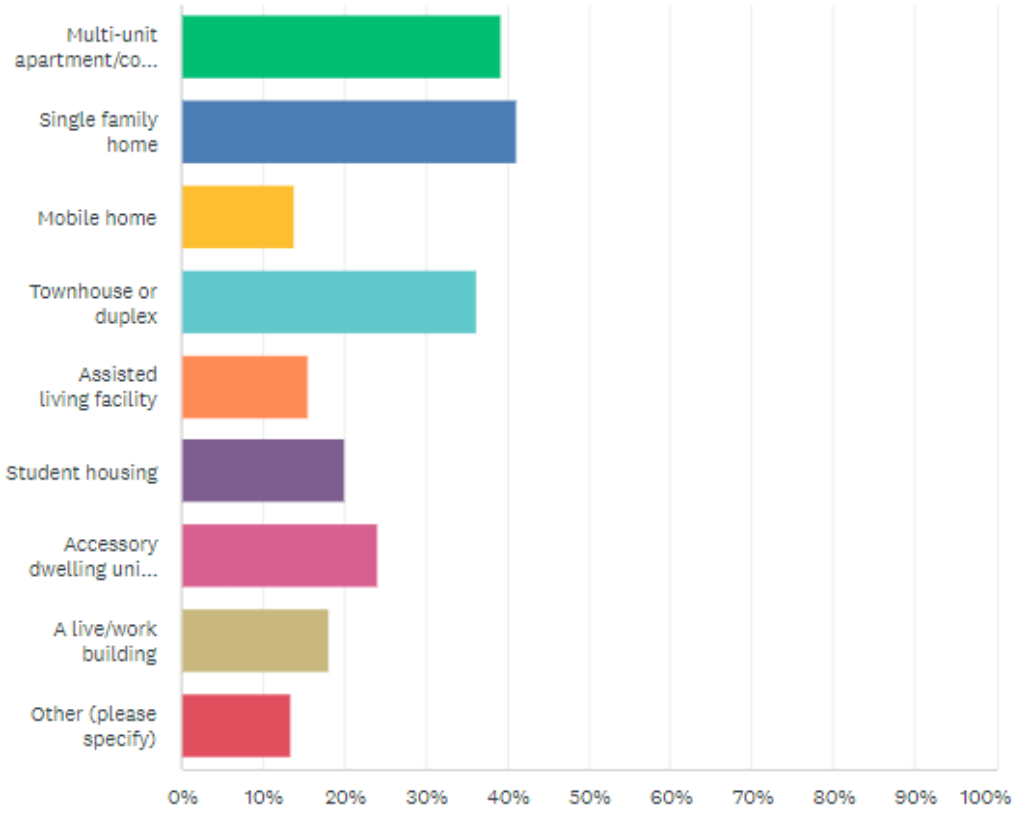

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| None of the above | 5.75% | 79 |
| 1 – Very Easy | 23.05% | 317 |
| 2 – Somewhat Easy | 26.25% | 361 |
| 3 – Harder Than Expected, But Not Bad | 19.93% | 274 |
| 4 – Somewhat Difficult | 14.40% | 198 |
| 5 – Very Difficult | 10.62% | 146 |
| **TOTAL** | | **1,375** |

## Optional: Tell us more about the most important housing issues facing Rohnert Park.

Answered: 501 Skipped: 874

# What types of new housing do you think would be most successful in Rohnert Park today? (Check all that apply)

Answered: 1,372 Skipped: 3




| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| Multi-unit apartment/condo | | 39.14% | 537 |
| Single family home | | 41.18% | 565 |
| Mobile home | | 13.78% | 189 |
| Townhouse or duplex | | 36.22% | 497 |
| Assisted living facility | | 15.52% | 213 |
| Student housing | | 20.12% | 276 |
| Accessory dwelling unit (aka granny or in-law unit) | | 24.05% | 330 |
| A live/work building | | 18.15% | 249 |
| Other (please specify) | Responses | 13.34% | 183 |
| **Total Respondents: 1,372** | | | |

## Optional: What would you like people to know about housing in Rohnert Park? Tell us the best part about living here, the biggest challenge you face in terms of housing, or anything else you'd like to share as we plan for the next eight years of housing in the city.

Answered: 537 Skipped: 838

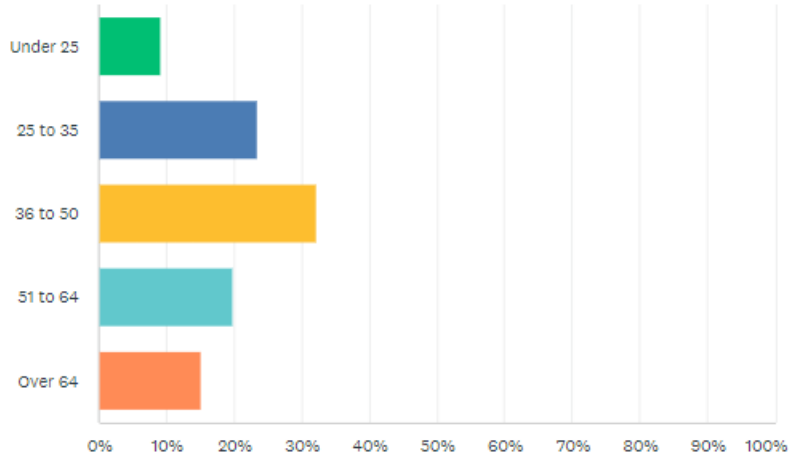
## If you live in Rohnert Park, what neighborhood do you live in?

Answered: 1,227 Skipped: 148

| ANSWER CHOICES | | RESPONSES | |
|---|---|---|---|
| NW Rohnert Park | | 4.73% | 58 |
| West Rohnert Park | | 7.74% | 95 |
| Central Rohnert Park | | 6.19% | 76 |
| SSU Student Housing | | 3.02% | 37 |
| A Section | | 7.66% | 94 |
| B Section | | 4.56% | 56 |
| C Section | | 7.17% | 88 |
| D Section | | 4.24% | 52 |
| E Section | | 3.59% | 44 |
| F Section | | 4.07% | 50 |
| G Section | | 5.30% | 65 |
| H Section | | 5.38% | 66 |
| J Section | | 1.39% | 17 |
| K Section (University District) | | 9.13% | 112 |
| L Section | | 3.26% | 40 |
| M Section | | 7.82% | 96 |
| O Section | | 1.55% | 19 |
| R Section | | 1.87% | 23 |
| S Section | | 2.93% | 36 |
| W Section (Willowglen) | | 3.75% | 46 |
| Other (please specify) | Responses | 4.65% | 57 |
| TOTAL | | | 1,227 |

## What is your age group?

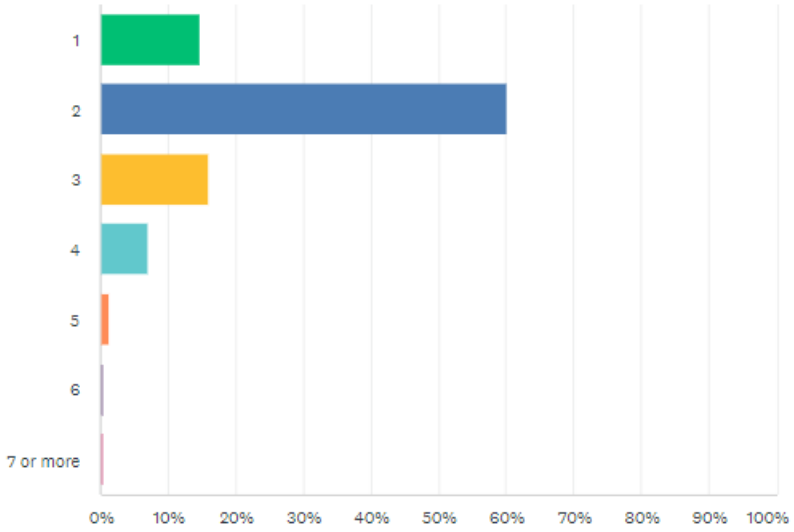
Answered: 1,253 Skipped: 122




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Under 25 | 9.18% | 115 |
| 25 to 35 | 23.54% | 295 |
| 36 to 50 | 32.24% | 404 |
| 51 to 64 | 19.87% | 249 |
| Over 64 | 15.16% | 190 |
| TOTAL | | 1,253 |

## How many adults live in your household'

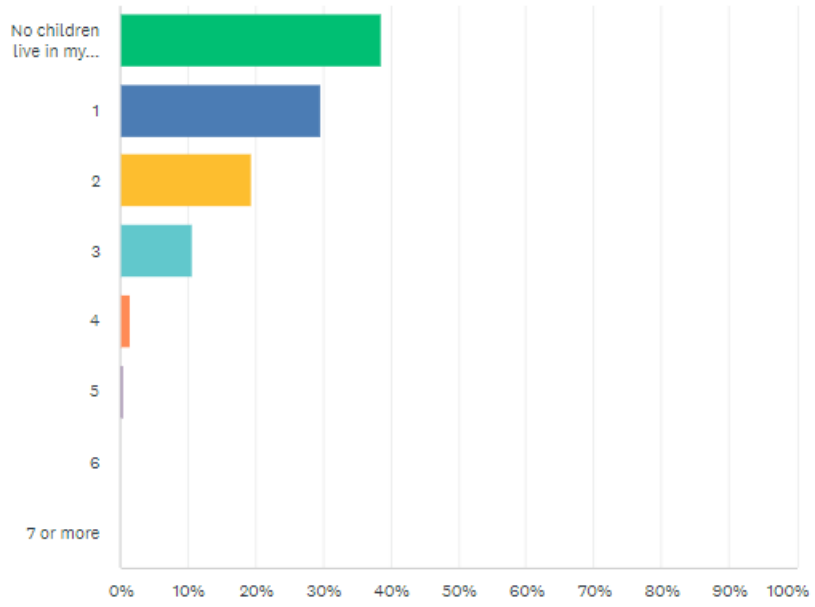
Answered: 914 Skipped: 461




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| 1 | 14.66% | 134 |
| 2 | 60.18% | 550 |
| 3 | 15.97% | 146 |
| 4 | 7.11% | 65 |
| 5 | 1.20% | 11 |
| 6 | 0.44% | 4 |
| 7 or more | 0.44% | 4 |
| TOTAL | | 914 |

## How many children live in your household?

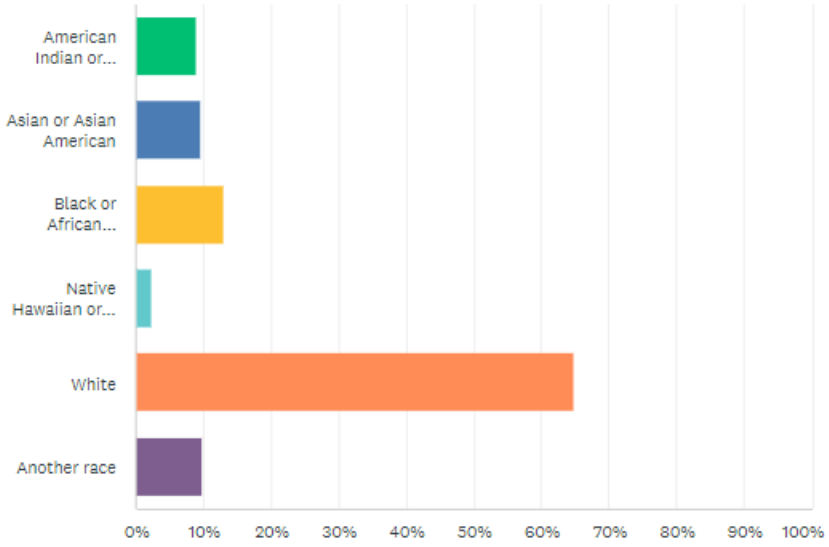
Answered: 1,227 Skipped: 148




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| No children live in my household | 38.55% | 473 |
| 1 | 29.58% | 363 |
| 2 | 19.40% | 238 |
| 3 | 10.59% | 130 |
| 4 | 1.47% | 18 |
| 5 | 0.33% | 4 |
| 6 | 0.00% | 0 |
| 7 or more | 0.08% | 1 |
| TOTAL | | 1,227 |

## How would you best describe your race/ethnicity. Select all that apply

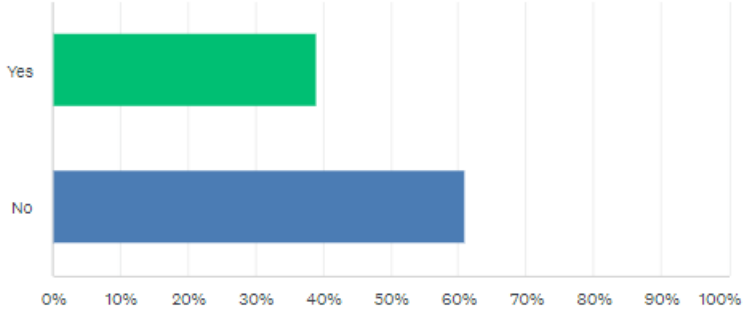
Answered: 1,220 Skipped: 155




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| American Indian or Alaska Native White or Caucasian | 8.93% | 109 |
| Asian or Asian American | 9.67% | 118 |
| Black or African American | 13.03% | 159 |
| Native Hawaiian or other Pacific Islander | 2.30% | 28 |
| White | 64.92% | 792 |
| Another race | 9.84% | 120 |
| **Total Respondents: 1,220** | | |

## Are you of Hispanic/Latino/Spanish origin

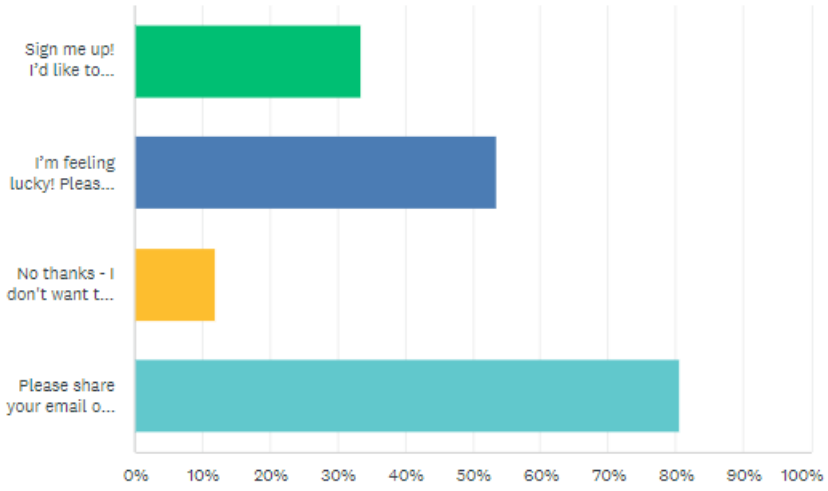
Answered: 1,218 Skipped: 157




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 39.00% | 475 |
| No | 61.00% | 743 |
| TOTAL | | 1,218 |

## Thank you for sharing your feedback! Please let us know if you would like to receive email updates about Rohnert Park's Housing Element and be entered for a chance to win a $50 Visa Gift card by checking the boxes below and sharing your email address before clicking the "Submit" button.

Answered: 1,195 Skipped: 180



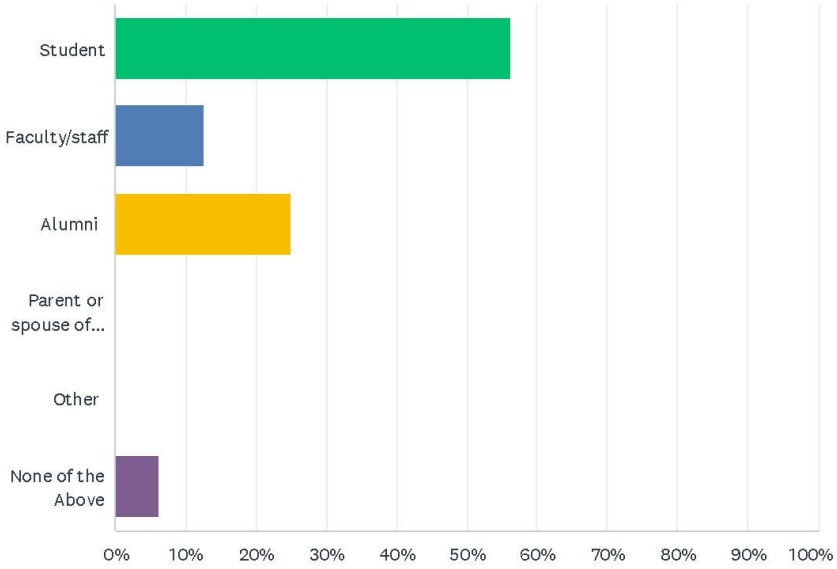

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Sign me up! I'd like to receive updates about Rohnert Park's Housing Element as they're available. | 33.56% | 401 |
| I'm feeling lucky! Please include me in the chance to win a $50 Visa gift card. | 53.47% | 639 |
| No thanks - I don't want to receive updates about the Housing Element or enter to win a $50 Visa gift card. | 11.97% | 143 |
| Please share your email or a phone number where you can receive a text message if you win: Responses | 80.50% | 962 |
| **Total Respondents: 1,195** | | |

# Sonoma State University Housing Needs & Opportunities

Sonoma State Community Housing Needs & Opportunities Survey

## Q1 What is your relationship to Sonoma State? (While multiple answers may apply, please select the choice that best represents your current relationship to SSU)

Answered: 16 Skipped: 0

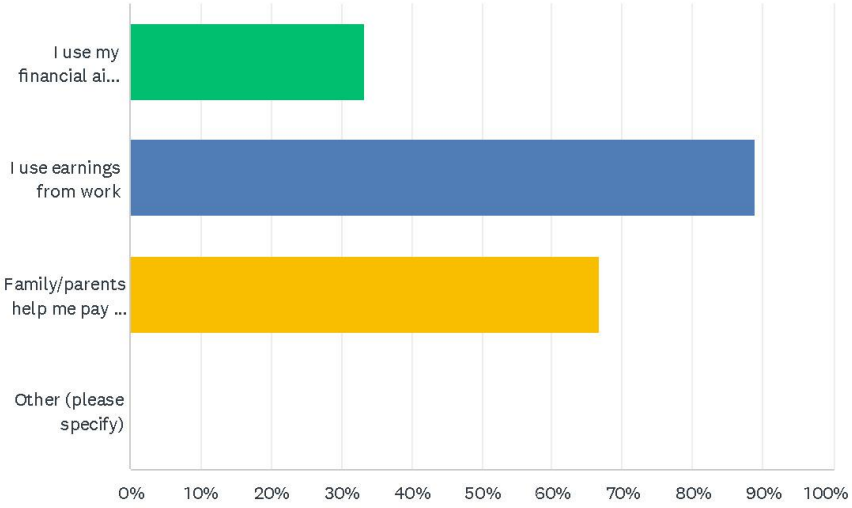



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Student | 56.25% | 9 |
| Faculty/staff | 12.50% | 2 |
| Alumni | 25.00% | 4 |
| Parent or spouse of student, faculty, or staff | 0.00% | 0 |
| Other | 0.00% | 0 |
| None of the Above | 6.25% | 1 |
| TOTAL | | 16 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q2 How do you pay for your housing expenses? (Select all that apply)

Answered: 9 Skipped: 7



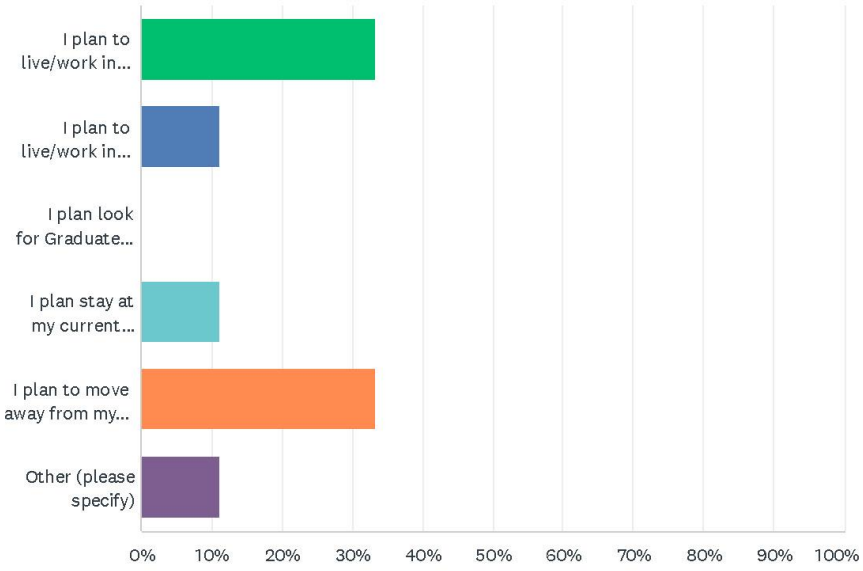

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I use my financial aid or scholarship money | 33.33% | 3 |
| I use earnings from work | 88.89% | 8 |
| Family/parents help me pay for my housing expenses | 66.67% | 6 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 9 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q3 What are your future plans following graduation from SSU? (Select best choice)

Answered: 9 Skipped: 7



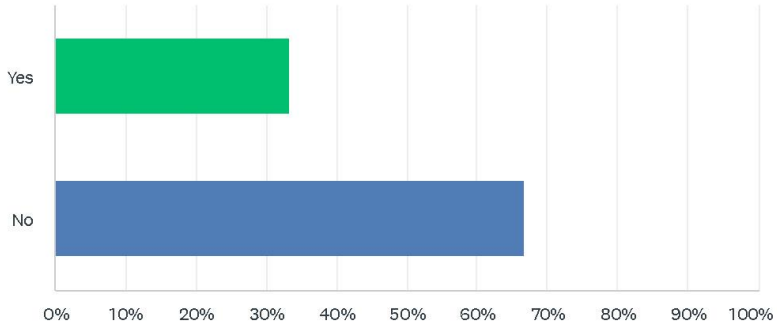

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I plan to live/work in Rohnert Park or Cotati | 33.33% | 3 |
| I plan to live/work in the Greater Bay Area | 11.11% | 1 |
| I plan look for Graduate Program in another location | 0.00% | 0 |
| I plan stay at my current residence | 11.11% | 1 |
| I plan to move away from my current residence (different city/state) | 33.33% | 3 |
| Other (please specify) | 11.11% | 1 |
| TOTAL | | 9 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | i don't know what i'm gonna do | 4/14/2022 5:47 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q4 Do you live on-campus?

Answered: 9 Skipped: 7

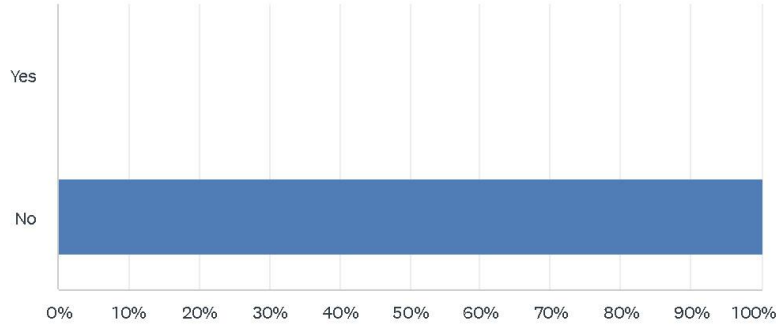



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 33.33% | 3 |
| No | 66.67% | 6 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q5 Do you live in SSU-sponsored faculty housing such as the Marina Crossing Apartments or housing purchased through the Housing Land Trust of Sonoma County?

Answered: 2 Skipped: 14

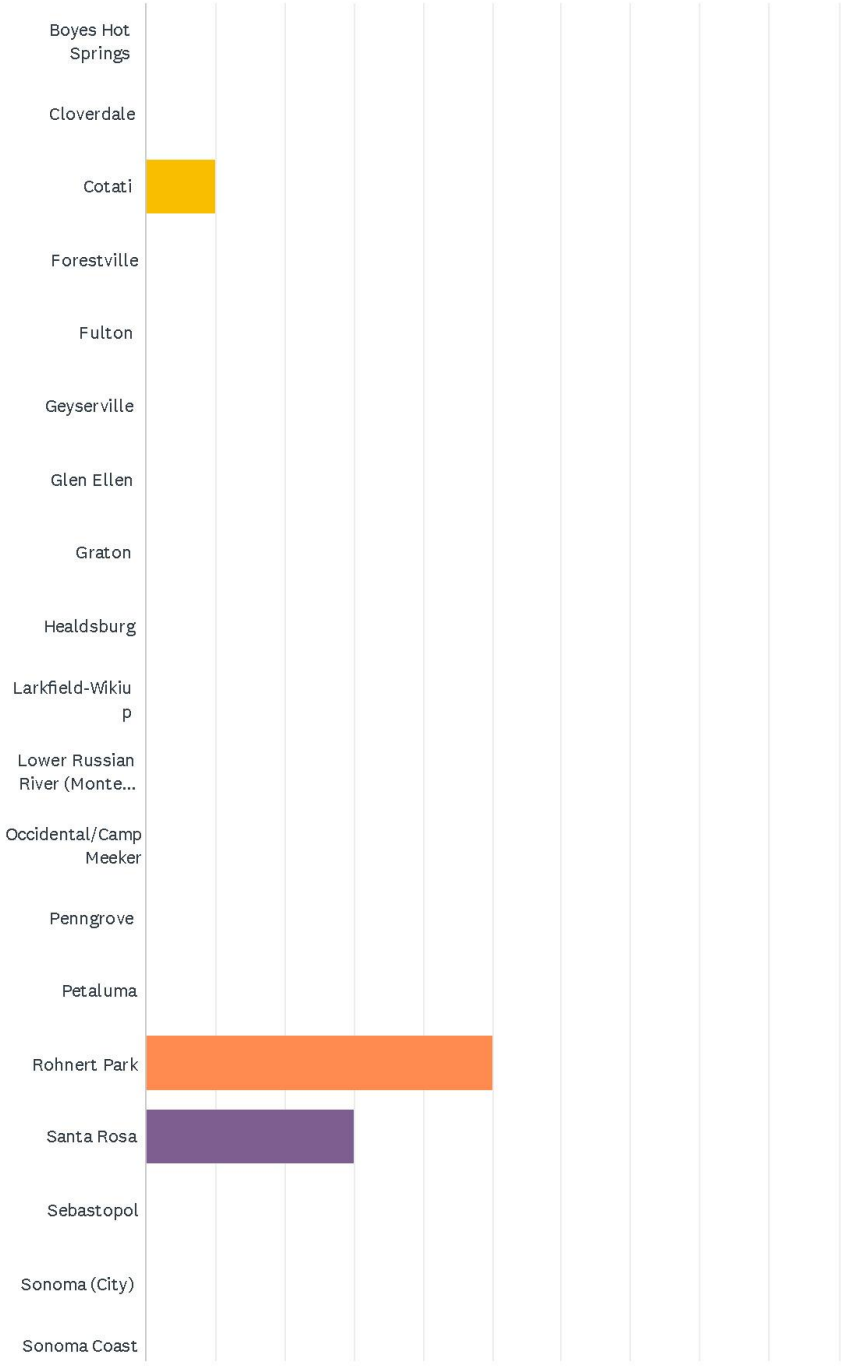



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 0.00% | 0 |
| No | 100.00% | 2 |
| TOTAL | | 2 |

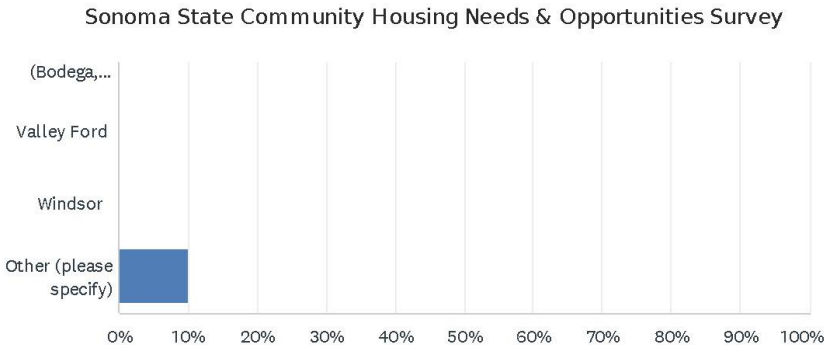
Sonoma State Community Housing Needs & Opportunities Survey

## Q6 Where do you live?

Answered: 10 Skipped: 6




6 / 42




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Boyes Hot Springs | 0.00% | 0 |
| Cloverdale | 0.00% | 0 |
| Cotati | 10.00% | 1 |
| Forestville | 0.00% | 0 |
| Fulton | 0.00% | 0 |
| Geyserville | 0.00% | 0 |
| Glen Ellen | 0.00% | 0 |
| Graton | 0.00% | 0 |
| Healdsburg | 0.00% | 0 |
| Larkfield-Wikiup | 0.00% | 0 |
| Lower Russian River (Monte Rio, Guerneville, etc) | 0.00% | 0 |
| Occidental/Camp Meeker | 0.00% | 0 |
| Penngrove | 0.00% | 0 |
| Petaluma | 0.00% | 0 |
| Rohnert Park | 50.00% | 5 |
| Santa Rosa | 30.00% | 3 |
| Sebastopol | 0.00% | 0 |
| Sonoma (City) | 0.00% | 0 |
| Sonoma Coast (Bodega, Jenner, Sea Ranch, etc) | 0.00% | 0 |
| Valley Ford | 0.00% | 0 |
| Windsor | 0.00% | 0 |
| Other (please specify) | 10.00% | 1 |
| TOTAL | | 10 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|

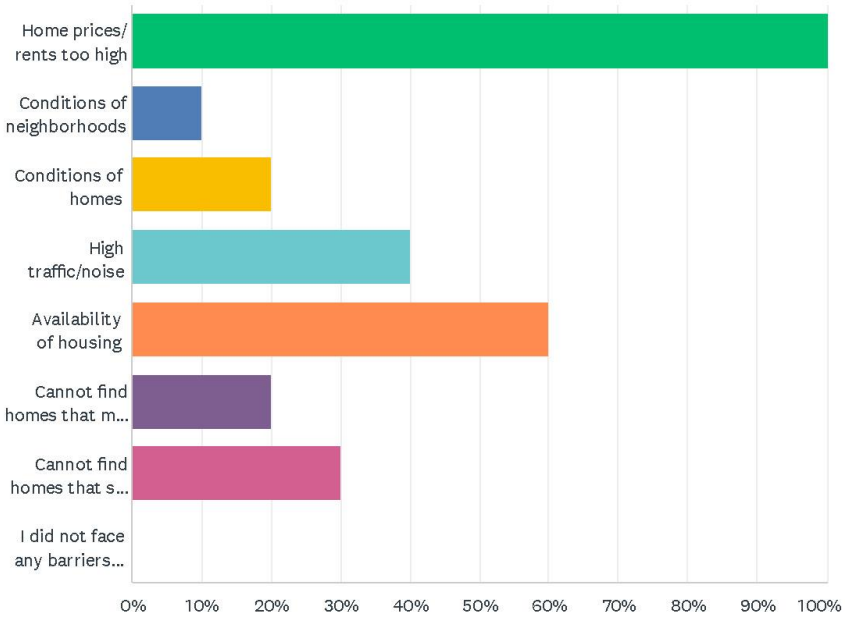
Sonoma State Community Housing Needs & Opportunities Survey

| | | |
|---|---|---|
| 1 | Davis CA | 4/17/2022 8:22 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q7 What barriers have you faced when looking for housing in your area? (Select all that apply)

Answered: 10 Skipped: 6



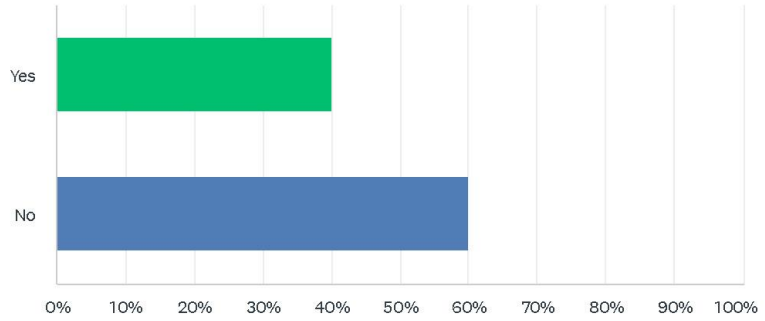

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Home prices/ rents too high | 100.00% | 10 |
| Conditions of neighborhoods | 10.00% | 1 |
| Conditions of homes | 20.00% | 2 |
| High traffic/noise | 40.00% | 4 |
| Availability of housing | 60.00% | 6 |
| Cannot find homes that meet my household's needs (e.g. number of rooms, disability accommodations, etc.) | 20.00% | 2 |
| Cannot find homes that suit my personal tastes (e.g. landscaping, exterior finishes, interior design etc.) | 30.00% | 3 |
| I did not face any barriers when looking for housing in my area | 0.00% | 0 |
| Total Respondents: 10 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Landlords refuse to allow for co-signers or allow college students at all | 4/14/2022 10:26 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q8 Do you want to live closer to campus, but currently cannot?

Answered: 10 Skipped: 6

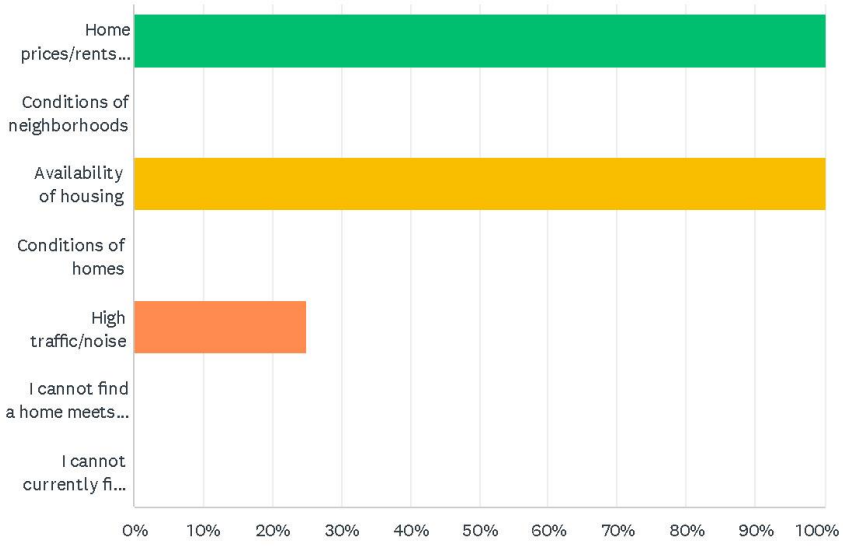



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 40.00% | 4 |
| No | 60.00% | 6 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q9 What barriers have prevented you from living closer to campus? (Select all that apply)

Answered: 4 Skipped: 12



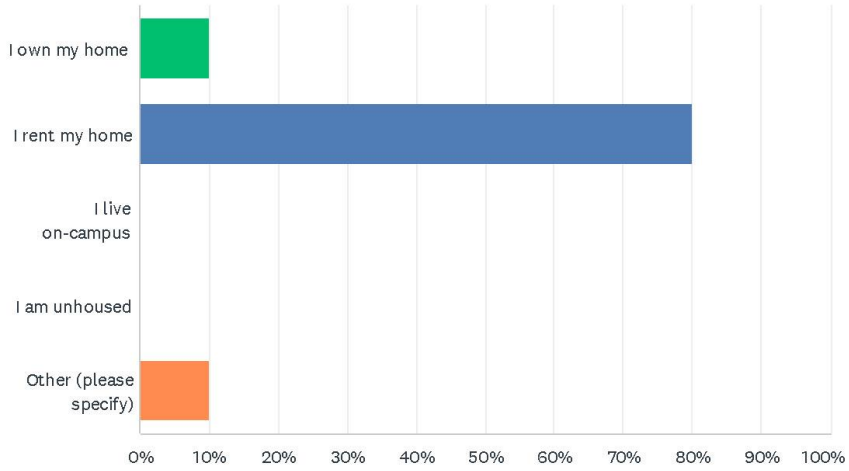

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Home prices/rents too high | 100.00% | 4 |
| Conditions of neighborhoods | 0.00% | 0 |
| Availability of housing | 100.00% | 4 |
| Conditions of homes | 0.00% | 0 |
| High traffic/noise | 25.00% | 1 |
| I cannot find a home meets my household's needs (e.g. number of rooms, disability accommodations, etc.) | 0.00% | 0 |
| I cannot currently find a home that suits my personal tastes (e.g. landscaping, interior design, exterior finishes) | 0.00% | 0 |
| Total Respondents: 4 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q10 Describe your housing tenure

Answered: 10 Skipped: 6



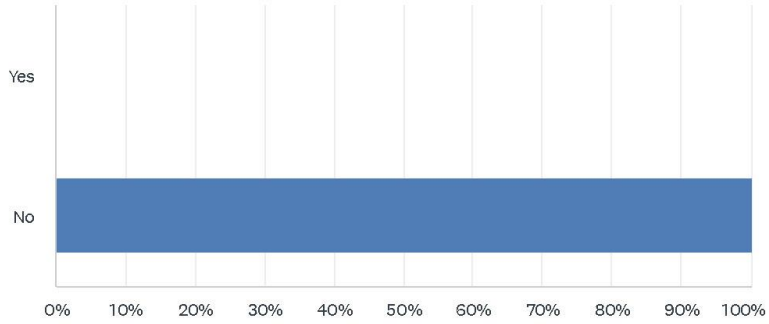

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I own my home | 10.00% | 1 |
| I rent my home | 80.00% | 8 |
| I live on-campus | 0.00% | 0 |
| I am unhoused | 0.00% | 0 |
| Other (please specify) | 10.00% | 1 |
| TOTAL | | 10 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | I rent an apartment | 4/11/2022 4:27 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q11 Do you have an accessory dwelling unit on your property? (e.g. in-law unit, carriage house, or converted garage)

Answered: 1 Skipped: 15




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 0.00% | 0 |
| No | 100.00% | 1 |
| TOTAL | | 1 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q12 How would you describe the primary use of the accessory dwelling unit?

Answered: 0 Skipped: 16

⚠ No matching responses.

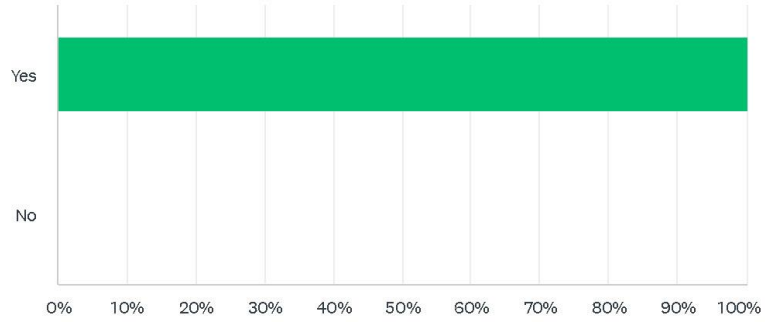
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| It is an office or workspace | 0.00% | 0 |
| It is a guest house | 0.00% | 0 |
| I rent the unit to a tenant | 0.00% | 0 |
| Someone lives there rent-free | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 0 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q13 Have you considered building an accessory dwelling unit on your property?

Answered: 1 Skipped: 15




| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 100.00% | 1 |
| No | 0.00% | 0 |
| TOTAL | | 1 |

| # | WHY OR WHY NOT? | DATE |
|---|---|---|
| 1 | HOA did not allow | 4/14/2022 4:44 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q14 You answered that you are currently unhoused, can you please describe your current living situation? Additionally, please use this link to access resources for unhoused individuals in Sonoma County.

Answered: 0 Skipped: 16

⚠ No matching responses.

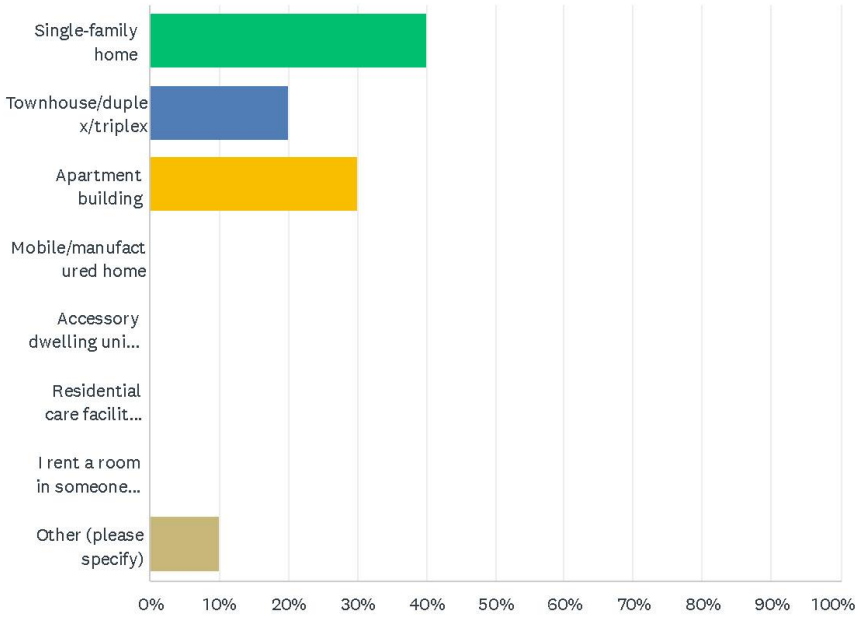
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I live in my vehicle | 0.00% | 0 |
| I live outdoors | 0.00% | 0 |
| I live in an R.V. | 0.00% | 0 |
| I stay with family and friends | 0.00% | 0 |
| I stay at a shelter | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| TOTAL | | 0 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q15 What type of housing do you live in?

Answered: 10 Skipped: 6



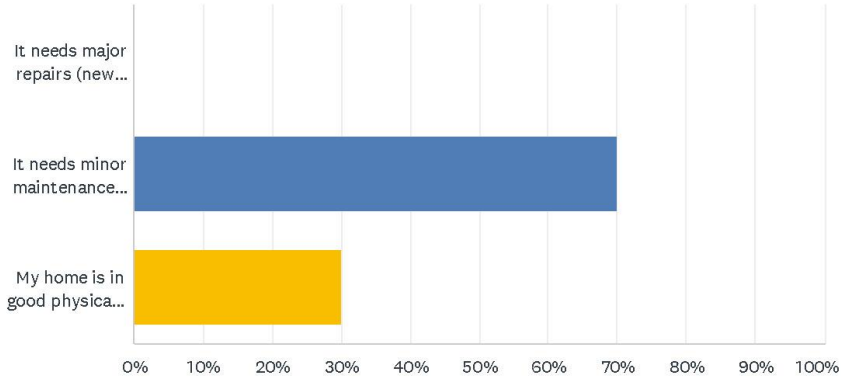

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Single-family home | 40.00% | 4 |
| Townhouse/duplex/triplex | 20.00% | 2 |
| Apartment building | 30.00% | 3 |
| Mobile/manufactured home | 0.00% | 0 |
| Accessory dwelling unit (e.g. backyard cottage, converted garage) | 0.00% | 0 |
| Residential care facility (e.g. assisted living facility) | 0.00% | 0 |
| I rent a room in someone else's home | 0.00% | 0 |
| Other (please specify) | 10.00% | 1 |
| TOTAL | | 10 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | condominium | 4/14/2022 4:45 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q16 How would you describe the physical condition of your home?

Answered: 10 Skipped: 6

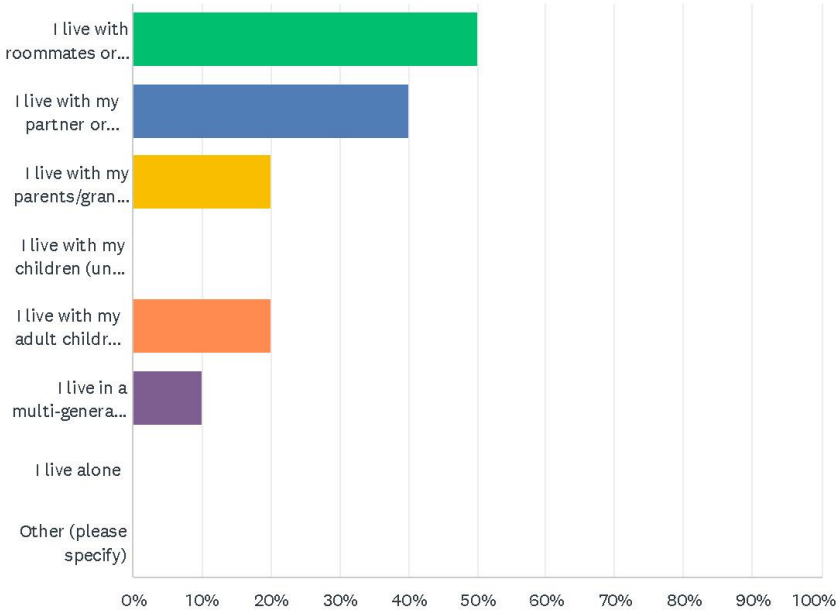



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| It needs major repairs (new plumbing, new roof, new windows, etc.) | 0.00% | 0 |
| It needs minor maintenance (peeling paint, chipped stucco, appliances need to be replaced etc) | 70.00% | 7 |
| My home is in good physical condition and does not require any repairs or maintenance | 30.00% | 3 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q17 How would you describe your household? (Select all that apply)

Answered: 10 Skipped: 6



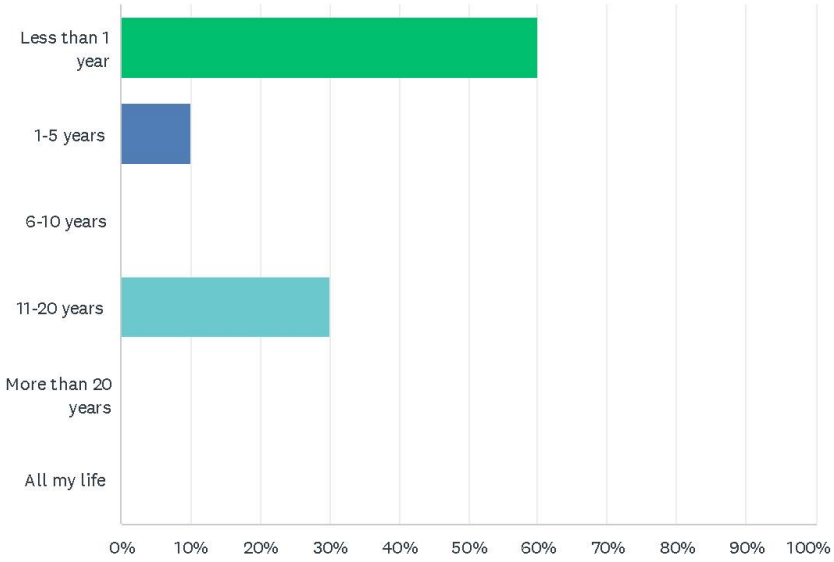

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| I live with roommates or housemates | 50.00% | 5 |
| I live with my partner or spouse | 40.00% | 4 |
| I live with my parents/grandparents | 20.00% | 2 |
| I live with my children (under 18) | 0.00% | 0 |
| I live with my adult children (over 18) | 20.00% | 2 |
| I live in a multi-generational home (3 or more generations living together) | 10.00% | 1 |
| I live alone | 0.00% | 0 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 10 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q18 How long have you lived in your home?

Answered: 10 Skipped: 6

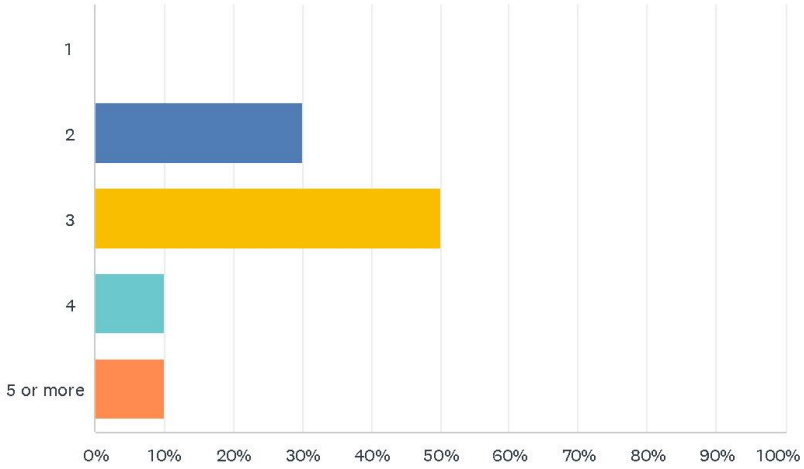



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Less than 1 year | 60.00% | 6 |
| 1-5 years | 10.00% | 1 |
| 6-10 years | 0.00% | 0 |
| 11-20 years | 30.00% | 3 |
| More than 20 years | 0.00% | 0 |
| All my life | 0.00% | 0 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q19 Including yourself, how many people live in your home?

Answered: 10 Skipped: 6

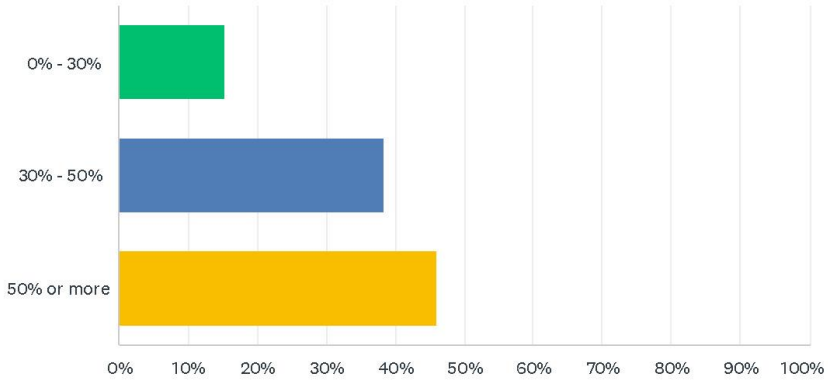



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| 1 | 0.00% | 0 |
| 2 | 30.00% | 3 |
| 3 | 50.00% | 5 |
| 4 | 10.00% | 1 |
| 5 or more | 10.00% | 1 |
| TOTAL | | 10 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q20 How much of your total monthly income do you spend on your housing expenses?

Answered: 13 Skipped: 3

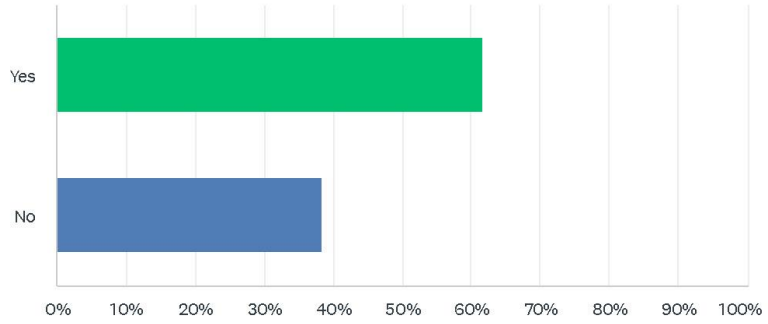



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| 0% - 30% | 15.38% | 2 |
| 30% - 50% | 38.46% | 5 |
| 50% or more | 46.15% | 6 |
| TOTAL | | 13 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q21 Do you struggle to pay for your monthly housing costs?

Answered: 13 Skipped: 3

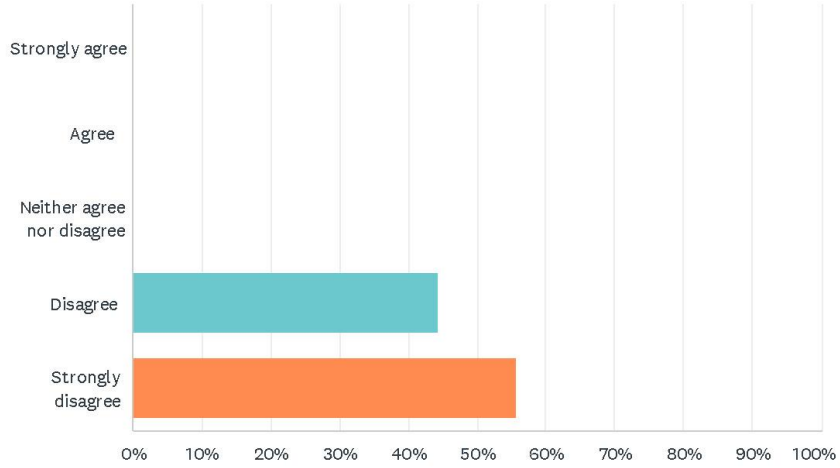



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 61.54% | 8 |
| No | 38.46% | 5 |
| TOTAL | | 13 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q22 Do agree that the current range of housing options in Rohnert Park and/or Cotati meet the needs of students, faculty, staff, and alumni of Sonoma State?

Answered: 9 Skipped: 7

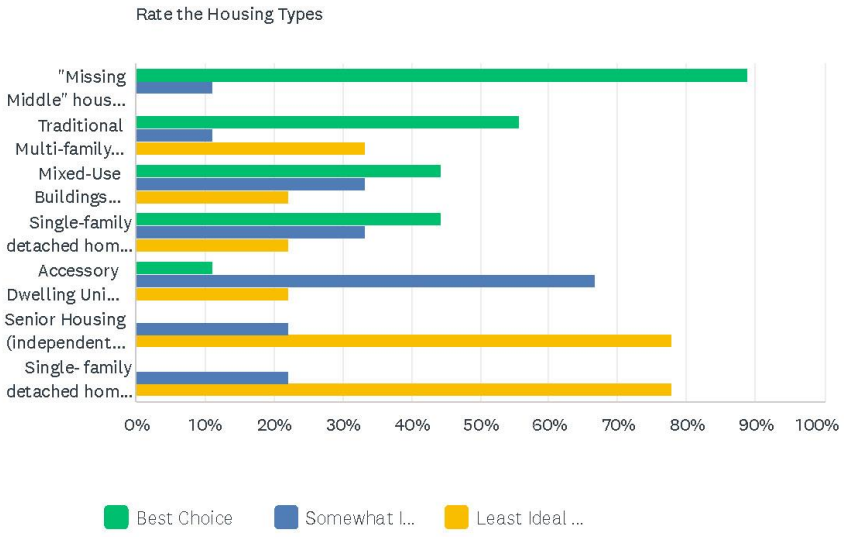



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Strongly agree | 0.00% | 0 |
| Agree | 0.00% | 0 |
| Neither agree nor disagree | 0.00% | 0 |
| Disagree | 44.44% | 4 |
| Strongly disagree | 55.56% | 5 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q23 As Cotati and Rohnert Park plan for new housing units, what kind of housing types do you think will best meet the needs of current and future students, faculty, staff, and alumni of SSU? (Please rate each housing type as best choice, somewhat ideal choice, and least ideal choice)

Answered: 9 Skipped: 7




| Rate the Housing Types | BEST CHOICE | SOMEWHAT IDEAL CHOICE | LEAST IDEAL CHOICE | TOTAL |
|---|---|---|---|---|
| "Missing Middle" housing like townhomes, duplexes, and smaller single-family cottages | 88.89% 8 | 11.11% 1 | 0.00% 0 | 9 |
| Traditional Multi-family Apartments | 55.56% 5 | 11.11% 1 | 33.33% 3 | 9 |
| Mixed-Use Buildings (housing over commercial/business spaces) | 44.44% 4 | 33.33% 3 | 22.22% 2 | 9 |
| Single-family detached homes (smaller, economy) | 44.44% 4 | 33.33% 3 | 22.22% 2 | 9 |
| Accessory Dwelling Units (e.g. in-law units, carriage houses, garages converted to living spaces) | 11.11% 1 | 66.67% 6 | 22.22% 2 | 9 |
| Senior Housing (independent or residential care facilities) | 0.00% 0 | 22.22% 2 | 77.78% 7 | 9 |
| Single- family detached homes (large/luxury) | 0.00% 0 | 22.22% 2 | 77.78% 7 | 9 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | We need more alternatives for many differenct needs. | 4/11/2022 4:45 PM |

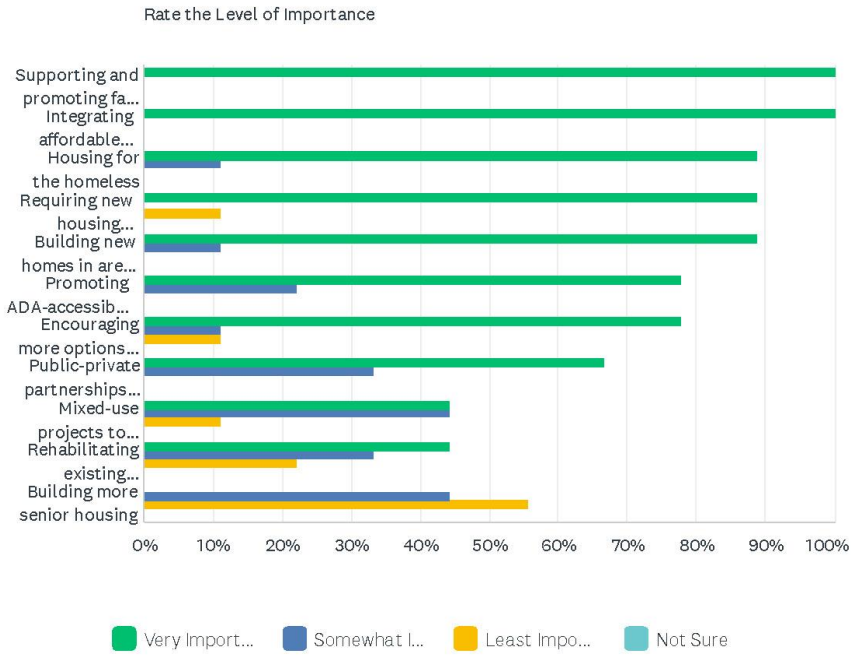
Sonoma State Community Housing Needs & Opportunities Survey

| | | |
|---|---|---|
| 2 | on-campus housing | 4/8/2022 3:11 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q24 Please rate the following housing priorities by level of importance.

Answered: 9 Skipped: 7



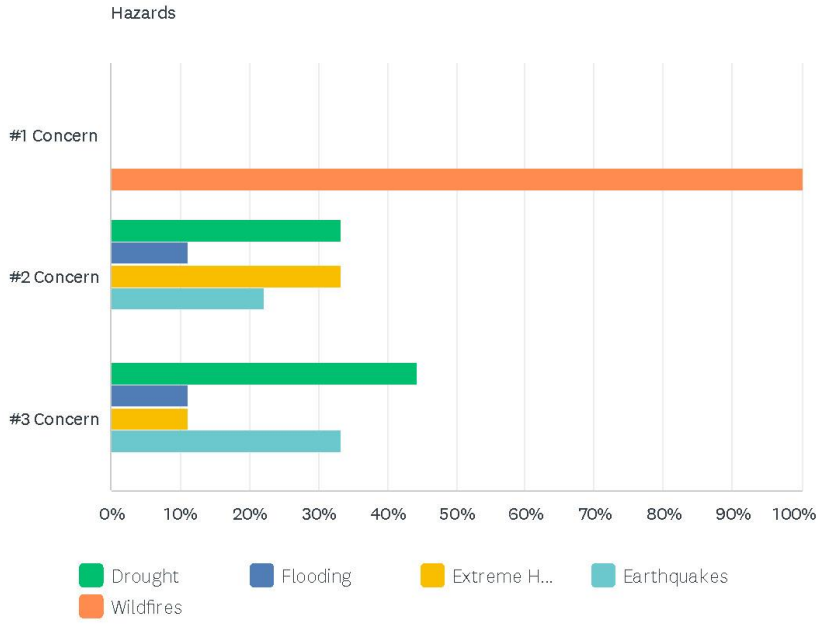
Sonoma State Community Housing Needs & Opportunities Survey

| Rate the Level of Importance | VERY IMPORTANT | SOMEWHAT IMPORTANT | LEAST IMPORTANT | NOT SURE | TOTAL |
|---|---|---|---|---|---|
| Supporting and promoting fair housing opportunities | 100.00% 9 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 9 |
| Integrating affordable housing throughout the community to create mixed-income neighborhoods | 100.00% 9 | 0.00% 0 | 0.00% 0 | 0.00% 0 | 9 |
| Housing for the homeless | 88.89% 8 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 9 |
| Requiring new housing development projects to build a certain number of affordable homes | 88.89% 8 | 0.00% 0 | 11.11% 1 | 0.00% 0 | 9 |
| Building new homes in areas that will reduce commuting time for SSU students, faculty, and staff | 88.89% 8 | 11.11% 1 | 0.00% 0 | 0.00% 0 | 9 |
| Promoting ADA-accessible housing | 77.78% 7 | 22.22% 2 | 0.00% 0 | 0.00% 0 | 9 |
| Encouraging more options for first time homebuyers | 77.78% 7 | 11.11% 1 | 11.11% 1 | 0.00% 0 | 9 |
| Public-private partnerships to provide more affordable housing | 66.67% 6 | 33.33% 3 | 0.00% 0 | 0.00% 0 | 9 |
| Mixed-use projects to bring different land uses together (e.g. homes near businesses and services) | 44.44% 4 | 44.44% 4 | 11.11% 1 | 0.00% 0 | 9 |
| Rehabilitating existing housing | 44.44% 4 | 33.33% 3 | 22.22% 2 | 0.00% 0 | 9 |
| Building more senior housing | 0.00% 0 | 44.44% 4 | 55.56% 5 | 0.00% 0 | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q25 What are your greatest concerns related to disasters/hazards? (Choose your top three concerns)

Answered: 9 Skipped: 7

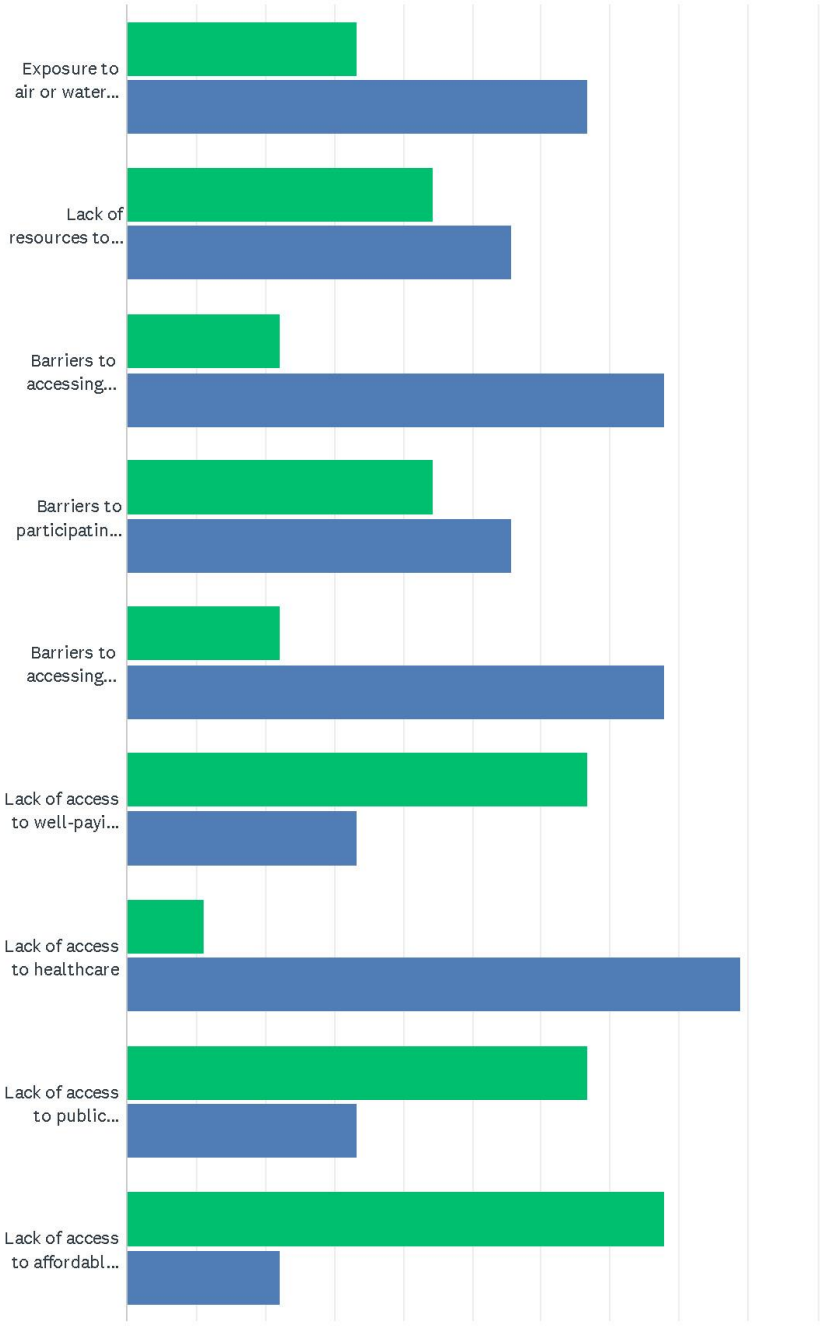



| Hazards | | | | | | |
|---|---|---|---|---|---|---|
| | DROUGHT | FLOODING | EXTREME HEAT EVENTS | EARTHQUAKES | WILDFIRES | TOTAL |
| #1 Concern | 0.00%<br>0 | 0.00%<br>0 | 0.00%<br>0 | 0.00%<br>0 | 100.00%<br>9 | 9 |
| #2 Concern | 33.33%<br>3 | 11.11%<br>1 | 33.33%<br>3 | 22.22%<br>2 | 0.00%<br>0 | 9 |
| #3 Concern | 44.44%<br>4 | 11.11%<br>1 | 11.11%<br>1 | 33.33%<br>3 | 0.00%<br>0 | 9 |

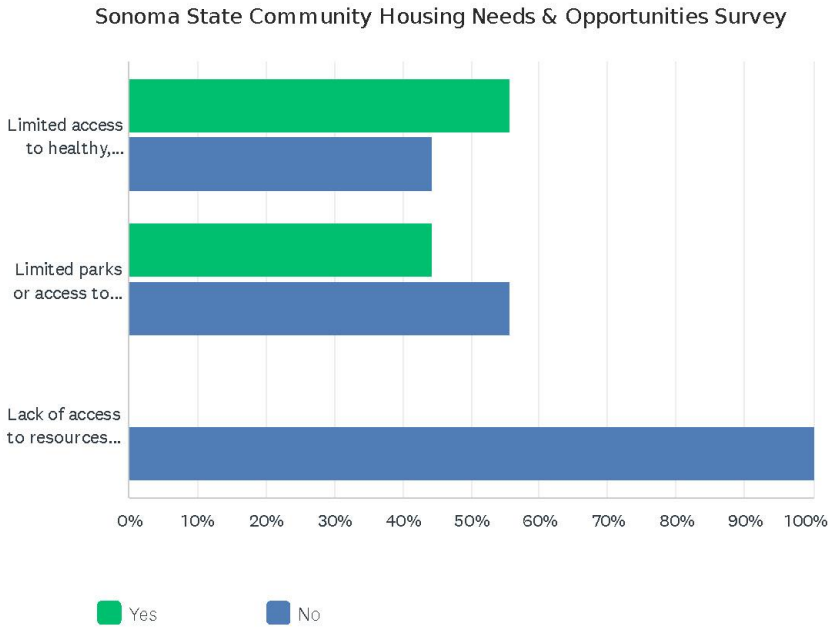
Sonoma State Community Housing Needs & Opportunities Survey

## Q26 Please indicate if any of the following issues apply to you or your household.

Answered: 9 Skipped: 7




30 / 42



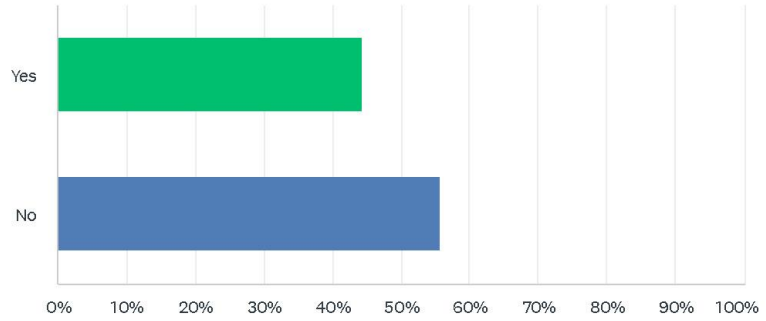

| | YES | NO | TOTAL |
|---|---|---|---|
| Exposure to air or water pollution | 33.33%<br>3 | 66.67%<br>6 | 9 |
| Lack of resources to prepare for disaster or hazard events | 44.44%<br>4 | 55.56%<br>5 | 9 |
| Barriers to accessing quality education | 22.22%<br>2 | 77.78%<br>7 | 9 |
| Barriers to participating in local decision-making processes | 44.44%<br>4 | 55.56%<br>5 | 9 |
| Barriers to accessing public safety information | 22.22%<br>2 | 77.78%<br>7 | 9 |
| Lack of access to well-paying jobs | 66.67%<br>6 | 33.33%<br>3 | 9 |
| Lack of access to healthcare | 11.11%<br>1 | 88.89%<br>8 | 9 |
| Lack of access to public transit | 66.67%<br>6 | 33.33%<br>3 | 9 |
| Lack of access to affordable, quality housing | 77.78%<br>7 | 22.22%<br>2 | 9 |
| Limited access to healthy, affordable food | 55.56%<br>5 | 44.44%<br>4 | 9 |
| Limited parks or access to open space | 44.44%<br>4 | 55.56%<br>5 | 9 |
| Lack of access to resources in my language | 0.00%<br>0 | 100.00%<br>9 | 9 |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| 1 | Noise pollution from 101 | 4/14/2022 4:51 PM |

Sonoma State Community Housing Needs & Opportunities Survey

## Q27 Are you of Hispanic, Latino, or Spanish origin?

Answered: 9 Skipped: 7

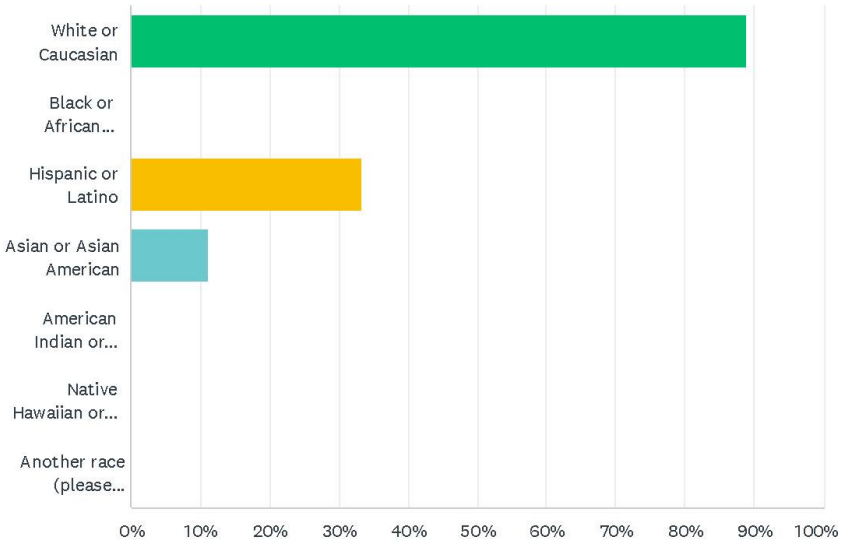



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 44.44% | 4 |
| No | 55.56% | 5 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q28 What race do you identify with? (Select all that apply)

Answered: 9 Skipped: 7



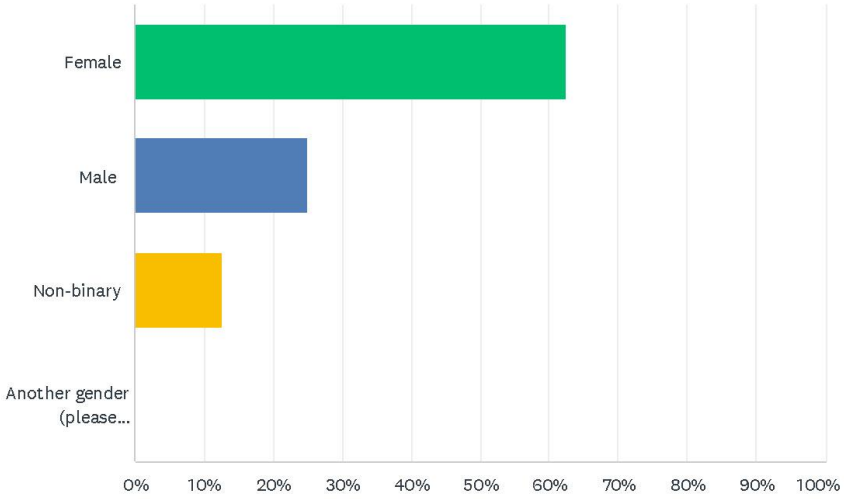

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| White or Caucasian | 88.89% | 8 |
| Black or African American | 0.00% | 0 |
| Hispanic or Latino | 33.33% | 3 |
| Asian or Asian American | 11.11% | 1 |
| American Indian or Alaska Native | 0.00% | 0 |
| Native Hawaiian or other Pacific Islander | 0.00% | 0 |
| Another race (please specify) | 0.00% | 0 |
| Total Respondents: 9 | | |

| # | ANOTHER RACE (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q29 Please choose your gender identity.

Answered: 8 Skipped: 8



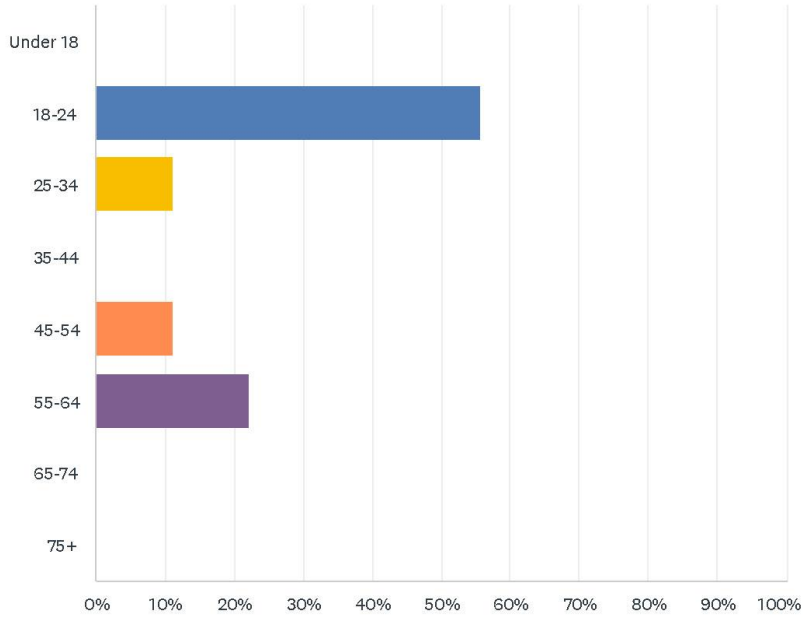

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Female | 62.50% | 5 |
| Male | 25.00% | 2 |
| Non-binary | 12.50% | 1 |
| Another gender (please specify) | 0.00% | 0 |
| TOTAL | | 8 |

| # | ANOTHER GENDER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q30 What is your age?

Answered: 9 Skipped: 7

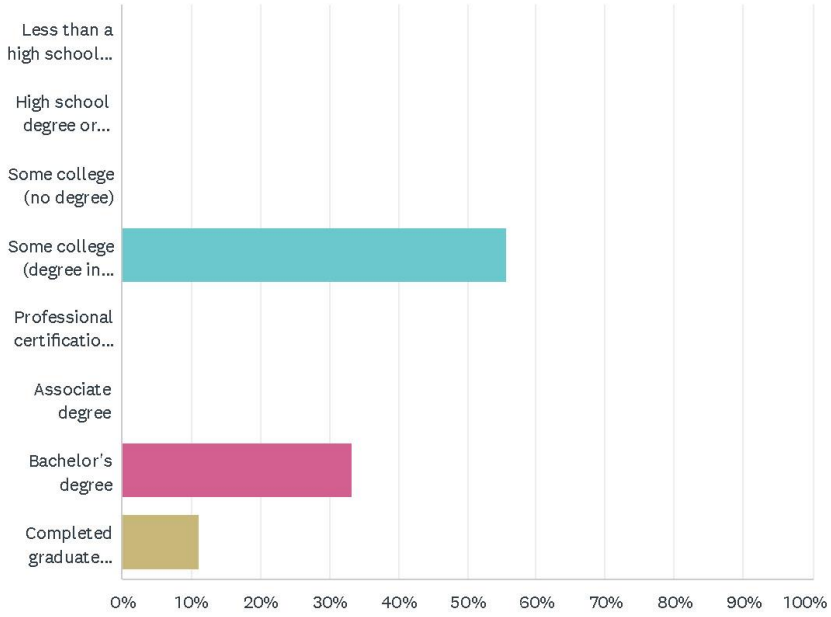



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Under 18 | 0.00% | 0 |
| 18-24 | 55.56% | 5 |
| 25-34 | 11.11% | 1 |
| 35-44 | 0.00% | 0 |
| 45-54 | 11.11% | 1 |
| 55-64 | 22.22% | 2 |
| 65-74 | 0.00% | 0 |
| 75+ | 0.00% | 0 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q31 What is the highest level of education you have completed?

Answered: 9 Skipped: 7

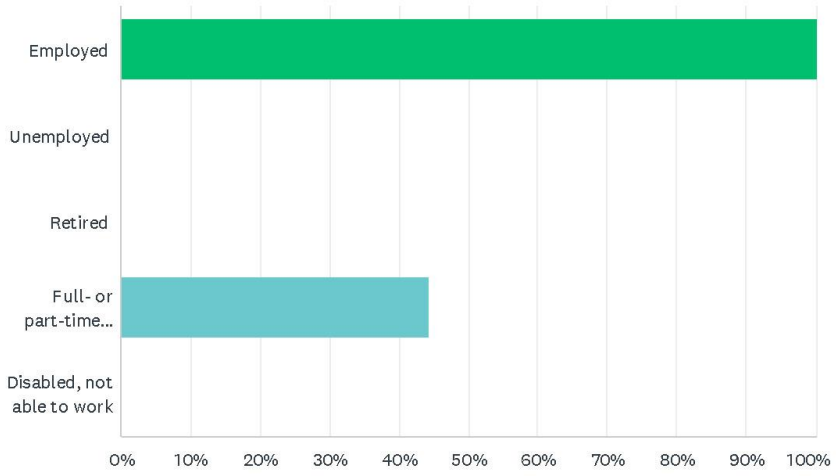



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Less than a high school diploma | 0.00% | 0 |
| High school degree or equivalent (e.g. GED) | 0.00% | 0 |
| Some college (no degree) | 0.00% | 0 |
| Some college (degree in progress) | 55.56% | 5 |
| Professional certification program | 0.00% | 0 |
| Associate degree | 0.00% | 0 |
| Bachelor's degree | 33.33% | 3 |
| Completed graduate school, Ph.D, Doctorate etc. | 11.11% | 1 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q32 Which of the following categories best describes your employment status? (Select all that apply)

Answered: 9 Skipped: 7

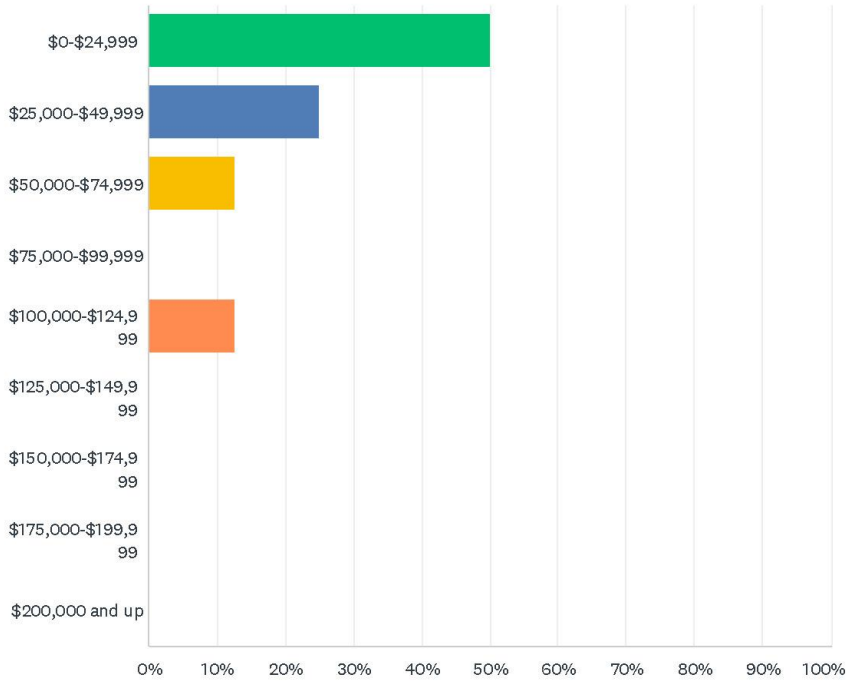



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Employed | 100.00% | 9 |
| Unemployed | 0.00% | 0 |
| Retired | 0.00% | 0 |
| Full- or part-time student | 44.44% | 4 |
| Disabled, not able to work | 0.00% | 0 |
| Total Respondents: 9 | | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q33 What is your approximate annual household income?

Answered: 8 Skipped: 8

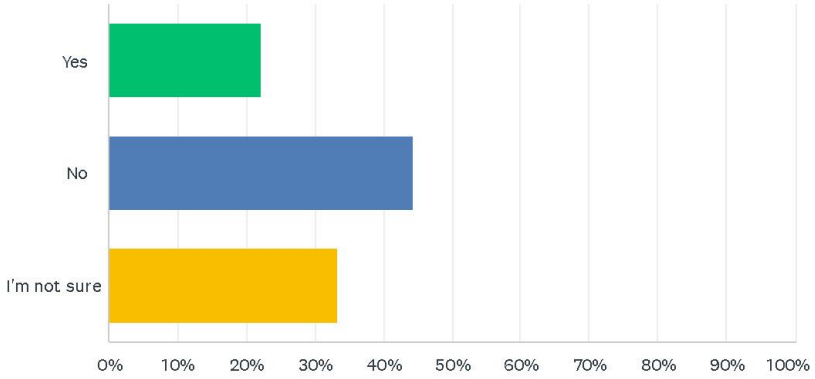



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| $0-$24,999 | 50.00% | 4 |
| $25,000-$49,999 | 25.00% | 2 |
| $50,000-$74,999 | 12.50% | 1 |
| $75,000-$99,999 | 0.00% | 0 |
| $100,000-$124,999 | 12.50% | 1 |
| $125,000-$149,999 | 0.00% | 0 |
| $150,000-$174,999 | 0.00% | 0 |
| $175,000-$199,999 | 0.00% | 0 |
| $200,000 and up | 0.00% | 0 |
| TOTAL | | 8 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q34 During your time at SSU, have you experienced or witnessed housing discrimination?

Answered: 9 Skipped: 7

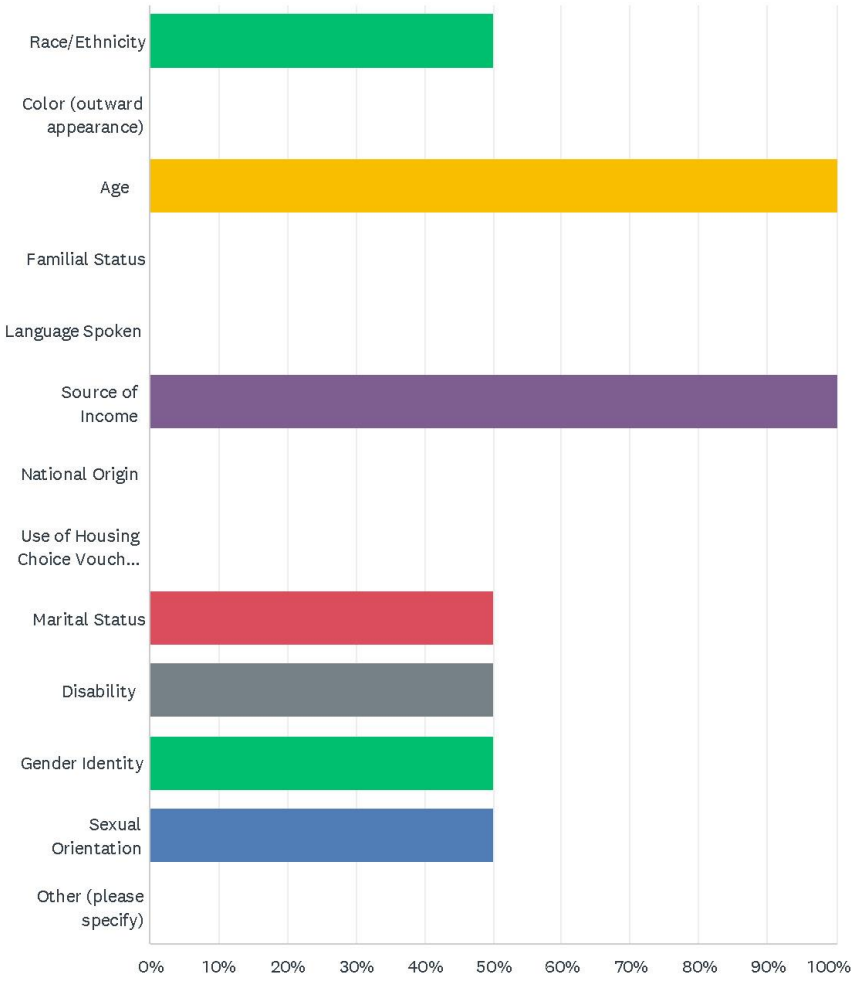



| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 22.22% | 2 |
| No | 44.44% | 4 |
| I'm not sure | 33.33% | 3 |
| TOTAL | | 9 |

Sonoma State Community Housing Needs & Opportunities Survey

## Q35 You answered Yes, I have experienced or witnessed housing discrimination. Please explain the factors that were involved. (Select all that apply)

Answered: 2 Skipped: 14



Sonoma State Community Housing Needs & Opportunities Survey

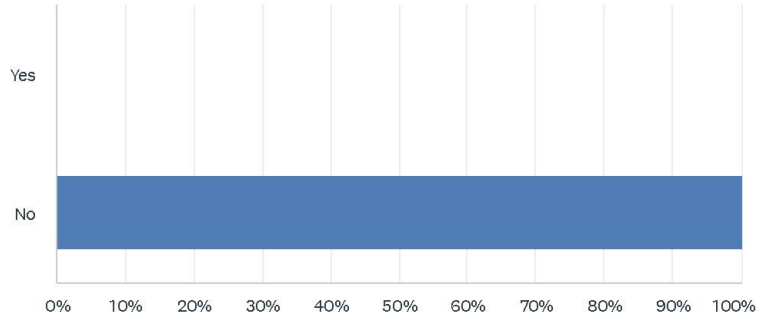
| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Race/Ethnicity | 50.00% | 1 |
| Color (outward appearance) | 0.00% | 0 |
| Age | 100.00% | 2 |
| Familial Status | 0.00% | 0 |
| Language Spoken | 0.00% | 0 |
| Source of Income | 100.00% | 2 |
| National Origin | 0.00% | 0 |
| Use of Housing Choice Voucher or other assistance | 0.00% | 0 |
| Marital Status | 50.00% | 1 |
| Disability | 50.00% | 1 |
| Gender Identity | 50.00% | 1 |
| Sexual Orientation | 50.00% | 1 |
| Other (please specify) | 0.00% | 0 |
| Total Respondents: 2 | | |

| # | OTHER (PLEASE SPECIFY) | DATE |
|---|---|---|
| | There are no responses. | |

Sonoma State Community Housing Needs & Opportunities Survey

## Q36 Did you report the incident?

Answered: 2 Skipped: 14



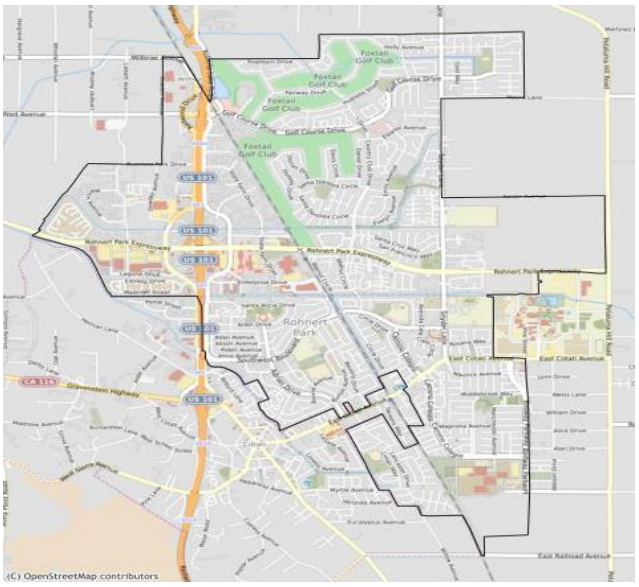

| ANSWER CHOICES | RESPONSES | |
|---|---|---|
| Yes | 0.00% | 0 |
| No | 100.00% | 2 |
| TOTAL | | 2 |

| # | IF YOU ANSWERED NO, WHY NOT? | DATE |
|---|---|---|
| 1 | Because I would not know who to report to or if they would even care | 4/14/2022 10:30 PM |
| 2 | Was eventually addressed, nothing I could do about it | 4/14/2022 5:02 PM |

# 8 Housing Needs Data Report

# HOUSING NEEDS DATA REPORT: ROHNERT PARK

ABAG/MTC Staff and Baird + Driskell Community Planning 2021-04-02



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# 1 INTRODUCTION

The Bay Area continues to see growth in both population and jobs, which means more housing of various types and sizes is needed to ensure that residents across all income levels, ages, and abilities have a place to call home. While the number of people drawn to the region over the past 30 years has steadily increased, housing production has stalled, contributing to the housing shortage that communities are experiencing today. In many cities, this has resulted in residents being priced out, increased traffic congestion caused by longer commutes, and fewer people across incomes being able to purchase homes or meet surging rents.

The 2023-2031 Housing Element Update provides a roadmap for how to meet our growth and housing challenges. Required by the state, the Housing Element identifies what the existing housing conditions and community needs are, reiterates goals, and creates a plan for more housing. The Housing Element is an integral part of the General Plan, which guides the policies of Rohnert Park.

# 2 SUMMARY OF KEY FACTS

- **Population** – Generally, the population of the Bay Area continues to grow because of natural growth and because the strong economy draws new residents to the region. The population of Rohnert Park increased by 2.0% from 2000 to 2020, which is below the growth rate of the Bay Area.

- **Age** – In 2019, Rohnert Park's youth population under the age of 18 was 8,449 and senior population 65 and older was 5,949. These age groups represent 19.7% and 13.9%, respectively, of Rohnert Park's population.

- **Race/Ethnicity** – In 2020, 61.0% of Rohnert Park's population was White while 2.2% was African American, 6.7% was Asian, and 26.9% was Latinx. People of color in Rohnert Park comprise a proportion below the overall proportion in the Bay Area as a whole.[1]

- **Employment** – Rohnert Park residents most commonly work in the *Health & Educational Services* industry. From January 2010 to January 2021, the unemployment rate in Rohnert Park decreased by 4.9 percentage points. Since 2010, the number of jobs located in the jurisdiction increased by 1,250 (10.4%). Additionally, the jobs-household ratio in Rohnert Park has decreased from 0.89 in 2002 to 0.82 jobs per household in 2018.

- **Number of Homes** – The number of new homes built in the Bay Area has not kept pace with the demand, resulting in longer commutes, increasing prices, and exacerbating issues of displacement and homelessness. The number of homes in Rohnert Park increased, 4.3% from 2010 to 2020, which is *above* the growth rate for Sonoma County and *below* the growth rate of the region's housing stock during this time period.

- **Home Prices** – A diversity of homes at all income levels creates opportunities for all Rohnert Park residents to live and thrive in the community.

    - **Ownership** The largest proportion of homes had a value in the range of $250k-$500k in 2019. Home prices increased by 92.6% from 2010 to 2020.

    - **Rental Prices** – The typical contract rent for an apartment in Rohnert Park was $1,590 in 2019. Rental prices increased by 41.9% from 2009 to 2019. To rent a typical apartment without cost burden, a household would need to make $63,640 per year.[2]

- **Housing Type** – It is important to have a variety of housing types to meet the needs of a community today and in the future. In 2020, 47.3% of homes in Rohnert Park were single family detached, 8.6% were single family attached, 7.7% were small multifamily (2-4 units), and 27.4% were medium or large multifamily (5+ units). Between 2010 and 2020, the number of single-

[1] The Census Bureau's American Community Survey accounts for ethnic origin separate from racial identity. The numbers reported here use an accounting of both such that the racial categories are shown exclusive of Latinx status, to allow for an accounting of the Latinx population regardless of racial identity. The term Hispanic has historically been used to describe people from numerous Central American, South American, and Caribbean countries. In recent years, the term Latino or Latinx has become preferred. This report generally uses Latinx, but occasionally when discussing US Census data, we use Hispanic or Non-Hispanic, to clearly link to the data source. [2] Note that contract rents may differ significantly from, and often being lower than, current listing prices.

family units increased more than multi-family units. Generally, in Rohnert Park, the share of the housing stock that is detached single family homes is below that of other jurisdictions in the region.

- **Cost Burden** – The U.S. Department of Housing and Urban Development considers housing to be affordable for a household if the household spends less than 30% of its income on housing costs. A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." In Rohnert Park, 21.1% of households spend 30%-50% of their income on housing, while 24.3% of households are severely cost burden and use the majority of their income for housing.

- **Displacement/Gentrification** – According to research from The University of California, Berkeley, 55.5% of households in Rohnert Park live in neighborhoods that are susceptible to or experiencing displacement, and 0.0% live in areas at risk of or undergoing gentrification. 23.1% of households in Rohnert Park live in neighborhoods where low-income households are likely excluded due to prohibitive housing costs. There are various ways to address displacement including ensuring new housing at all income levels is built.

- **Neighborhood** – 0.0% of residents in Rohnert Park live in neighborhoods identified as "Highest Resource" or "High Resource" areas by State-commissioned research, while 39.8% of residents live in areas identified by this research as "Low Resource" or "High Segregation and Poverty" areas. These neighborhood designations are based on a range of indicators covering areas such as education, poverty, proximity to jobs and economic opportunities, low pollution levels, and other factors.[3]

- **Special Housing Needs** – Some population groups may have special housing needs that require specific program responses, and these groups may experience barriers to accessing stable housing due to their specific housing circumstances. In Rohnert Park, 11.9% of residents have a disability of any kind and may require accessible housing. Additionally, 8.6% of Rohnert Park households are larger households with five or more people, who likely need larger housing units with three bedrooms or more. 13.2% of households are female-headed families, which are often at greater risk of housing insecurity.

[3] For more information on the "opportunity area" categories developed by HCD and the California Tax Credit Allocation Committee, see this website: https://www.treasurer.ca.gov/ctcac/opportunity.asp. The degree to which different jurisdictions and neighborhoods have access to opportunity will likely need to be analyzed as part of new Housing Element requirements related to affirmatively furthering fair housing. ABAG/MTC will be providing jurisdictions with technical assistance on this topic this summer, following the release of additional guidance from HCD.

***Note on Data***

*Many of the tables in this report are sourced from data from the Census Bureau's American Community Survey or U.S. Department of Housing and Urban Development's Comprehensive Housing Affordability Strategy (CHAS) data, both of which are samples and as such, are subject to sampling variability. This means that data is an estimate, and that other estimates could be possible if another set of respondents had been reached. We use the five-year release to get a larger data pool to minimize this "margin of error" but particularly for the smaller cities, the data will be based on fewer responses, and the information should be interpreted accordingly.*

*Additionally, there may be instances where there is no data available for a jurisdiction for particular data point, or where a value is 0 and the automatically generated text cannot perform a calculation. In*

*these cases, the automatically generated text is "NODATA." Staff should reword these sentences before using them in the context of the Housing Element or other documents.*

***Note on Figures***

*Any figure that does not specify geography in the figure name represents data for Rohnert Park.*

# 3 LOOKING TO THE FUTURE: REGIONAL HOUSING NEEDS

## 3.1 Regional Housing Needs Determination

The Plan Bay Area 2050[4] Final Blueprint forecasts that the nine-county Bay Area will add 1.4 million new households between 2015 and 2050. For the eight-year time frame covered by this Housing Element Update, the Department of Housing and Community Development (HCD) has identified the region's housing need as 441,176 units. The total number of housing units assigned by HCD is separated into four income categories that cover housing types for all income levels, from very low-income households to market rate housing.[5] This calculation, known as the Regional Housing Needs Determination (RHND), is based on population projections produced by the California Department of Finance as well as adjustments that incorporate the region's existing housing need. The adjustments result from recent legislation requiring HCD to apply additional adjustment factors to the baseline growth projection from California Department of Finance, in order for the regions to get closer to healthy housing markets. To this end, adjustments focus on the region's vacancy rate, level of overcrowding and the share of cost burdened households, and seek to bring the region more in line with comparable ones.[6] These new laws governing the methodology for how HCD calculates the RHND resulted in a significantly higher number of housing units for which the Bay Area must plan compared to previous RHNA cycles.

## 3.2 Regional Housing Needs Allocation

A starting point for the Housing Element Update process for every California jurisdiction is the Regional Housing Needs Allocation or RHNA – the share of the RHND assigned to each jurisdiction by the Association of Bay Area Governments (ABAG). State Housing Element Law requires ABAG to develop a methodology that calculates the number of housing units assigned to each city and county and distributes each jurisdiction's housing unit allocation among four affordability levels. For this RHNA cycle, the RHND increased by 135%, from 187,990 to 441,776. For more information on the RHNA process this cycle, see ABAG's website: https://abag.ca.gov/our-work/housing/rhna-regional-housing-needs- allocation

Almost all jurisdictions in the Bay Area are likely to receive a larger RHNA this cycle compared to the last cycle, primarily due to changes in state law that led to a considerably higher RHND compared to previous cycles.

In January 2021, ABAG adopted a Draft RHNA Methodology, which is currently being reviewed by HCD. For Rohnert Park, the proposed RHNA to be planned for this cycle is 1,580 units, a slated increase from the last cycle. **Please note that the previously stated figures are merely illustrative, as ABAG has yet to issue Final RHNA allocations. The Final RHNA allocations that local jurisdictions will use for**

[4] Plan Bay Area 2050 is a long-range plan charting the course for the future of the nine-county San Francisco Bay Area. It covers four key issues: the economy, the environment, housing and transportation

[5] HCD divides the RHND into the following four income categories:
Very Low-income: 0-50% of Area Median Income
Low-income: 50-80% of Area Median Income
Moderate-income: 80-120% of Area Median Income
Above Moderate-income: 120% or more of Area Median Income

[6] For more information on HCD's RHND calculation for the Bay Area, see this letter sent to ABAG from HCD on June 9, 2020: https://www.hcd.ca.gov/community-development/housing-element/docs/abagrhna-final060920(r).pdf

**their Housing Elements will be released at the end of 2021.** The potential allocation that Rohnert Park would receive from the Draft RHNA Methodology is broken down by income category as follows:

Table 1: Illustrative Regional Housing Needs Allocation from Draft Methodology

| Income Group | Rohnert Park Units | Sonoma County Units | Bay Area Units | Rohnert Park Percent | Sonoma County Percent | Bay Area Percent |
|---|---|---|---|---|---|---|
| Very Low Income (<50% of AMI) | 399 | 3999 | 114442 | 25.3% | 27.5% | 25.9% |
| Low Income (50%-80% of AMI) | 230 | 2302 | 65892 | 14.6% | 15.8% | 14.9% |
| Moderate Income (80%-120% of AMI) | 265 | 2302 | 72712 | 16.8% | 15.8% | 16.5% |
| Above Moderate Income (>120% of AMI) | 686 | 5959 | 188130 | 43.4% | 40.9% | 42.6% |
| Total | 1580 | 14562 | 441176 | 100.0% | 100.0% | 100.0% |

*Source: Association of Bay Area Governments Methodology and tentative numbers were approved by ABAG's Executive board on January 21, 2021 (Resolution No. 02-2021). The numbers were submitted for review to California Housing and Community Development in February 2021, after which an appeals process will take place during the Summer and Fall of 2021.*
*THESE NUMBERS SHOULD BE CONSIDERED PRELIMINARY AND SUBJECT TO CHANGE PER HCD REVIEW*

# 4 POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

## 4.1 Population

The Bay Area is the fifth-largest metropolitan area in the nation and has seen a steady increase in population since 1990, except for a dip during the Great Recession. Many cities in the region have experienced significant growth in jobs and population. While these trends have led to a corresponding increase in demand for housing across the region, the regional production of housing has largely not kept pace with job and population growth. Since 2000, Rohnert Park's population has increased by 2.0%; this rate is below that of the region as a whole, at 14.8%. In Rohnert Park, roughly 18.3% of its population moved during the past year, a number 4.9 percentage points greater than the regional rate of 13.4%.

### Table 2: Population Growth Trends

| Geography | 1990 | 1995 | 2000 | 2005 | 2010 | 2015 | 2020 |
|---|---|---|---|---|---|---|---|
| Rohnert Park | 36326 | 37811 | 42236 | 42262 | 40794 | 41681 | 43069 |
| Sonoma County | 388222 | 416776 | 458614 | 475703 | 483878 | 500640 | 492980 |
| Bay Area | 6020147 | 6381961 | 6784348 | 7073912 | 7150739 | 7595694 | 7790537 |

*Universe: Total population*
*Source: California Department of Finance, E-5 series*
*For more years of data, please refer to the Data Packet Workbook, Table POPEMP-01.*

In 2020, the population of Rohnert Park was estimated to be 43,069 (see Table 2). From 1990 to 2000, the population increased by 16.3%, while it decreased by 3.4% during the first decade of the 2000s. In the most recent decade, the population increased by 5.6%. The population of Rohnert Park makes up 8.7% of Sonoma County.[7]

[7] To compare the rate of growth across various geographic scales, Figure 1 shows population for the jurisdiction, county, and region indexed to the population in the year 1990. This means that the data points represent the population growth (i.e. percent change) in each of these geographies relative to their populations in 1990.

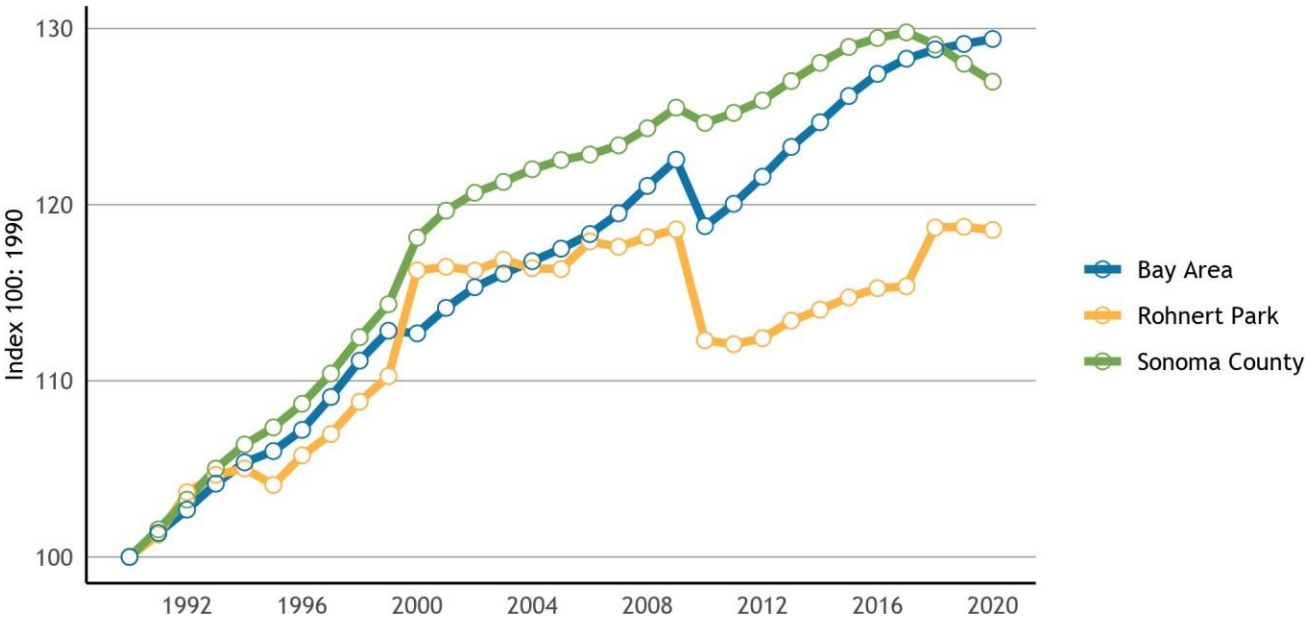


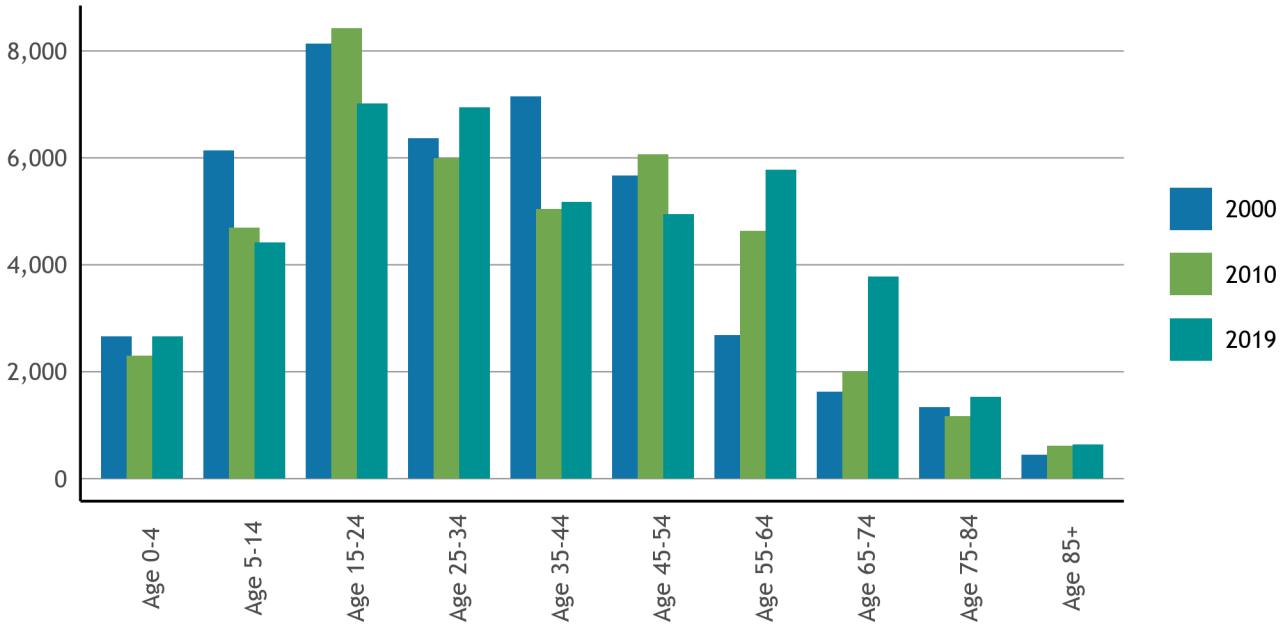

**Figure 1: Population Growth Trends**

*Source: California Department of Finance, E-5 series Note: The data shown on the graph represents population for the jurisdiction, county, and region indexed to the population in the first year shown. The data points represent the relative population growth in each of these geographies relative to their populations in that year.*
*For some jurisdictions, a break may appear at the end of each decade (1999, 2009) as estimates are compared to census counts. DOF uses the decennial census to benchmark subsequent population estimates.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-01.*

## 4.2 Age

The distribution of age groups in a city shapes what types of housing the community may need in the near future. An increase in the older population may mean there is a developing need for more senior housing options, while higher numbers of children and young families can point to the need for more family housing options and related services. There has also been a move by many to age-in-place or downsize to stay within their communities, which can mean more multifamily and accessible units are also needed.

In Rohnert Park, the median age in 2000 was 30.9; by 2019, this figure had increased, landing at around 36 years. More specifically, the population of those under 14 has increased since 2010, while the 65- and-over population has increased (see Figure 2).

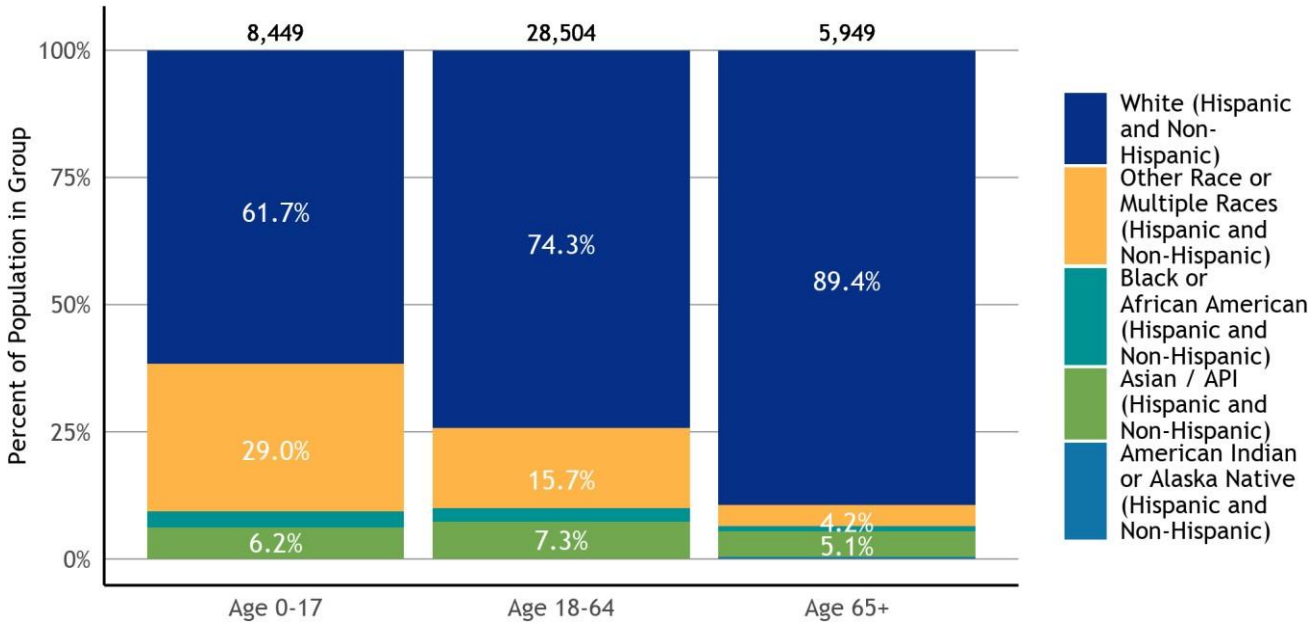



## Figure 2: Population by Age, 2000-2019

*Universe: Total population*
*Source: U.S. Census Bureau, Census 2000 SF1, Table P12; U.S. Census Bureau, Census 2010 SF1, Table P12; U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-04.*

Looking at the senior and youth population by race can add an additional layer of understanding, as families and seniors of color are even more likely to experience challenges finding affordable housing. People of color[8] make up 10.6% of seniors and 38.3% of youth under 18 (see Figure 3).

[8] Here, we count all non-white racial groups




## Figure 3: Senior and Youth Population by Race

*Universe: Total population*
*Notes: In the sources for this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity, and an overlapping category of Hispanic / non-Hispanic groups has not been shown to avoid double counting in the stacked bar chart.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-G)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-02.*

## 4.3 Race and Ethnicity

Understanding the racial makeup of a city and region is important for designing and implementing effective housing policies and programs. These patterns are shaped by both market factors and government actions, such as exclusionary zoning, discriminatory lending practices and displacement that has occurred over time and continues to impact communities of color today[9]. Since 2000, the percentage of residents in Rohnert Park identifying as White has decreased – and by the same token the percentage of residents of all *other* races and ethnicities has *increased* – by 16.0 percentage points, with the 2019 population standing at 26,159 (see Figure 4). In absolute terms, the *Hispanic or Latinx* population increased the most while the *White, Non-Hispanic* population decreased the most.

[9] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

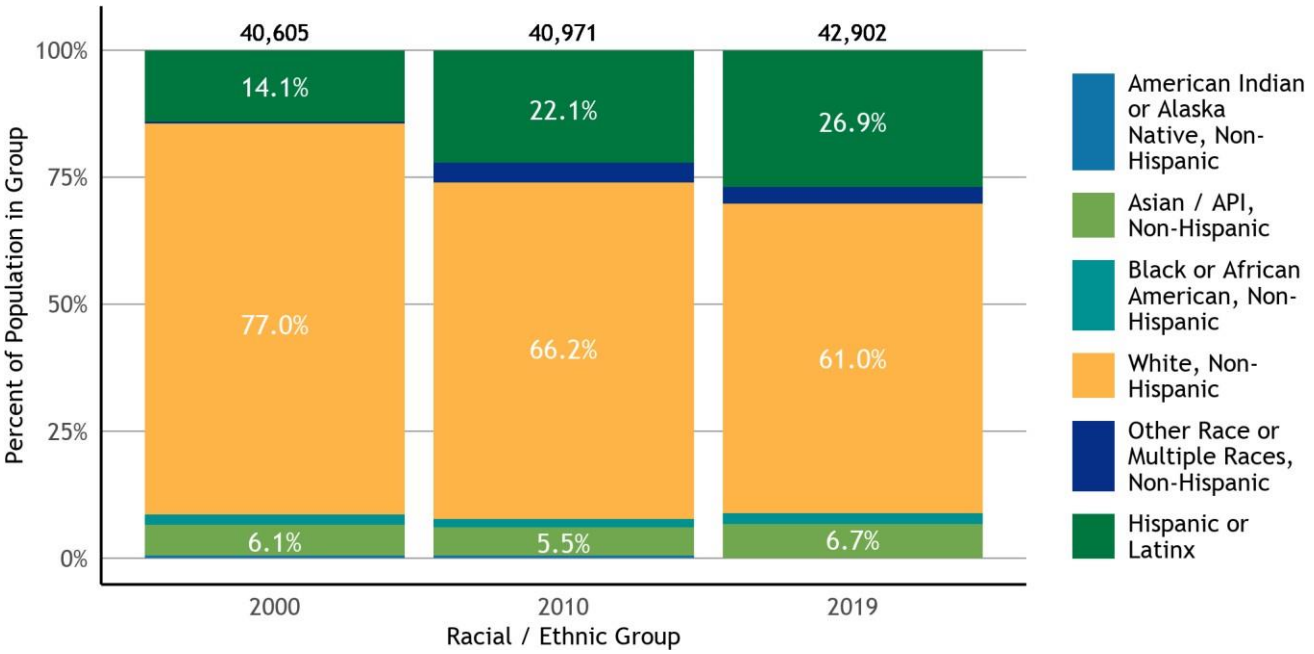



**Figure 4: Population by Race, 2000-2019**

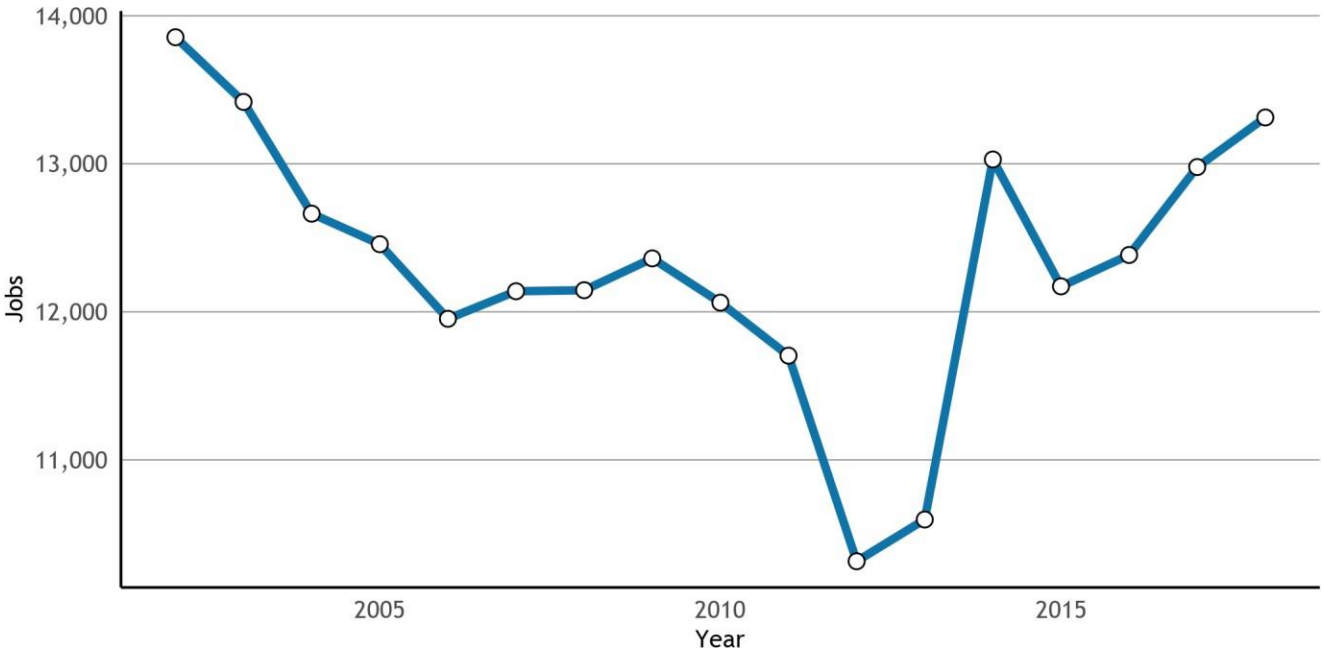
*Universe: Total population*
*Notes: Data for 2019 represents 2015-2019 ACS estimates. The Census Bureau defines Hispanic/Latinx ethnicity separate from racial categories. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.*
*Source: U.S. Census Bureau, Census 2000, Table P004; U.S. Census Bureau, American Community Survey 5-Year Data (2015- 2019), Table B03002*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-02.*

## 4.4 Employment Trends

### *4.4.1 Balance of Jobs and Workers*

A city houses employed residents who either work in the community where they live or work elsewhere in the region. Conversely, a city may have job sites that employ residents from the same city, but more often employ workers commuting from outside of it. Smaller cities typically will have more employed residents than jobs there and export workers, while larger cities tend to have a surplus of jobs and import workers. To some extent the regional transportation system is set up for this flow of workers to the region's core job centers. At the same time, as the housing affordability crisis has illustrated, local imbalances may be severe, where local jobs and worker populations are out of sync at a sub-regional scale.

One measure of this is the relationship between *workers* and *jobs*. A city with a surplus of workers "exports" workers to other parts of the region, while a city with a surplus of jobs must conversely "import" them. Between 2002 and 2018, the number of jobs in Rohnert Park decreased by 3.9% (see Figure 5).




## Figure 5: Jobs in a Jurisdiction

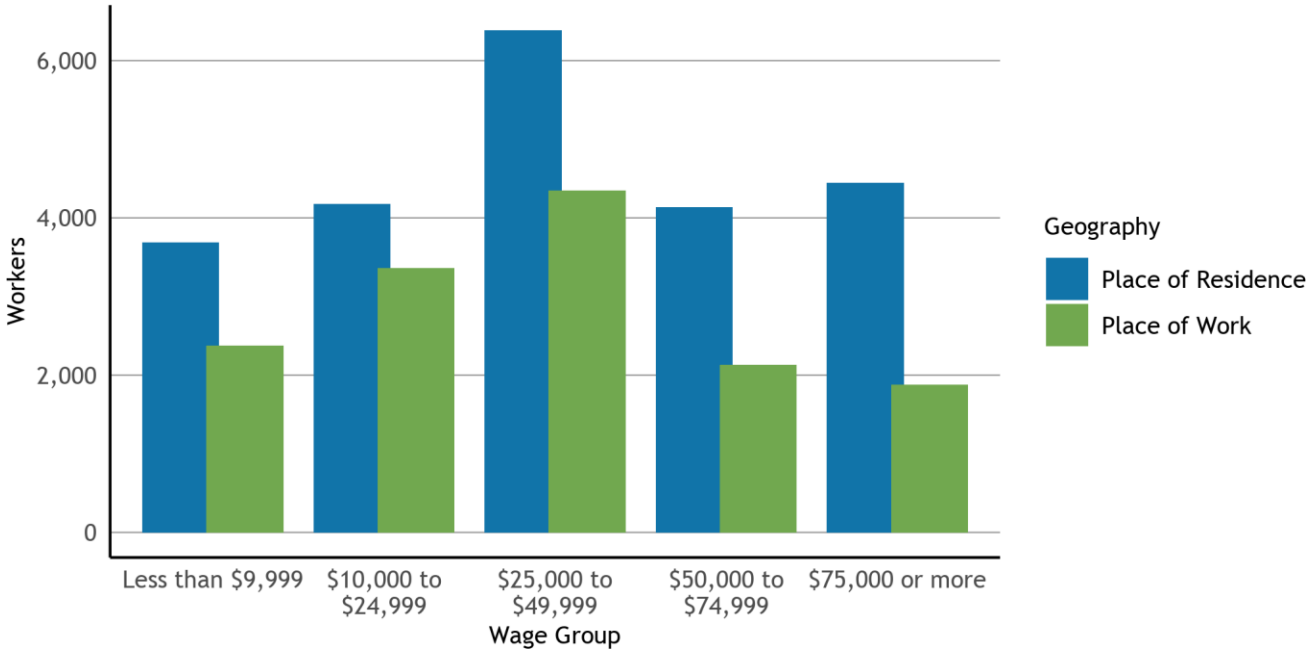
*Universe: Jobs from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*
*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized.*
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files, 2002-2018*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-11.*

There are 22,830 employed residents, and 14,089 jobs[10] in Rohnert Park - the ratio of jobs to resident workers is 0.62; Rohnert Park is *a net exporter of workers*.

Figure 6 shows the balance when comparing jobs to workers, broken down by different wage groups, offering additional insight into local dynamics. A community may offer employment for relatively low-income workers but have relatively few housing options for those workers - or conversely, it may house residents who are low wage workers but offer few employment opportunities for them. Such relationships may cast extra light on potentially pent-up demand for housing in particular price categories. A relative *surplus* of jobs relative to residents in a given wage category suggests the need to import those workers, while conversely, surpluses of workers in a wage group relative to jobs means the community will export those workers to other jurisdictions. Such flows are not inherently bad, though over time, sub-regional imbalances may appear. Rohnert Park has more low-wage *residents* than low-wage *jobs* (where low-wage refers to jobs paying less than $25,000). At the other end of the

[10] Employed *residents* in a jurisdiction is counted by place of residence (they may work elsewhere) while *jobs* in a jurisdiction are counted by place of work (they may live elsewhere). The jobs may differ from those reported in Figure 5 as the source for the time series is from administrative data, while the cross-sectional data is from a survey.

wage spectrum, the city has more high-wage *residents* than high-wage *jobs* (where high-wage refers to jobs paying more than $75,000) (see Figure 6).[11]

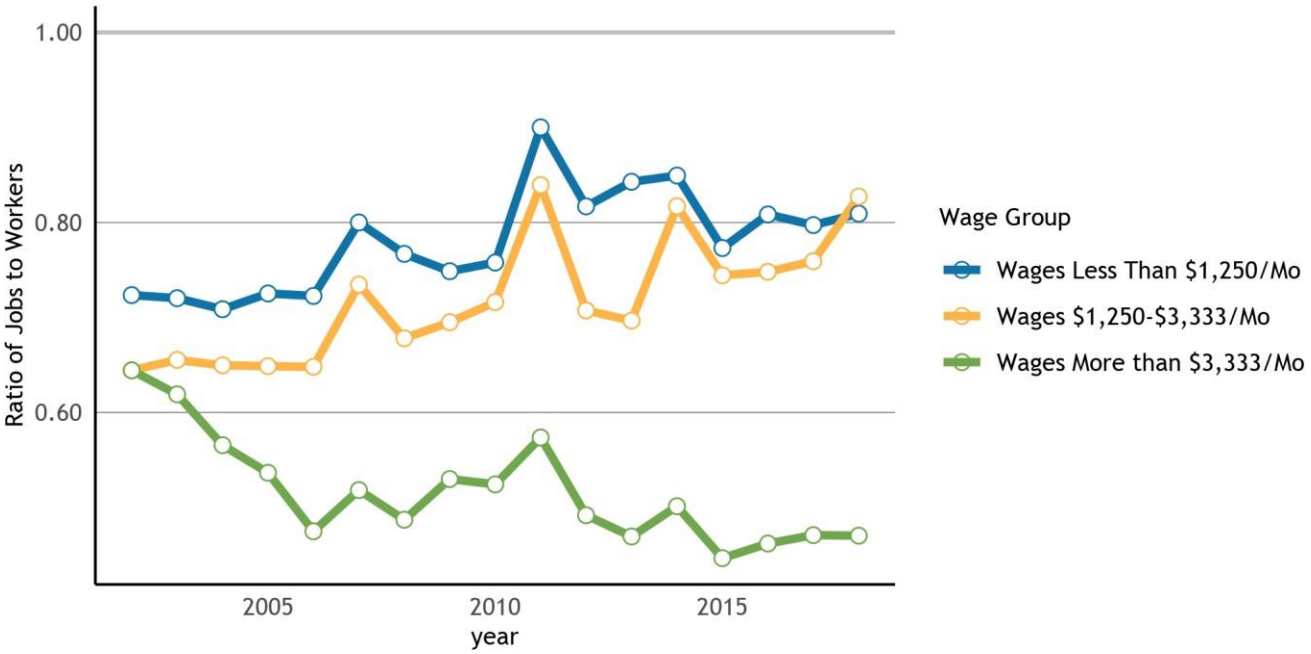



## Figure 6: Workers by Earnings, by Jurisdiction as Place of Work and Place of Residence

*Universe: Workers 16 years and over with earnings*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data 2015-2019, B08119, B08519 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-10.*

Figure 7 shows the balance of a jurisdiction's resident workers to the jobs located there for different wage groups as a ratio instead - a value of 1 means that a city has the same number of jobs in a wage group as it has resident workers - in principle, a balance. Values above 1 indicate a jurisdiction will need to import workers for jobs in a given wage group. At the regional scale, this ratio is 1.04 jobs for each worker, implying a modest import of workers from outside the region (see Figure 7).

[11] The source table is top-coded at $75,000, precluding more fine grained analysis at the higher end of the wage spectrum.

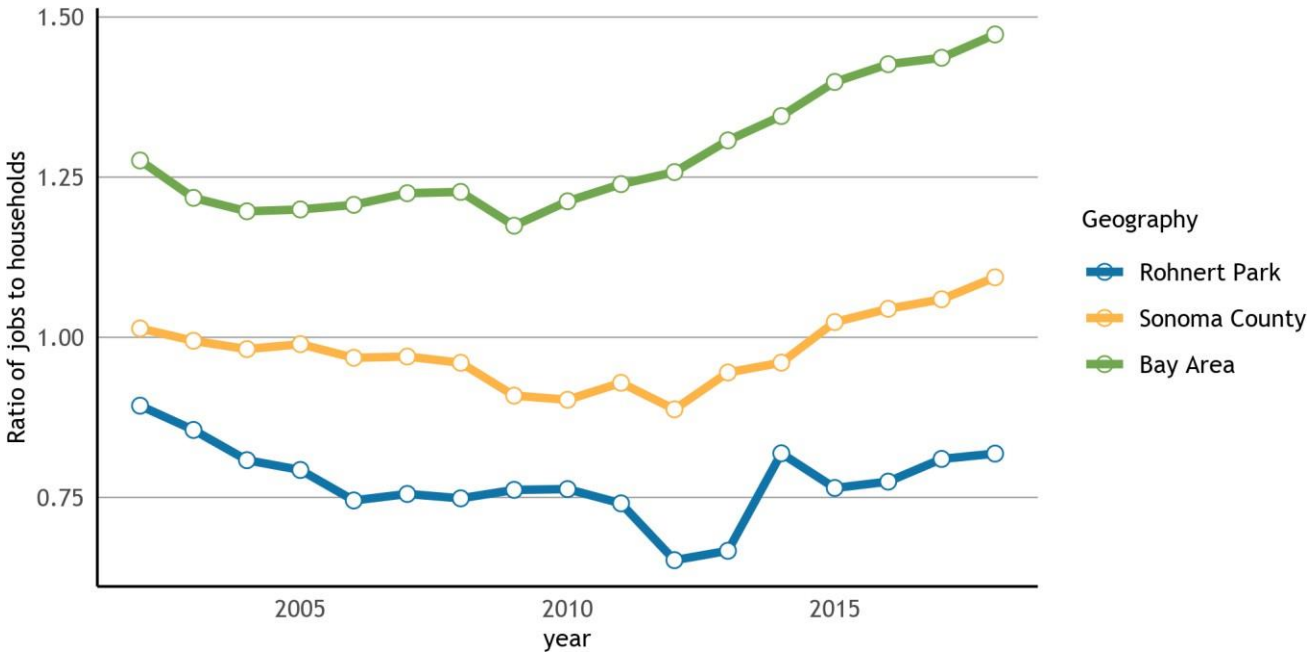



## Figure 7: Jobs-Worker Ratios, By Wage Group

*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment*
*Notes: The ratio compares job counts by wage group from two tabulations of LEHD data: Counts by place of work relative to counts by place of residence. See text for details.*
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs); Residence Area Characteristics (RAC) files (Employed Residents), 2010-2018*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-14.*

Such balances between jobs and workers may directly influence the housing demand in a community. New jobs may draw new residents, and when there is high demand for housing relative to supply, many workers may be unable to afford to live where they work, particularly where job growth has been in relatively lower wage jobs. This dynamic not only means many workers will need to prepare for long commutes and time spent on the road, but in the aggregate it contributes to traffic congestion and time lost for all road users.

If there are more jobs than employed residents, it means a city is relatively jobs-rich, typically also with a high jobs to household ratio. Thus bringing housing into the measure, the *jobs-household ratio* in Rohnert Park has decreased from 0.89 in 2002, to 0.82 jobs per household in 2018 (see Figure 8).

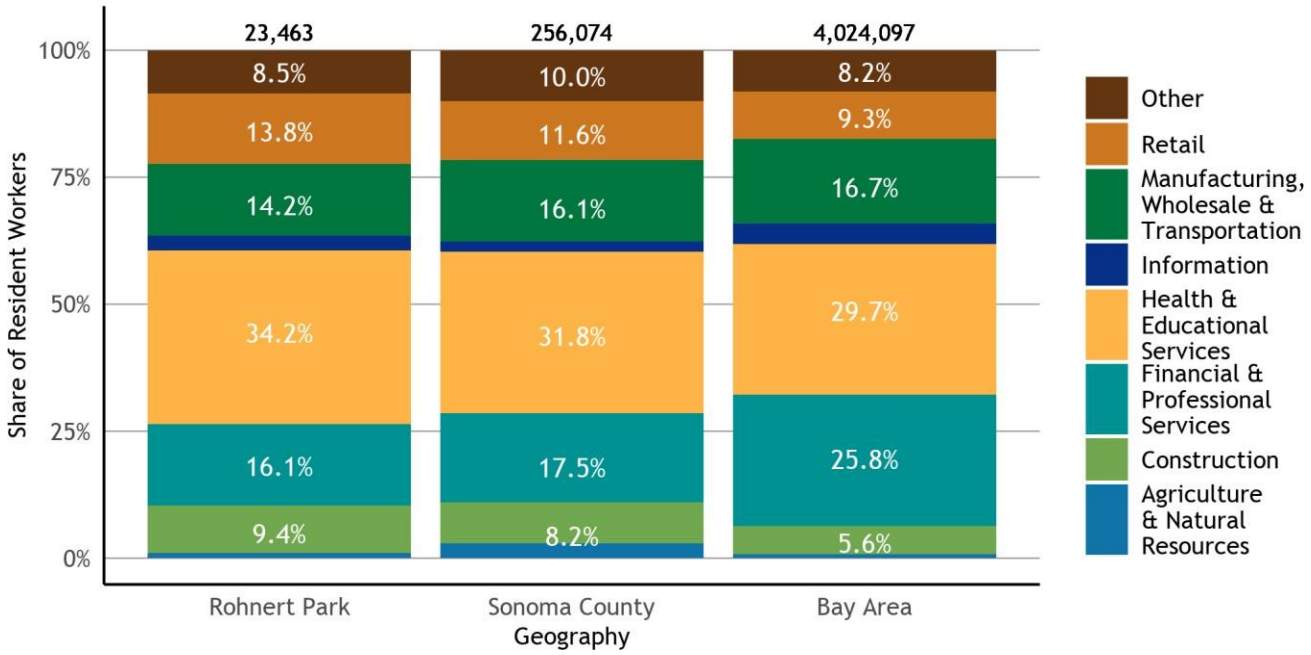



## Figure 8: Jobs-Household Ratio

*Universe: Jobs in a jurisdiction from unemployment insurance-covered employment (private, state and local government) plus United States Office of Personnel Management-sourced Federal employment; households in a jurisdiction*
*Notes: The data is tabulated by place of work, regardless of where a worker lives. The source data is provided at the census block level. These are crosswalked to jurisdictions and summarized. The ratio compares place of work wage and salary jobs with households, or occupied housing units. A similar measure is the ratio of jobs to housing units. However, this jobs-household ratio serves to compare the number of jobs in a jurisdiction to the number of housing units that are actually occupied. The difference between a jurisdiction's jobs-housing ratio and jobs-household ratio will be most pronounced in jurisdictions with high vacancy rates, a high rate of units used for seasonal use, or a high rate of units used as short-term rentals.*
*Source: U.S. Census Bureau, Longitudinal Employer-Household Dynamics, Workplace Area Characteristics (WAC) files (Jobs), 2002-2018; California Department of Finance, E-5 (Households)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-13.*

### *4.4.2 Sector Composition*

In terms of sectoral composition, the largest industry in which Rohnert Park residents work is *Health & Educational Services*, and the largest sector in which Sonoma residents work is *Health & Educational Services* (see Figure 9). For the Bay Area as a whole, the *Health & Educational Services* industry employs the most workers.

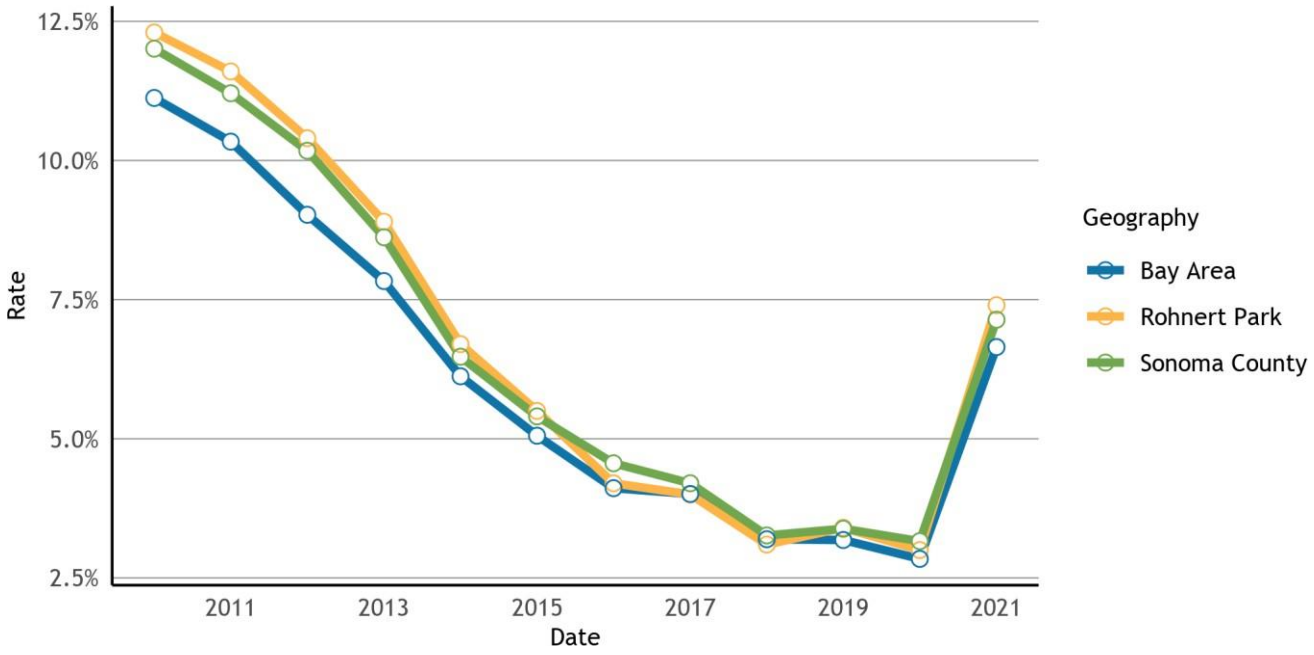



## Figure 9: Resident Employment by Industry

*Universe: Civilian employed population age 16 years and over*
*Notes: The data displayed shows the industries in which jurisdiction residents work, regardless of the location where those residents are employed (whether within the jurisdiction or not). Categories are derived from the following source tables: Agriculture & Natural Resources: C24030_003E, C24030_030E; Construction: C24030_006E, C24030_033E; Manufacturing, Wholesale & Transportation: C24030_007E, C24030_034E, C24030_008E, C24030_035E, C24030_010E, C24030_037E; Retail: C24030_009E, C24030_036E; Information: C24030_013E, C24030_040E; Financial & Professional Services: C24030_014E, C24030_041E, C24030_017E, C24030_044E; Health & Educational Services: C24030_021E, C24030_024E, C24030_048E, C24030_051E; Other: C24030_027E, C24030_054E, C24030_028E, C24030_055E*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table C24030 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-06.*

### *4.4.3 Unemployment*

In Rohnert Park, there was a 4.9 percentage point decrease in the unemployment rate between January 2010 and January 2021. Jurisdictions through the region experienced a sharp rise in unemployment in 2020 due to impacts related to the COVID-19 pandemic, though with a general improvement and recovery in the later months of 2020.




## Figure 10: Unemployment Rate

*Universe: Civilian noninstitutional population ages 16 and older*
*Notes: Unemployment rates for the jurisdiction level is derived from larger-geography estimates. This method assumes that the rates of change in employment and unemployment are exactly the same in each sub-county area as at the county level. If this assumption is not true for a specific sub-county area, then the estimates for that area may not be representative of the current economic conditions. Since this assumption is untested, caution should be employed when using these data. Only not seasonally-adjusted labor force (unemployment rates) data are developed for cities and CDPs.*
*Source: California Employment Development Department, Local Area Unemployment Statistics (LAUS), Sub-county areas monthly updates, 2010-2021.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-15.*

## 4.5 Extremely Low-Income Households

Despite the economic and job growth experienced throughout the region since 1990, the income gap has continued to widen. California is one of the most economically unequal states in the nation, and the Bay Area has the highest income inequality between high- and low-income households in the state[12].

In Rohnert Park, 45.7% of households make more than 100% of the Area Median Income (AMI)[13], compared to 13.0% making less than 30% of AMI, which is considered extremely low-income (see Figure 11).

[12] Bohn, S.et al. 2020. Income Inequality and Economic Opportunity in California. *Public Policy Institute of California.*
[13] Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. Households making between 80 and 120

Regionally, more than half of all households make more than 100% AMI, while 15% make less than 30% AMI. In Sonoma County, 30% AMI is the equivalent to the annual income of $29,450 for a family of four. Many households with multiple wage earners – including food service workers, full-time students, teachers, farmworkers and healthcare professionals – can fall into lower AMI categories due to relatively stagnant wages in many industries.

**Note on Estimating the Projected Number of Extremely Low-Income Households**

Local jurisdictions are required to provide an estimate for their projected extremely low-income households in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. For more information, visit HCD's Building Blocks page on Extremely Low-Income Housing Needs.

This document does not contain the required data point of projected extremely low-income households, as Bay Area jurisdictions have not yet received their final RHNA numbers. Once Rohnert Park receives its 6th Cycle RHNA, staff can estimate the projected extremely low-income households using one of the following three methodologies:

**Option A:** *Assume that 59.8% of Rohnert Park's very low-income RHNA is for extremely low-income households.*

According to HCD's Regional Housing Need Determination for the Bay Area, 15.5% of the region's housing need is for 0-30% AMI households while 25.9% is for 0-50% AMI households. Therefore, extremely low-income housing need represents 59.8% of the region's very low-income housing need, as 15.5 divided by 25.9 is 59.8%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as HCD uses U.S. Census data to calculate the Regional Housing Need Determination.

**Option B:** *Assume that 58.2% of Rohnert Park's very low-income RHNA is for extremely low-income households.*

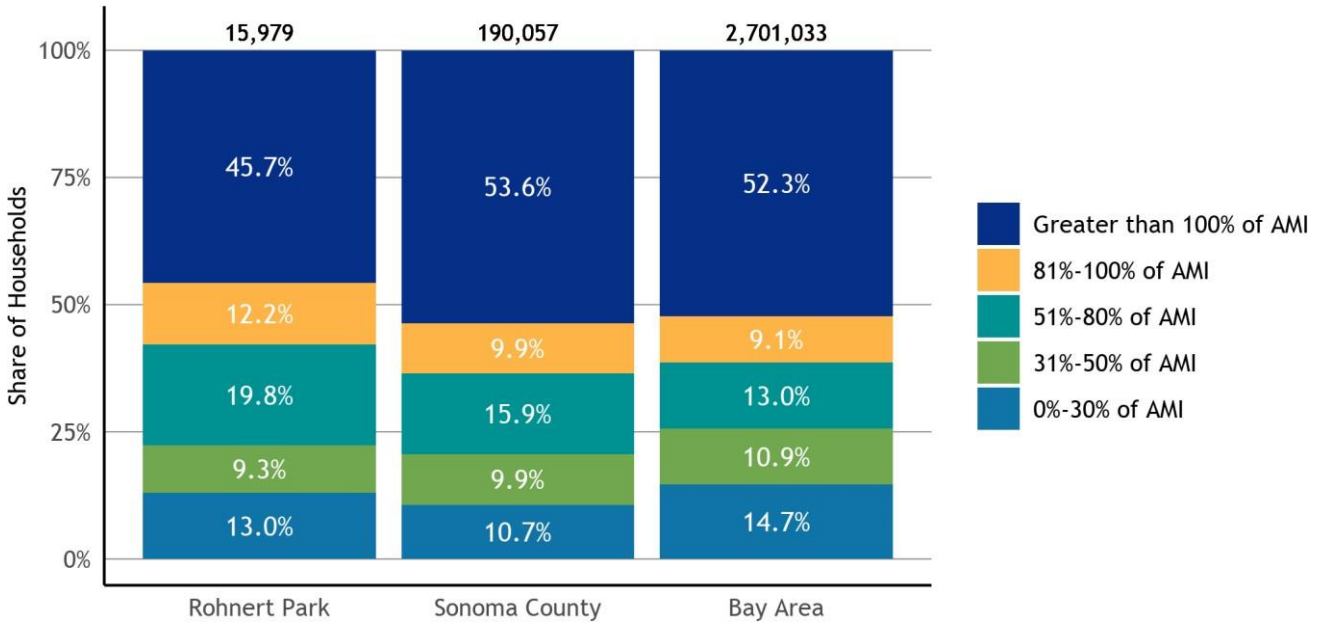
According to the data shown below (Figure 11), 3,565 of Rohnert Park's households are 0-50% AMI while 2,075 are extremely low-income. Therefore, extremely low-income households represent 58.2% of households who are 0-50% AMI, as 2,075 divided by 3,565 is 58.2%. This option aligns with HCD's guidance to use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, as the information in Figure 11 represents a tabulation of Census Bureau Data.

**Option C:** *Assume that 50% of Rohnert Park's very low-income RHNA is for extremely low-income households.*

HCD's guidance notes that instead of using use U.S. Census data to calculate the percentage of very low-income RHNA that qualifies for extremely low-income households, local jurisdictions can presume that 50% of their RHNA for very low-income households qualifies for extremely low-income households.

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percent of the AMI are moderate-income, those making 50 to 80 percent are low-income, those making 30 to 50 percent are very low-income, and those making less than 30 percent are extremely low-income. This is then adjusted for household size.

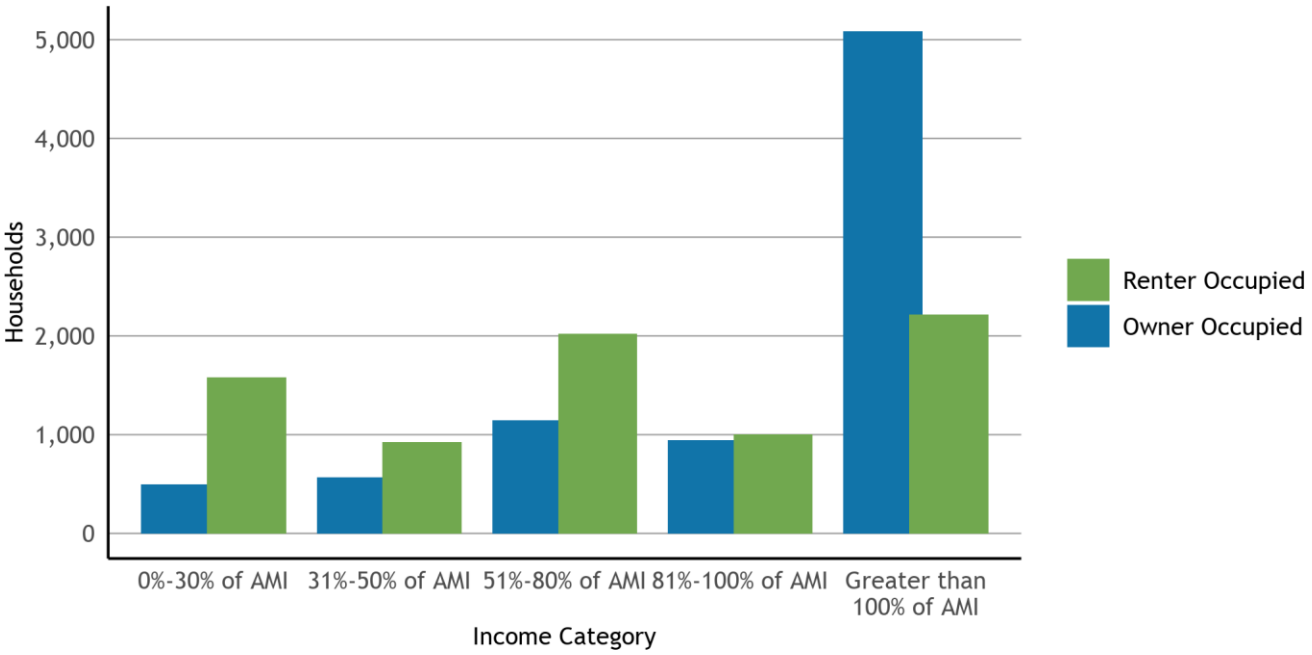



## Figure 11: Households by Household Income Level

*Universe: Occupied housing units*
*Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located. The data that is reported for the Bay Area is not based on a regional AMI but instead refers to the regional total of households in an income group relative to the AMI for the county where that household is located. Local jurisdictions are required to provide an estimate for their projected extremely low-income households (0-30% AMI) in their Housing Elements. HCD's official Housing Element guidance notes that jurisdictions can use their RHNA for very low-income households (those making 0-50% AMI) to calculate their projected extremely low-income households. As Bay Area jurisdictions have not yet received their final RHNA numbers, this document does not contain the required data point of projected extremely low-income households. The report portion of the housing data needs packet contains more specific guidance for how local staff can calculate an estimate for projected extremely low-income households once jurisdictions receive their 6th cycle RHNA numbers.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-01.*

Throughout the region, there are disparities between the incomes of homeowners and renters. Typically, the number of low-income renters greatly outpaces the amount of housing available that is affordable for these households.

In Rohnert Park, the largest proportion of renters falls in the *Greater than 100% of AMI* income group, while the largest proportion of homeowners are found in the *Greater than 100% of AMI* group (see Figure 12).

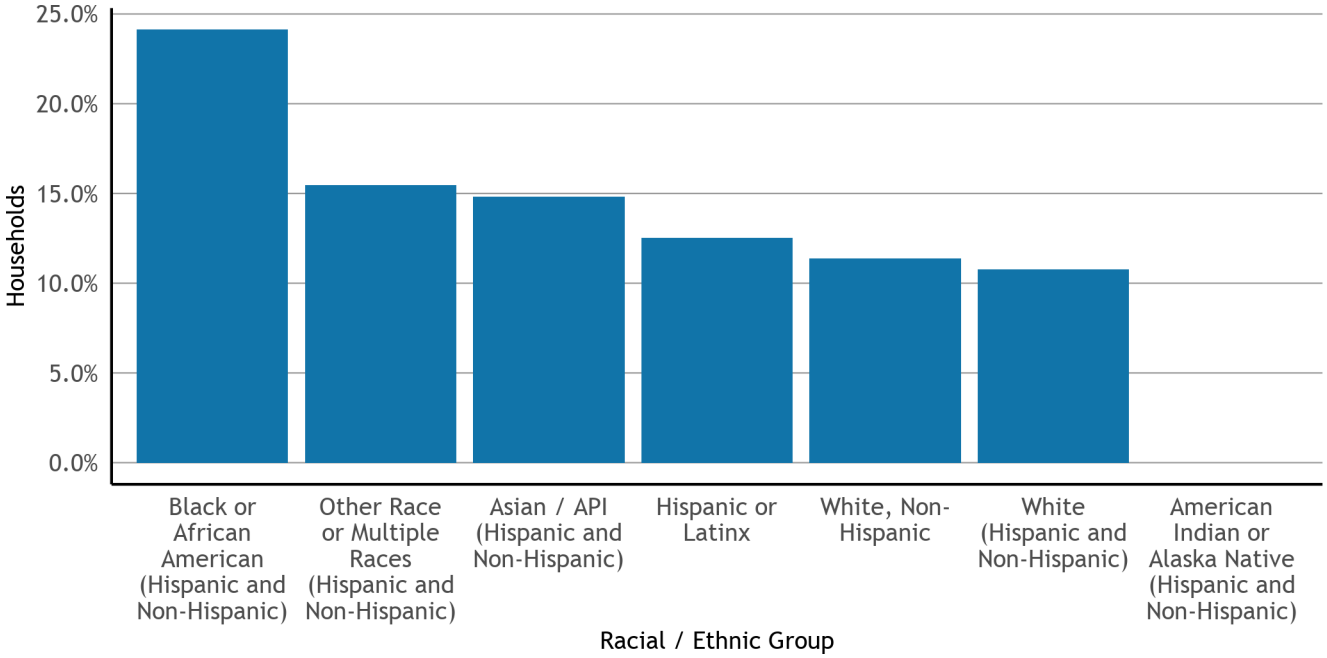



## Figure 12: Household Income Level by Tenure

*Universe: Occupied housing units*
*Notes: Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-21.*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents.[14] These economic disparities also leave communities of color at higher risk for housing insecurity, displacement or homelessness. In Rohnert Park, Black or African American (Hispanic and Non-Hispanic) residents experience the highest rates of poverty, followed by Other Race or Multiple Races (Hispanic and Non-Hispanic) residents (see Figure 13).

[14] Moore, E., Montojo, N. and Mauri, N., 2019. Roots, Race & Place: A History of Racially Exclusionary Housing the San Francisco Bay Area. *Hass Institute*.

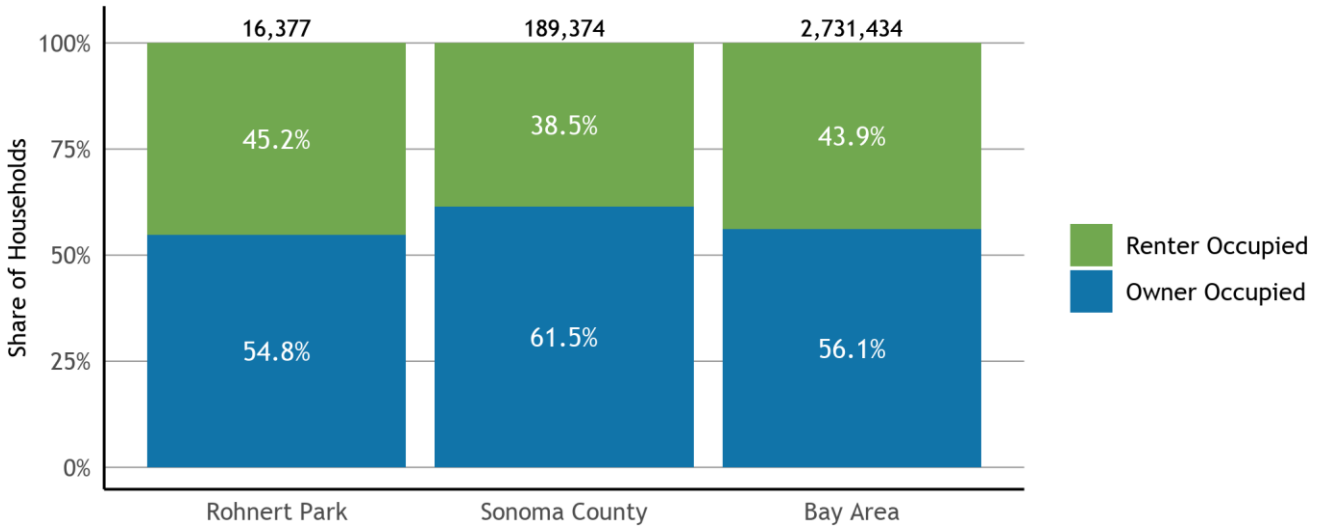



## Figure 13: Poverty Status by Race

*Universe: Population for whom poverty status is determined*
*Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the population for whom poverty status is determined for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the population for whom poverty status is determined.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table ELI-03.*

## 4.6 Tenure

The number of residents who own their homes compared to those who rent their homes can help identify the level of housing insecurity – ability for individuals to stay in their homes – in a city and region. Generally, renters may be displaced more quickly if prices increase. In Rohnert Park there are a total of 16,377 housing units, and fewer residents rent than own their homes: 45.2% versus 54.8% (see Figure 14). By comparison, 38.5% of households in Sonoma County are renters, while 44% of Bay Area households rent their homes.

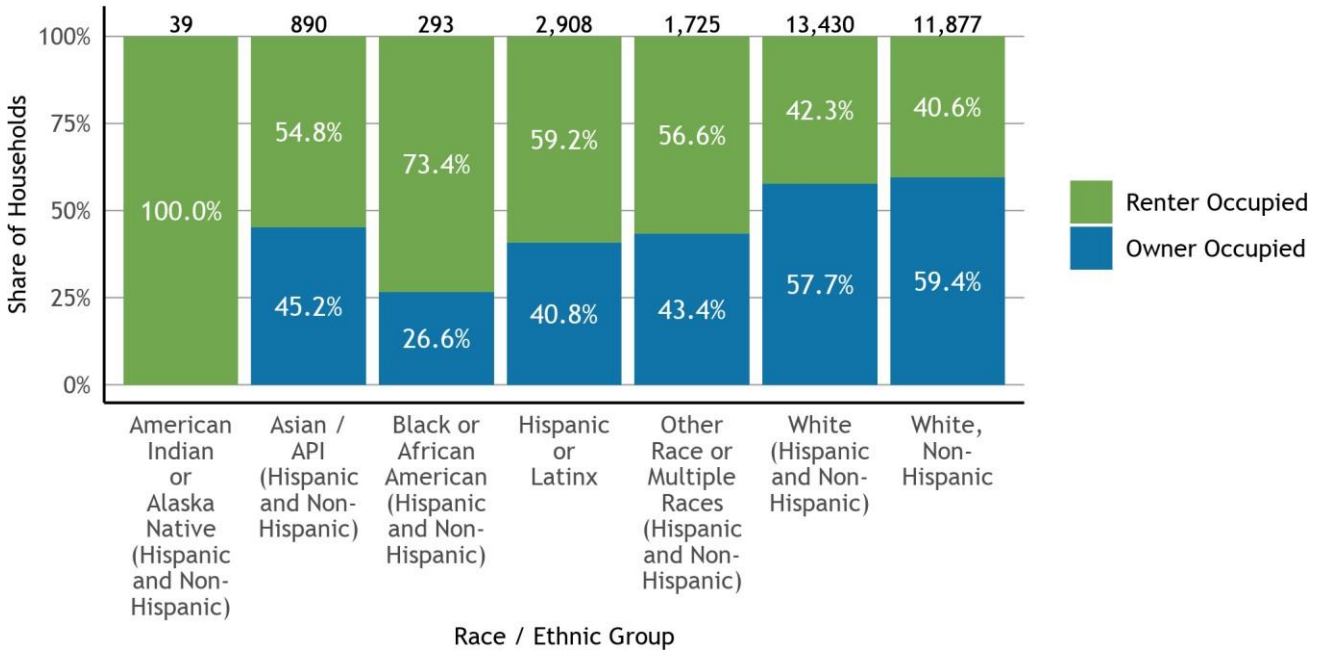



## Figure 14: Housing Tenure

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-16.*

Homeownership rates often vary considerably across race/ethnicity in the Bay Area and throughout the country. These disparities not only reflect differences in income and wealth but also stem from federal, state, and local policies that limited access to homeownership for communities of color while facilitating homebuying for white residents. While many of these policies, such as redlining, have been formally disbanded, the impacts of race-based policy are still evident across Bay Area communities.[15] In Rohnert Park, 26.6% of Black households owned their homes, while homeownership rates were 45.2% for Asian households, 40.8% for Latinx households, and 57.7% for White households. Notably, recent changes to state law require local jurisdictions to examine these dynamics and other fair housing issues when updating their Housing Elements.

[15] See, for example, Rothstein, R. (2017). The color of law : a forgotten history of how our government segregated America. New York, NY & London, UK: Liveright Publishing.

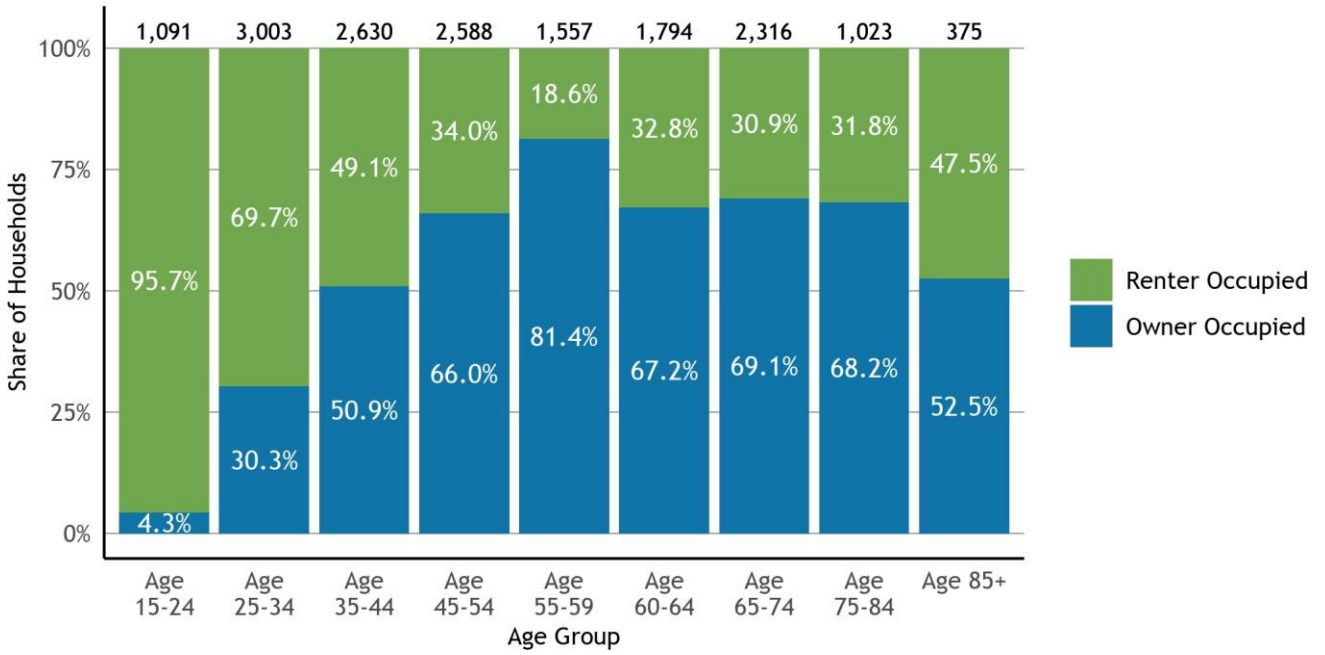



## Figure 15: Housing Tenure by Race of Householder

*Universe: Occupied housing units*
*Notes: For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non-Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25003(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-20.*

The age of residents who rent or own their home can also signal the housing challenges a community is experiencing. Younger households tend to rent and may struggle to buy a first home in the Bay Area due to high housing costs. At the same time, senior homeowners seeking to downsize may have limited options in an expensive housing market.

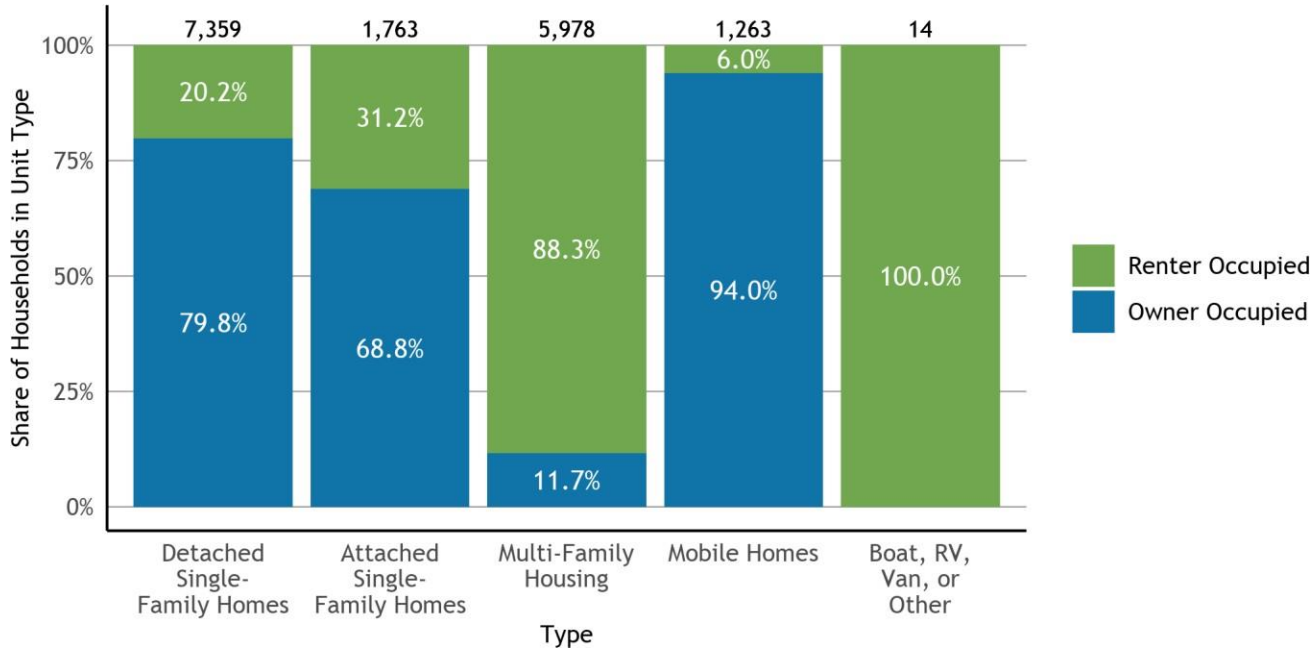
In Rohnert Park, 60.1% of householders between the ages of 25 and 44 are renters, while 32.8% of householders over 65 are (see Figure 16).




## Figure 16: Housing Tenure by Age

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25007 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-18.*

In many cities, homeownership rates for households in single-family homes are substantially higher than the rates for households in multi-family housing. In Rohnert Park, 79.8% of households in detached single-family homes are homeowners, while 11.7% of households in multi-family housing are homeowners (see Figure 17).



## Figure 17: Housing Tenure by Housing Type

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25032 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-22.*

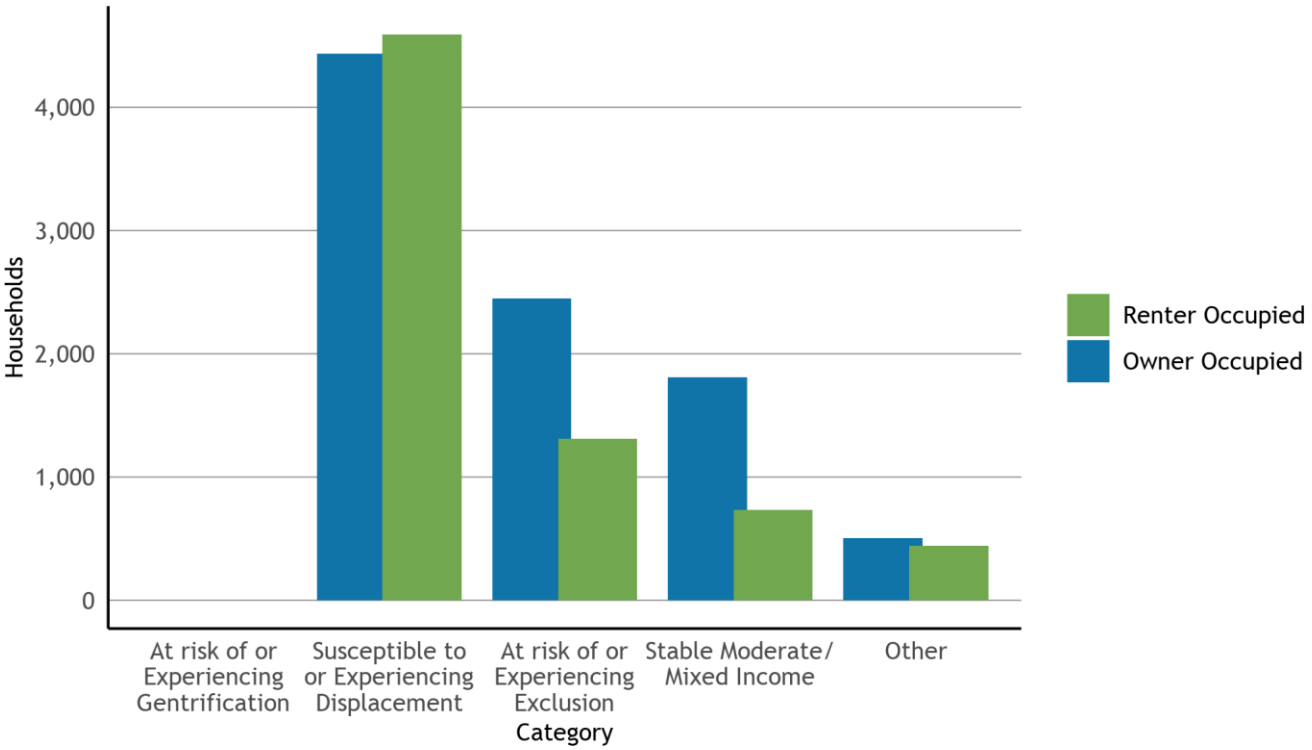
## 4.7 Displacement

Because of increasing housing prices, displacement is a major concern in the Bay Area. Displacement has the most severe impacts on low- and moderate-income residents. When individuals or families are forced to leave their homes and communities, they also lose their support network.

The University of California, Berkeley has mapped all neighborhoods in the Bay area, identifying their risk for gentrification. They find that in Rohnert Park, 55.5% of households live in neighborhoods that are susceptible to or experiencing displacement and 0.0% live in neighborhoods at risk of or undergoing gentrification.

Equally important, some neighborhoods in the Bay Area do not have housing appropriate for a broad section of the workforce. UC Berkeley estimates that 23.1% of households in Rohnert Park live in neighborhoods where low-income households are likely to be excluded due to prohibitive housing costs.[16]

[16] More information about this gentrification and displacement data is available at the Urban Displacement Project's webpage: https://www.urbandisplacement.org/. Specifically, one can learn more about the different gentrification/displacement typologies shown in Figure 18 at this link: https://www.urbandisplacement.org/sites/default/files/typology_sheet_2018_0.png. Additionally, one can view maps that show which typologies correspond to which parts of a jurisdiction here: https://www.urbandisplacement.org/san-francisco/sf-bay-area-gentrification-and-displacement




## Figure 18: Households by Displacement Risk and Tenure

*Universe: Households*
*Notes: Displacement data is available at the census tract level. Staff aggregated tracts up to jurisdiction level using census 2010 population weights, assigning a tract to jurisdiction in proportion to block level population weights. Total household count may differ slightly from counts in other tables sourced from jurisdiction level sources. Categories are combined as follows for simplicity: At risk of or Experiencing Exclusion: At Risk of Becoming Exclusive; Becoming Exclusive; Stable/Advanced Exclusive At risk of or Experiencing Gentrification: At Risk of Gentrification; Early/Ongoing Gentrification; Advanced Gentrification Stable Moderate/Mixed Income: Stable Moderate/Mixed Income Susceptible to or Experiencing Displacement: Low- Income/Susceptible to Displacement; Ongoing Displacement Other: High Student Population; Unavailable or Unreliable Data Source: Urban Displacement Project for classification, American Community Survey 5-Year Data (2015-2019), Table B25003 for tenure.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-25.*

# 5 HOUSING STOCK CHARACTERISTICS

## 5.1 Housing Types, Year Built, Vacancy, and Permits

In recent years, most housing produced in the region and across the state consisted of single-family homes and larger multi-unit buildings. However, some households are increasingly interested in "missing middle housing" – including duplexes, triplexes, townhomes, cottage clusters and accessory dwelling units (ADUs). These housing types may open up more options across incomes and tenure, from young households seeking homeownership options to seniors looking to downsize and age-in-place.

The housing stock of Rohnert Park in 2020 was made up of 47.3% single family detached homes, 8.6% single family attached homes, 7.7% multifamily homes with 2 to 4 units, 27.4% multifamily homes with 5 or more units, and 9.0% mobile homes (see Figure 19). In Rohnert Park, the housing type that experienced the most growth between 2010 and 2020 was *Single-Family Home: Detached*.

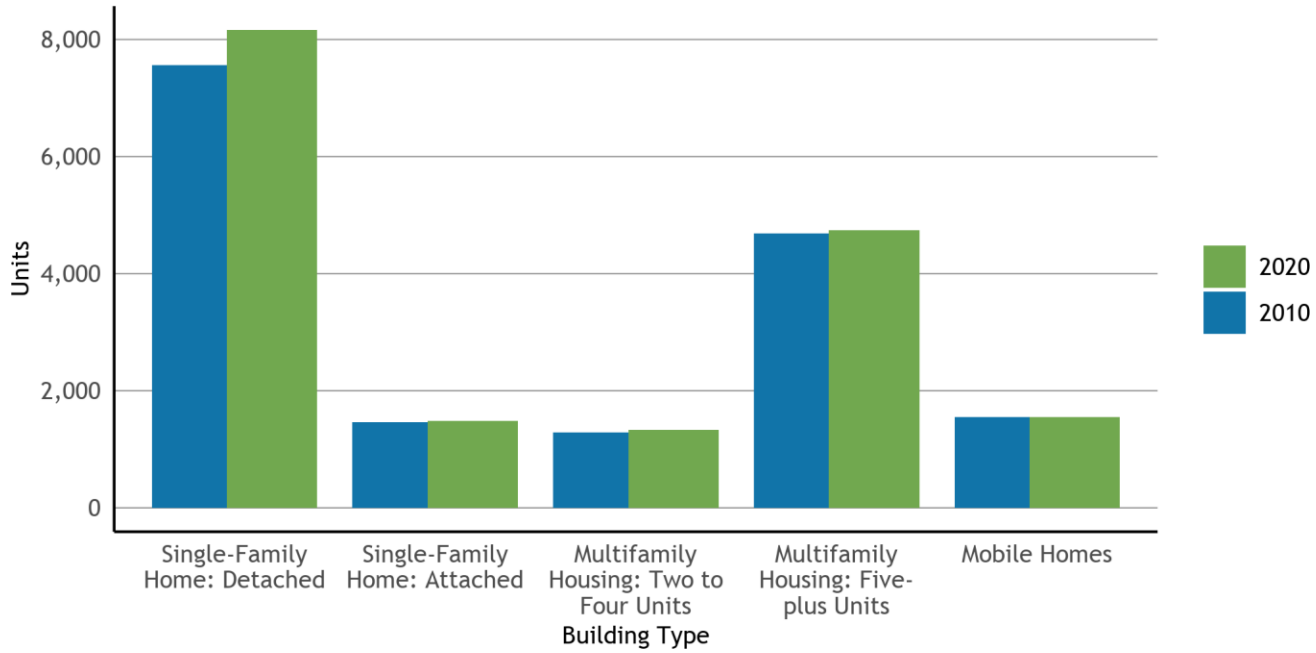
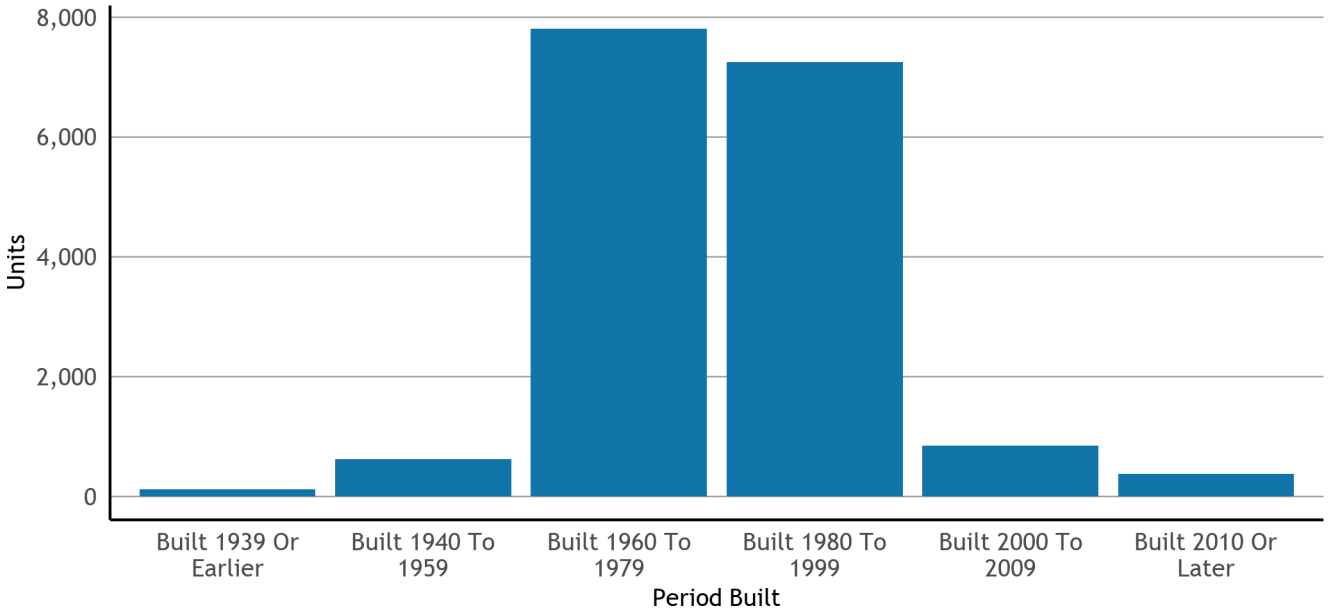



**Figure 19: Housing Type Trends**

*Universe: Housing units*
*Source: California Department of Finance, E-5 series*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-01.*

Production has not kept up with housing demand for several decades in the Bay Area, as the total number of units built and available has not yet come close to meeting the population and job growth experienced throughout the region. In Rohnert Park, the largest proportion of the housing stock was built 1960 to 1979, with 7,805 units constructed during this period (see Figure 20). Since 2010, 2.2% of the current housing stock was built, which is 374 units.




## Figure 20: Housing Units by Year Structure Built

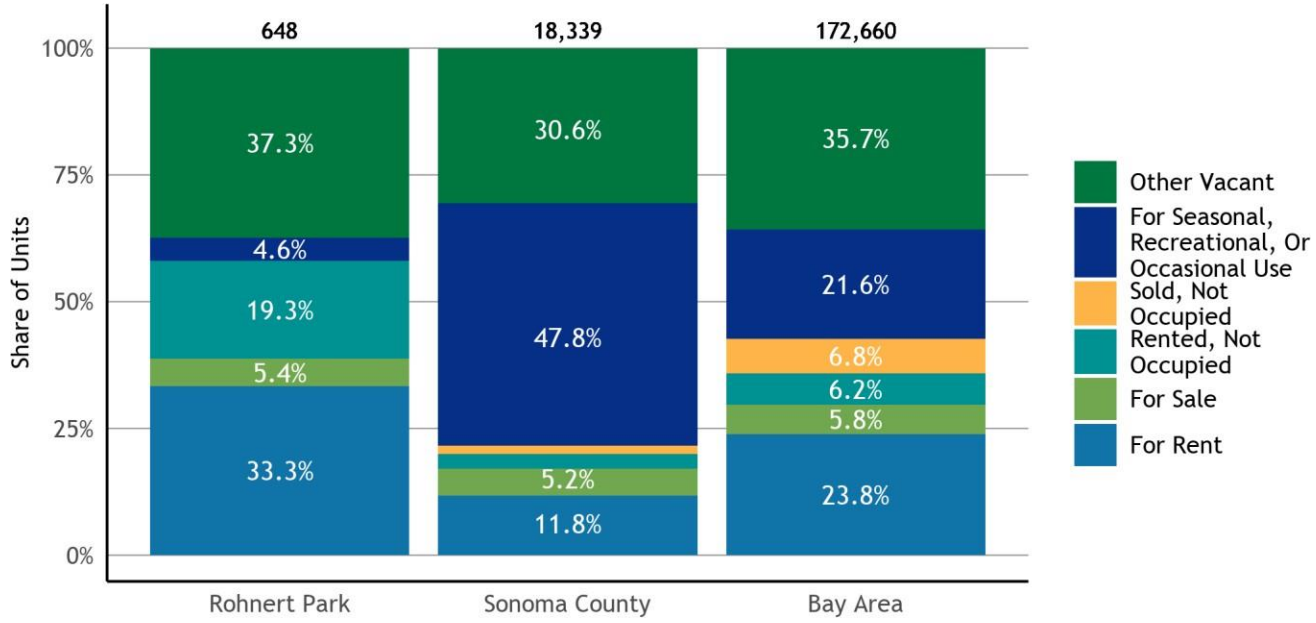
*Universe: Housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25034 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-04.*

Vacant units make up 3.8% of the overall housing stock in Rohnert Park. The rental vacancy stands at 4.4%, while the ownership vacancy rate is 0.4%. Of the vacant units, the most common type of vacancy is *Other Vacant* (see Figure 21).[17]

Throughout the Bay Area, vacancies make up 2.6% of the total housing units, with homes listed for rent; units used for *recreational or occasional use*, and units not otherwise classified (*other vacant*) making up the majority of vacancies. The Census Bureau classifies a unit as vacant if no one is occupying it when census interviewers are conducting the American Community Survey or Decennial Census. Vacant units classified as "for recreational or occasional use" are those that are held for short- term periods of use throughout the year. Accordingly, vacation rentals and short-term rentals like AirBnB are likely to fall in this category. The Census Bureau classifies units as "other vacant" if they are vacant due to foreclosure, personal/family reasons, legal proceedings, repairs/renovations, abandonment, preparation for being rented or sold, or vacant for an extended absence for reasons such as a work assignment, military duty, or incarceration.[18] In a region with a thriving economy and housing market like the Bay Area, units being renovated/repaired and prepared for rental or sale are likely to represent a large portion of the "other vacant" category. Additionally, the need for seismic retrofitting

[17] The vacancy rates by tenure is for a smaller universe than the total vacancy rate first reported, which in principle includes the full stock (3.8%). The vacancy by tenure counts are rates relative to the rental stock (occupied and vacant) and ownership stock (occupied and vacant) - but exclude a a significant number of vacancy categories, including the numerically significant *other vacant*.
[18] For more information, see pages 3 through 6 of this list of definitions prepared by the Census Bureau: https://www.census.gov/housing/hvs/definitions.pdf.

in older housing stock could also influence the proportion of "other vacant" units in some jurisdictions.[19]




## Figure 21: Vacant Units by Type

*Universe: Vacant housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25004 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-03.*

Between 2015 and 2019, 1,491 housing units were issued permits in Rohnert Park. 83.6% of permits issued in Rohnert Park were for above moderate-income housing, 1.3% were for moderate-income housing, and 15.1% were for low- or very low-income housing (see Table 3).

## Table 3: Housing Permitting

| Income Group | value |
|---|---|
| Above Moderate Income Permits | 1247 |
| Very Low Income Permits | 116 |
| Low Income Permits | 109 |
| Moderate Income Permits | 19 |

*Universe: Housing permits issued between 2015 and 2019*
*Notes: HCD uses the following definitions for the four income categories: Very Low Income: units affordable to households making less than 50% of the Area Median Income for the county in which the jurisdiction is located. Low Income: units affordable to households making between 50% and 80% of the Area Median Income for the county in which the jurisdiction is located. Moderate Income: units affordable to households making between 80% and 120% of the Area Median Income for the*

[19] See Dow, P. (2018). Unpacking the Growth in San Francisco's Vacant Housing Stock: Client Report for the San Francisco Planning Department. University of California, Berkeley.

*county in which the jurisdiction is located. Above Moderate Income: units affordable to households making above 120% of the Area Median Income for the county in which the jurisdiction is located.*
*Source: California Department of Housing and Community Development (HCD), 5th Cycle Annual Progress Report Permit Summary (2020)*
*This table is included in the Data Packet Workbook as Table HSG-11.*

## 5.2 Assisted Housing Developments At-Risk of Conversion

While there is an immense need to produce new affordable housing units, ensuring that the existing affordable housing stock remains affordable is equally important. Additionally, it is typically faster and less expensive to preserve currently affordable units that are at risk of converting to market-rate than it is to build new affordable housing.

The data in the table below comes from the California Housing Partnership's Preservation Database, the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing. However, this database does not include all deed-restricted affordable units in the state, so there may be at-risk assisted units in a jurisdiction that are not captured in this data table. There are 519 assisted units in Rohnert Park in the Preservation Database. Of these units, 20.4% are at *High Risk* or *Very High Risk* of conversion.[20]

**Note on At-Risk Assisted Housing Developments**

HCD requires that Housing Elements list the assisted housing developments at risk of converting to market-rate uses. For more information on the specific properties that are at Moderate Risk, High Risk, or Very High Risk of conversion, local jurisdiction staff should contact Danielle Mazzella, Preservation & Data Manager at the California Housing Partnership, at dmazzella@chpc.net.

### Table 4: Assisted Units at Risk of Conversion

| Income | Rohnert Park | Sonoma County | Bay Area |
|---|---|---|---|
| Low | 345 | 7195 | 110177 |
| Moderate | 68 | 68 | 3375 |
| High | 106 | 267 | 1854 |
| Very High | 0 | 149 | 1053 |
| Total Assisted Units in Database | 519 | 7679 | 116459 |

*Universe: HUD, Low-Income Housing Tax Credit (LIHTC), USDA, and CalHFA projects. Subsidized or assisted developments that do not have one of the aforementioned financing sources may not be included.*

[20] California Housing Partnership uses the following categories for assisted housing developments in its database:
Very-High Risk: affordable homes that are at-risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer.
Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer.

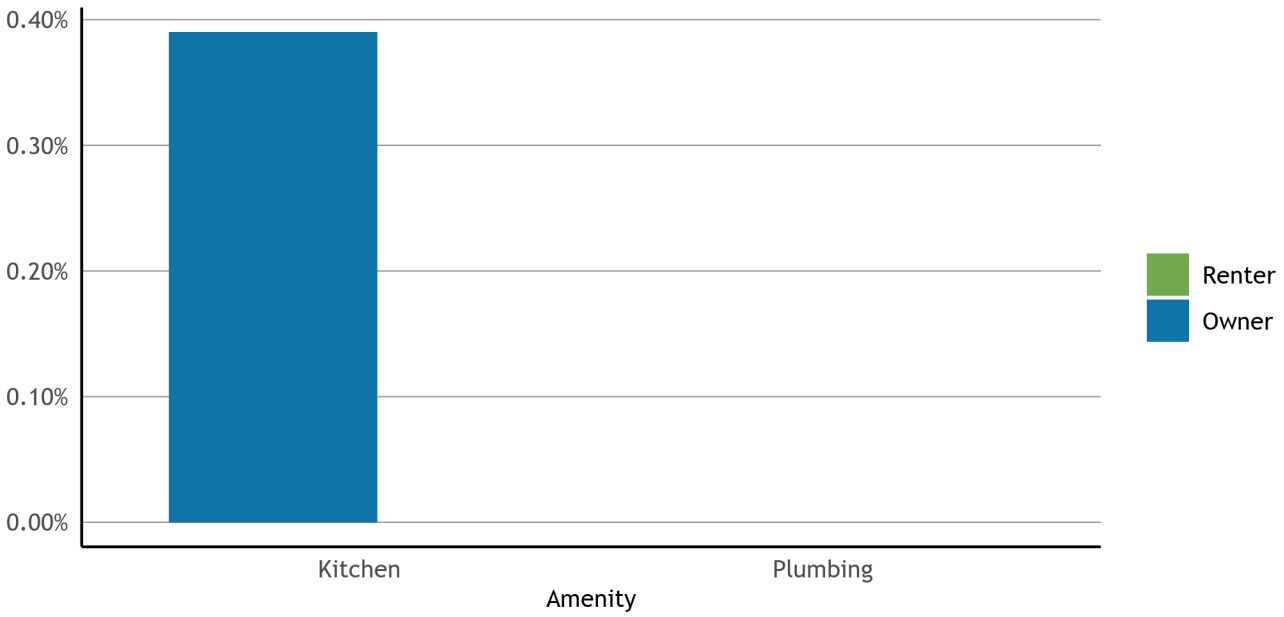
*Notes: While California Housing Partnership's Preservation Database is the state's most comprehensive source of information on subsidized affordable housing at risk of losing its affordable status and converting to market-rate housing, this database does not include all deed-restricted affordable units in the state. Consequently, there may be at-risk assisted units in a jurisdiction that are not captured in this data table. Per HCD guidance, local jurisdictions must also list the specific affordable housing developments at-risk of converting to market rate uses. This document provides aggregate numbers of at-risk units for each jurisdiction, but local planning staff should contact Danielle Mazzella with the California Housing Partnership at dmazzella@chpc.net to obtain a list of affordable properties that fall under this designation. California Housing Partnership uses the following categories for assisted housing developments in its database: Very-High Risk: affordable homes that are at- risk of converting to market rate within the next year that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. High Risk: affordable homes that are at-risk of converting to market rate in the next 1-5 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Moderate Risk: affordable homes that are at-risk of converting to market rate in the next 5-10 years that do not have a known overlapping subsidy that would extend affordability and are not owned by a large/stable non-profit, mission-driven developer. Low Risk: affordable homes that are at-risk of converting to market rate in 10+ years and/or are owned by a large/stable non-profit, mission-driven developer. Source: California Housing Partnership, Preservation Database (2020) This table is included in the Data Packet Workbook as Table RISK-01.*

## 5.3 Substandard Housing

Housing costs in the region are among the highest in the country, which could result in households, particularly renters, needing to live in substandard conditions in order to afford housing. Generally, there is limited data on the extent of substandard housing issues in a community. However, the Census Bureau data included in the graph below gives a sense of some of the substandard conditions that may be present in Rohnert Park. For example, 0.0% of renters in Rohnert Park reported lacking a kitchen and 0.0% of renters lack plumbing, compared to 0.4% of owners who lack a kitchen and 0.0% of owners who lack plumbing.

**Note on Substandard Housing**

HCD requires Housing Elements to estimate the number of units in need of rehabilitation and replacement. As a data source for housing units in need of rehabilitation and replacement is not available for all jurisdictions in the region, ABAG was not able to provide this required data point in this document. To produce an estimate of housing needs in need of rehabilitation and replacement, staff can supplement the data below on substandard housing issues with additional local information from code enforcement, recent windshield surveys of properties, building department data, knowledgeable builders/developers in the



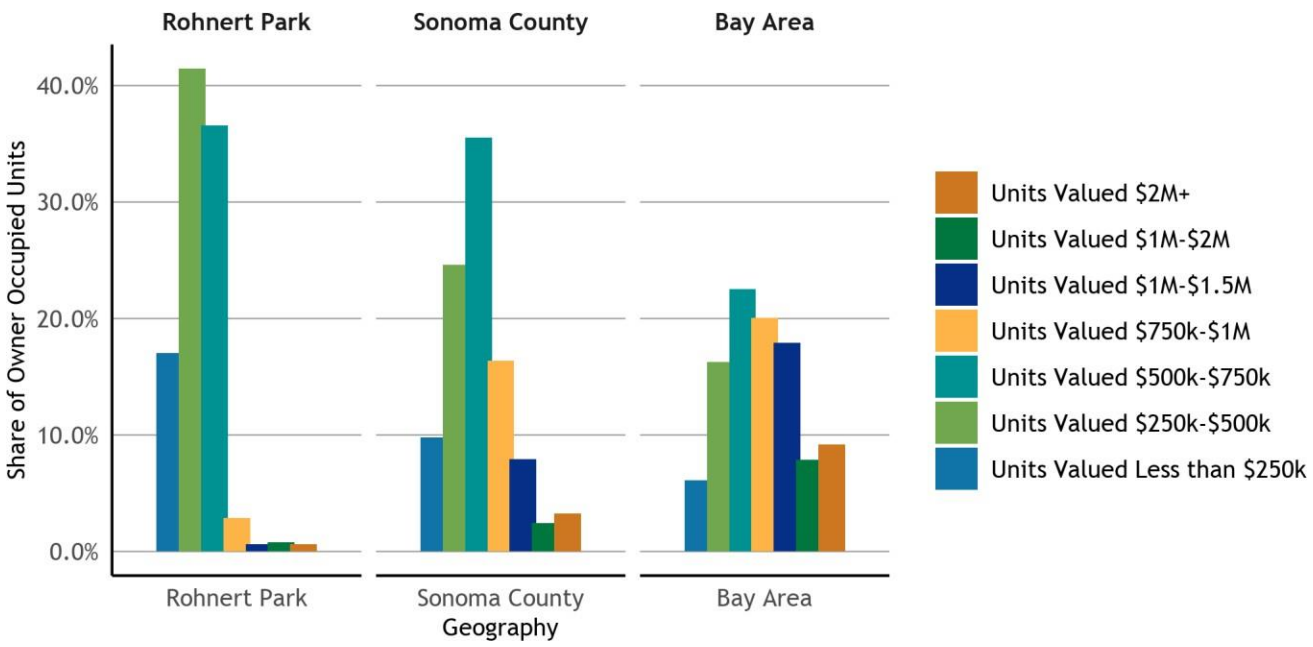

## Figure 22: Substandard Housing Issues

*Universe: Occupied housing units*
*Notes: Per HCD guidance, this data should be supplemented by local estimates of units needing to be rehabilitated or replaced based on recent windshield surveys, local building department data, knowledgeable builders/developers in the community, or nonprofit housing developers or organizations.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25053, Table B25043, Table B25049 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-06.*

## 5.4 Home and Rent Values

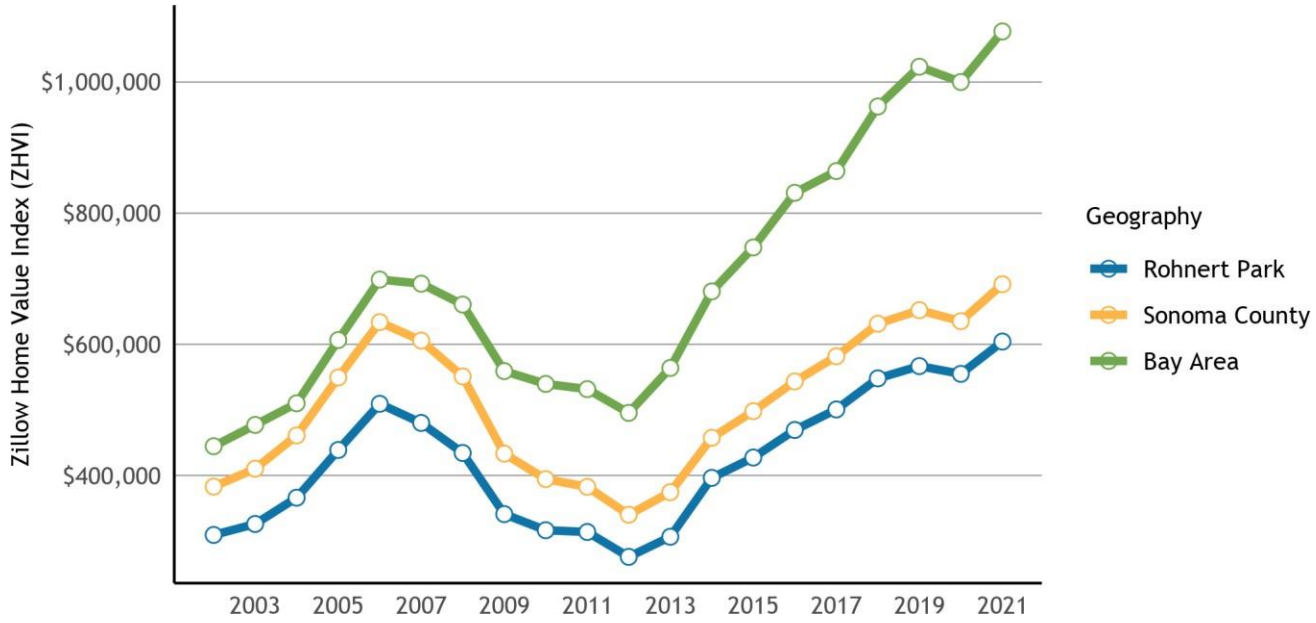
Home prices reflect a complex mix of supply and demand factors, including an area's demographic profile, labor market, prevailing wages and job outlook, coupled with land and construction costs. In the Bay Area, the costs of housing have long been among the highest in the nation. The typical home value in Rohnert Park was estimated at $604,170 by December of 2020, per data from Zillow. The largest proportion of homes were valued between $250k-$500k (see Figure 23). By comparison, the typical home value is $691,580 in Sonoma County and $1,077,230 the Bay Area, with the largest share of units valued $500k-$750k.

The region's home values have increased steadily since 2000, besides a decrease during the Great Recession. The rise in home prices has been especially steep since 2012, with the median home value in the Bay Area nearly doubling during this time. Since 2001, the typical home value has increased 95.4% in Rohnert Park from $309,180 to $604,170. This change is above the change in Sonoma County, and below the change for the region (see Figure 24).




## Figure 23: Home Values of Owner-Occupied Units

*Universe: Owner-occupied units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25075 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-07.*



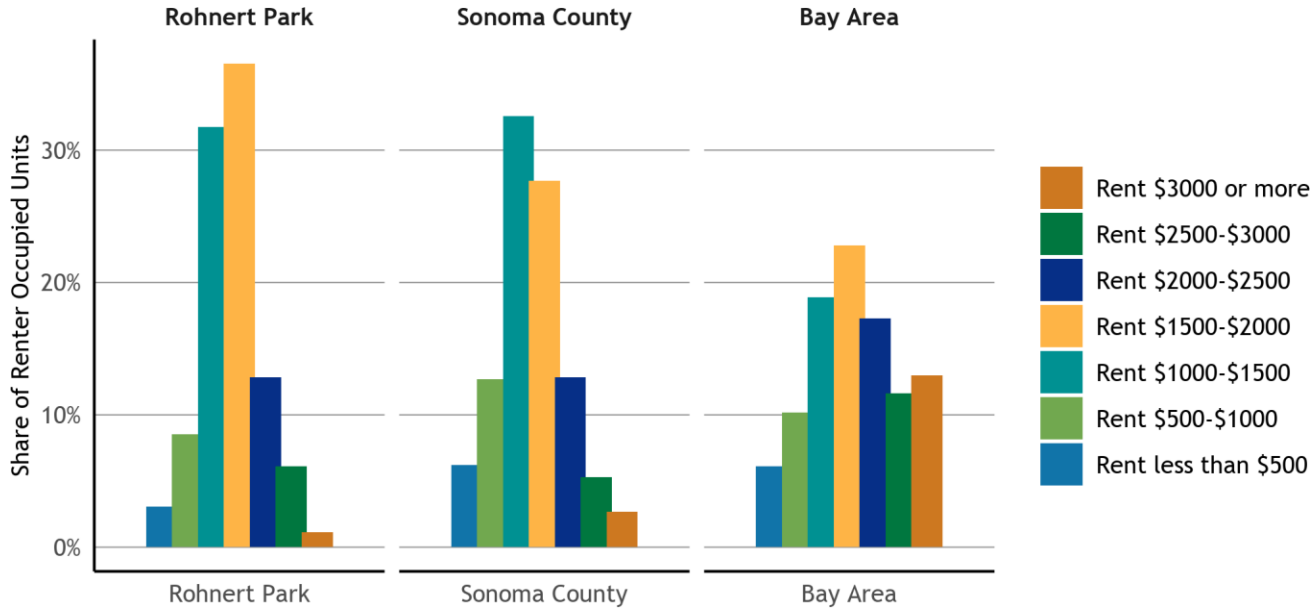

## Figure 24: Zillow Home Value Index (ZHVI)

*Universe: Owner-occupied housing units*
*Notes: Zillow describes the ZHVI as a smoothed, seasonally adjusted measure of the typical home value and market changes across a given region and housing type. The ZHVI reflects the typical value for homes in the 35th to 65th percentile range. The*

*ZHVI includes all owner-occupied housing units, including both single-family homes and condominiums. More information on the ZHVI is available from Zillow. The regional estimate is a household-weighted average of county-level ZHVI files, where household counts are yearly estimates from DOF's E-5 series For unincorporated areas, the value is a population weighted average of unincorporated communities in the county matched to census-designated population counts.*
*Source: Zillow, Zillow Home Value Index (ZHVI)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-08.*

Similar to home values, rents have also increased dramatically across the Bay Area in recent years. Many renters have been priced out, evicted or displaced, particularly communities of color. Residents finding themselves in one of these situations may have had to choose between commuting long distances to their jobs and schools or moving out of the region, and sometimes, out of the state.

In Rohnert Park, the largest proportion of rental units rented in the *Rent $1500-$2000* category, totaling 36.5%, followed by 31.7% of units renting in the *Rent $1000-$1500* category (see Figure 25). Looking beyond the city, the largest share of units is in the *$1000-$1500* category (county) compared to the *$1500-$2000* category for the region as a whole.

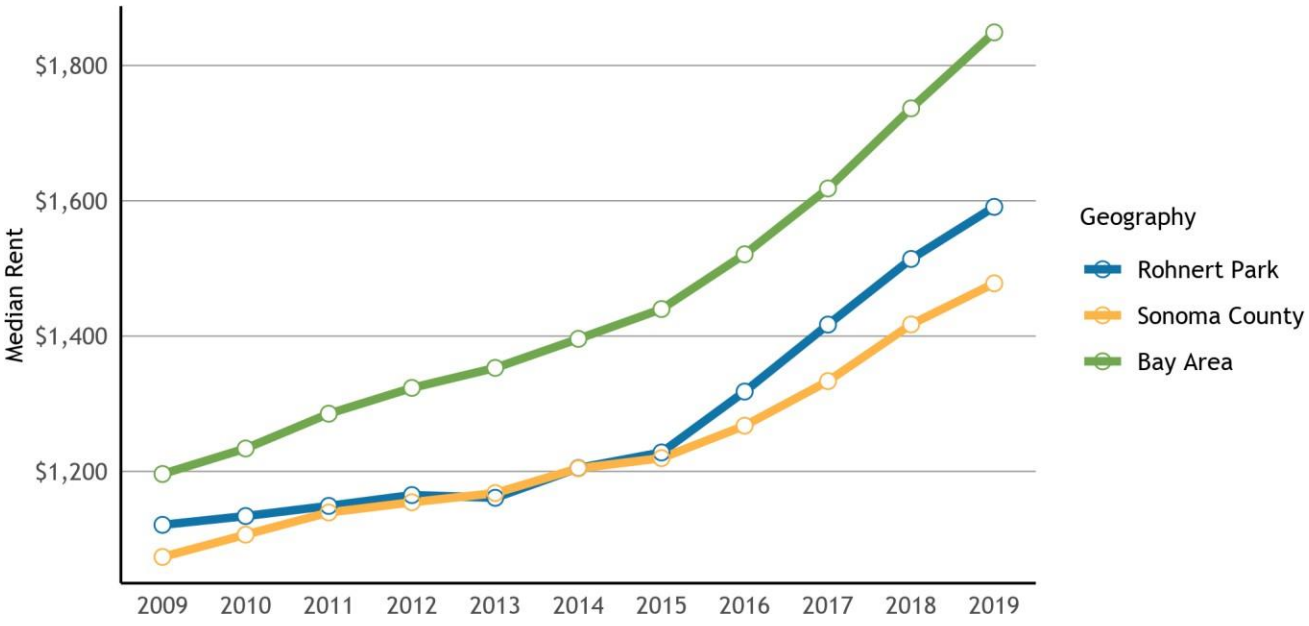



## Figure 25: Contract Rents for Renter-Occupied Units

*Universe: Renter-occupied housing units paying cash rent*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25056 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-09.*

Since 2009, the median rent has increased by 41.9% in Rohnert Park, from $1,200 to $1,590 per month (see Figure 26). In Sonoma County, the median rent has increased 22.7%, from $1,200 to $1,470. The median rent in the region has increased significantly during this time from $1,200 to $1,850, a 54% increase.[21]

[21] While the data on home values shown in Figure 24 comes from Zillow, Zillow does not have data on rent prices available for most Bay Area jurisdictions. To have a more comprehensive dataset on rental data for the region, the



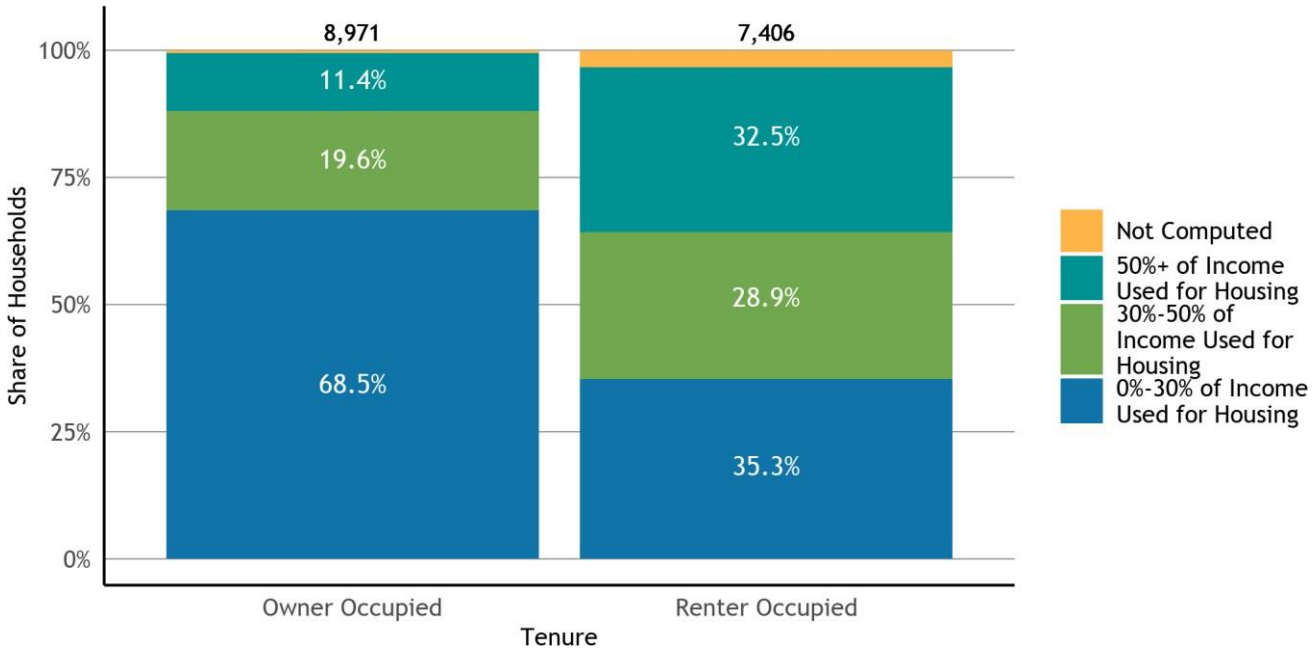

## Figure 26: Median Contract Rent

*Universe: Renter-occupied housing units paying cash rent*
*Notes: For unincorporated areas, median is calculated using distribution in B25056.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data releases, starting with 2005-2009 through 2015-2019, B25058, B25056 (for unincorporated areas). County and regional counts are weighted averages of jurisdiction median using B25003 rental unit counts from the relevant year.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-10.*

## 5.5 Overpayment and Overcrowding

A household is considered "cost-burdened" if it spends more than 30% of its monthly income on housing costs, while those who spend more than 50% of their income on housing costs are considered "severely cost-burdened." Low-income residents are the most impacted by high housing costs and experience the highest rates of cost burden. Spending such large portions of their income on housing puts low-income households at higher risk of displacement, eviction, or homelessness.

rent data in this document comes from the U.S. Census Bureau's American Community Survey, which may not fully reflect current rents. Local jurisdiction staff may want to supplement the data on rents with local realtor data or other sources for rent data that are more current than Census Bureau data.

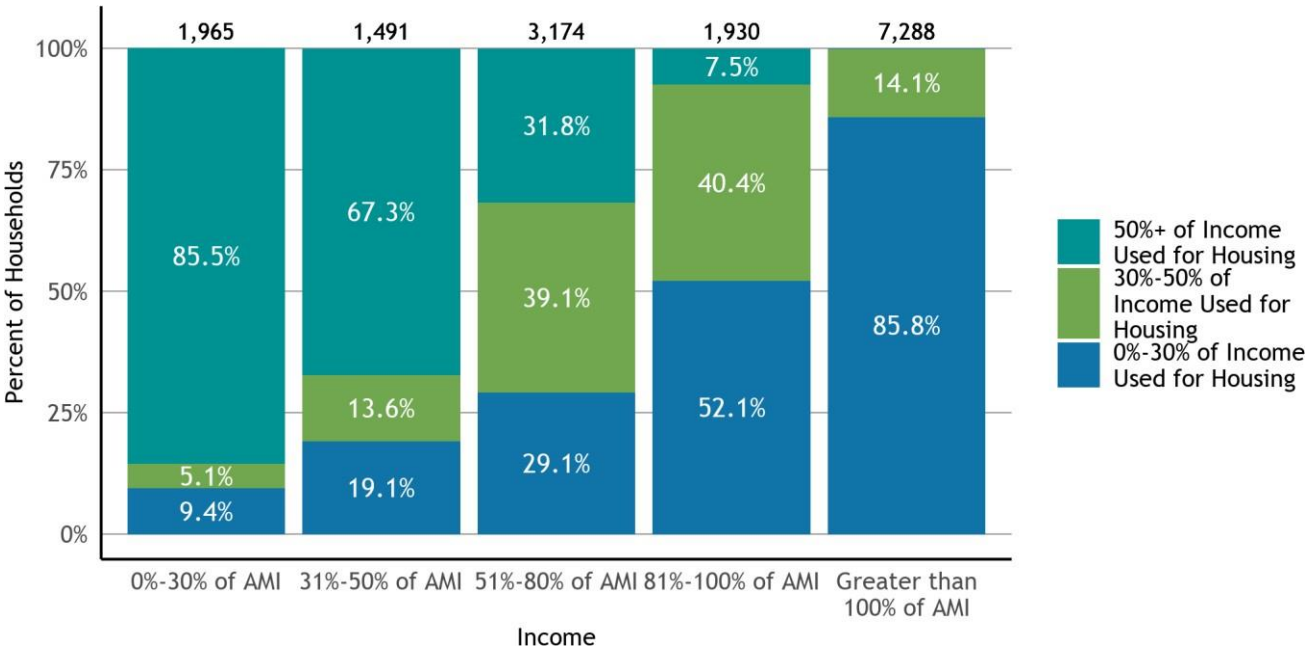



## Figure 27: Cost Burden by Tenure

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25070, B25091 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-06.*

Renters are often more cost-burdened than owners. While the housing market has resulted in home prices increasing dramatically, homeowners often have mortgages with fixed rates, whereas renters are more likely to be impacted by market increases. When looking at the cost burden across tenure in Rohnert Park, 28.9% of renters spend 30% to 50% of their income on housing compared to 19.6% of those that own (see Figure 27). Additionally, 32.5% of renters spend 50% or more of their income on housing, while 11.4% of owners are severely cost-burdened.

In Rohnert Park, 24.3% of households spend 50% or more of their income on housing, while 21.1% spend 30% to 50%. However, these rates vary greatly across income categories (see Figure 28). For example, 85.5% of Rohnert Park households making less than 30% of AMI spend the majority of their income on housing. For Rohnert Park residents making more than 100% of AMI, just 0.2% are severely cost-burdened, and 85.8% of those making more than 100% of AMI spend less than 30% of their income on housing.

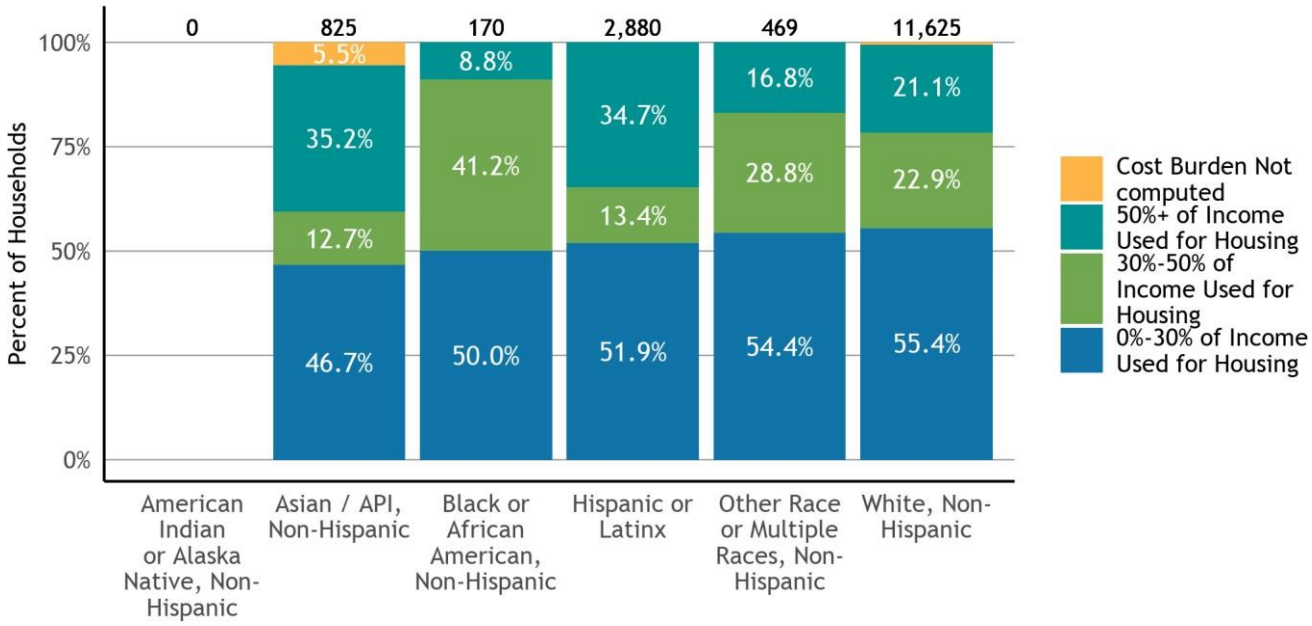



## Figure 28: Cost Burden by Income Level

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-05.*

Currently, people of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. As a result, they often pay a greater percentage of their income on housing, and in turn, are at a greater risk of housing insecurity.

*Black or African American, Non-Hispanic* residents are the most cost burdened with *41.2%* spending 30% to 50% of their income on housing, and *Asian / API, Non-Hispanic* residents are the most severely cost burdened with *35.2%* spending more than 50% of their income on housing (see Figure 29).

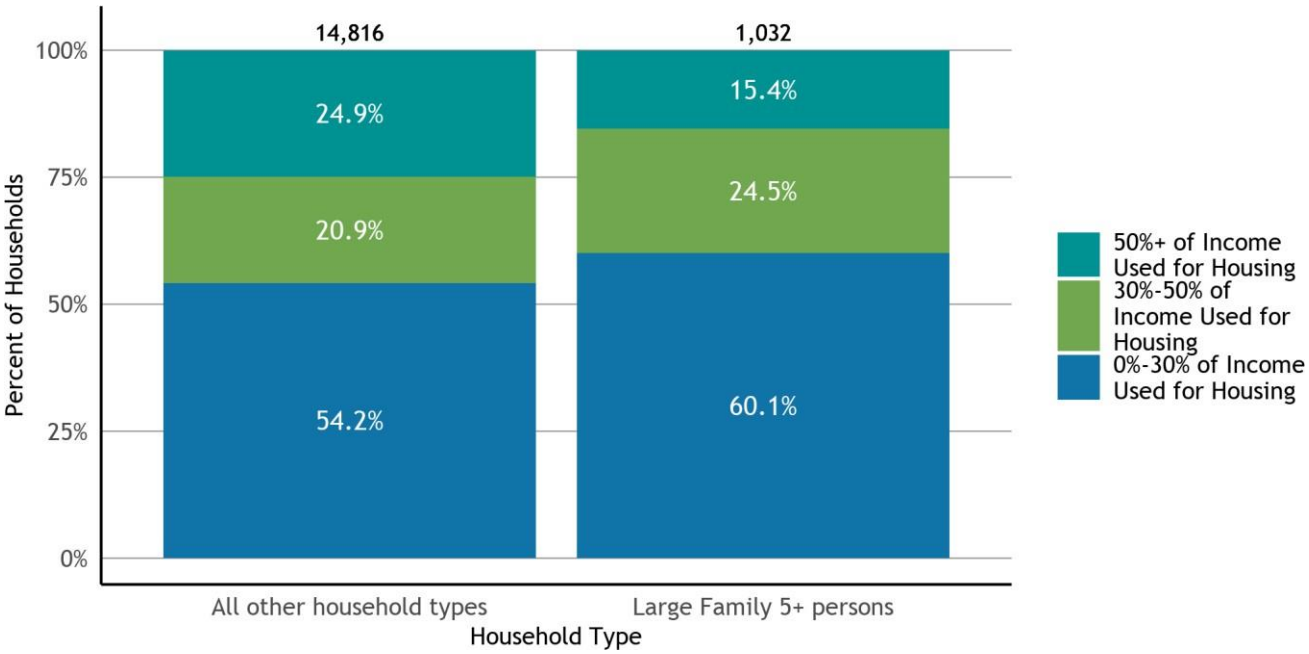



## Figure 29: Cost Burden by Race

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. For the purposes of this graph, the "Hispanic or Latinx" racial/ethnic group represents those who identify as having Hispanic/Latinx ethnicity and may also be members of any racial group. All other racial categories on this graph represent those who identify with that racial category and do not identify with Hispanic/Latinx ethnicity.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-08.*

Large family households often have special housing needs due to a lack of adequately sized affordable housing available. The higher costs required for homes with multiple bedrooms can result in larger families experiencing a disproportionate cost burden than the rest of the population and can increase the risk of housing insecurity.

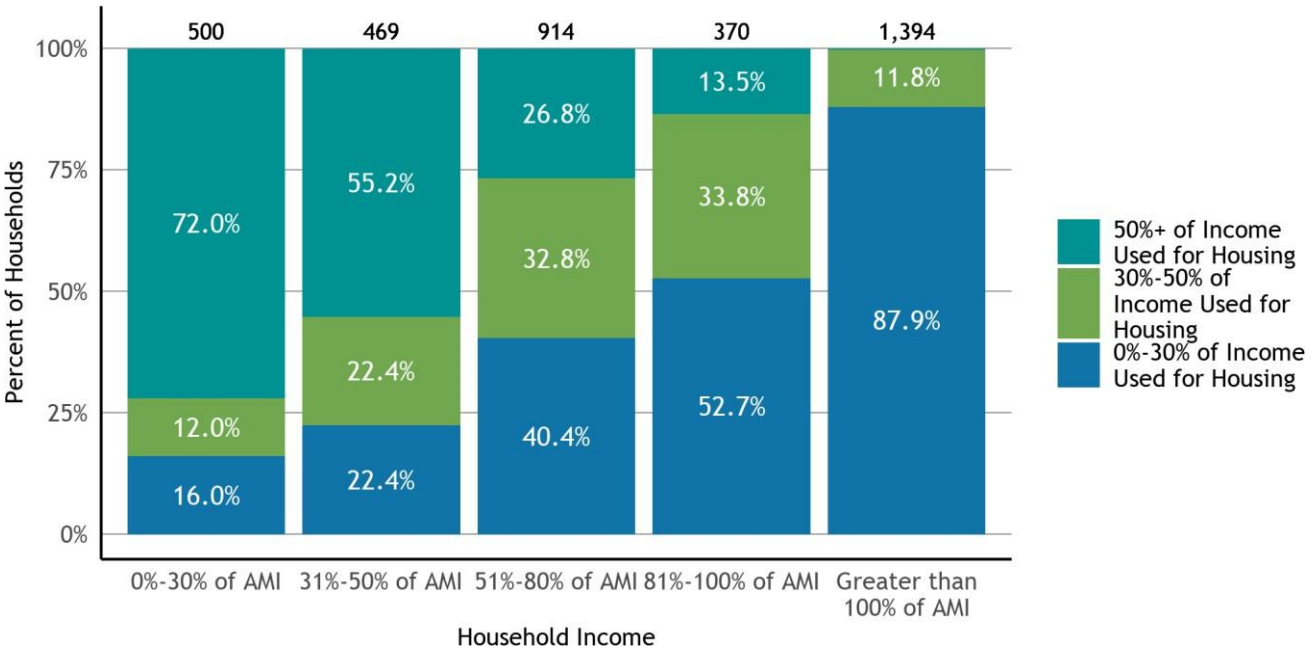
In Rohnert Park, 24.5% of large family households experience a cost burden of 30%-50%, while 15.4% of households spend more than half of their income on housing. Some 20.9% of all other households have a cost burden of 30%-50%, with 24.9% of households spending more than 50% of their income on housing (see Figure 30).




## Figure 30: Cost Burden by Household Size

*Universe: Occupied housing units*
*Notes: Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-09.*

When cost-burdened seniors are no longer able to make house payments or pay rents, displacement from their homes can occur, putting further stress on the local rental market or forcing residents out of the community they call home. Understanding how seniors might be cost-burdened is of particular importance due to their special housing needs, particularly for low-income seniors. 72.0% of seniors making less than 30% of AMI are spending the majority of their income on housing. For seniors making more than 100% of AMI, 87.9% are not cost-burdened and spend less than 30% of their income on housing (see Figure 31).

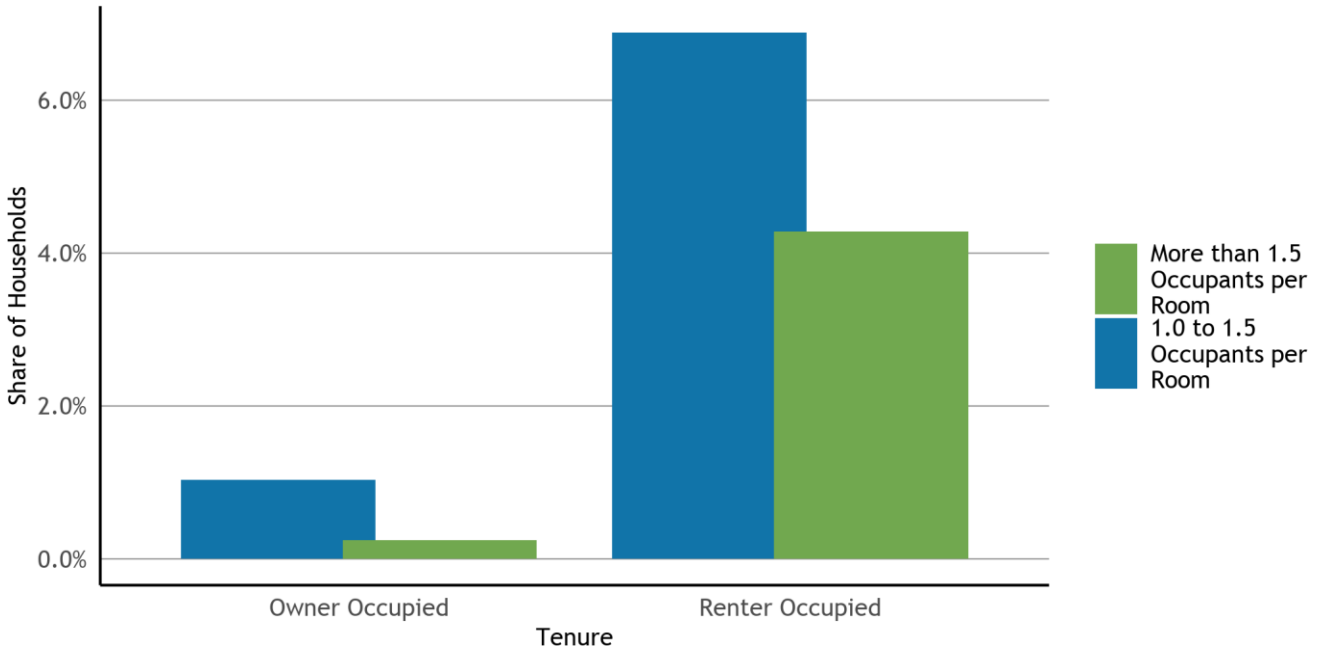



## Figure 31: Cost-Burdened Senior Households by Income Level

*Universe: Senior households*
*Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Cost burden is the ratio of housing costs to household income. For renters, housing cost is gross rent (contract rent plus utilities). For owners, housing cost is "select monthly owner costs", which includes mortgage payment, utilities, association fees, insurance, and real estate taxes. HUD defines cost-burdened households as those whose monthly housing costs exceed 30% of monthly income, while severely cost-burdened households are those whose monthly housing costs exceed 50% of monthly income. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose- Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-03.*

Overcrowding occurs when the number of people living in a household is greater than the home was designed to hold. There are several different standards for defining overcrowding, but this report uses the Census Bureau definition, which is more than one occupant per room (not including bathrooms or kitchens). Additionally, the Census Bureau considers units with more than 1.5 occupants per room to be severely overcrowded.

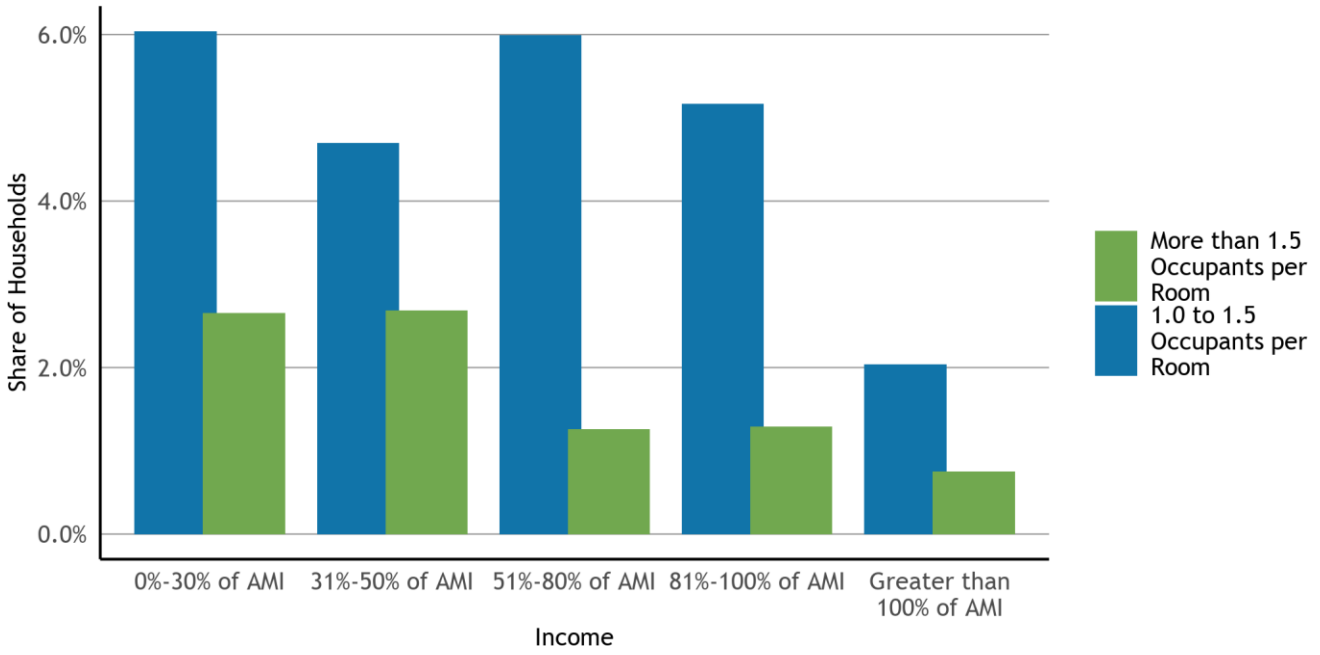
Overcrowding is often related to the cost of housing and can occur when demand in a city or region is high. In many cities, overcrowding is seen more amongst those that are renting, with multiple households sharing a unit to make it possible to stay in their communities. In Rohnert Park, 4.3% of households that rent are severely overcrowded (more than 1.5 occupants per room), compared to 0.2% of households that own (see Figure 32). In Rohnert Park, 6.9% of renters experience moderate overcrowding (1 to 1.5 occupants per room), compared to 1.0% for those own.




## Figure 32: Overcrowding by Tenure and Severity

*Universe: Occupied housing units*
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-01.*

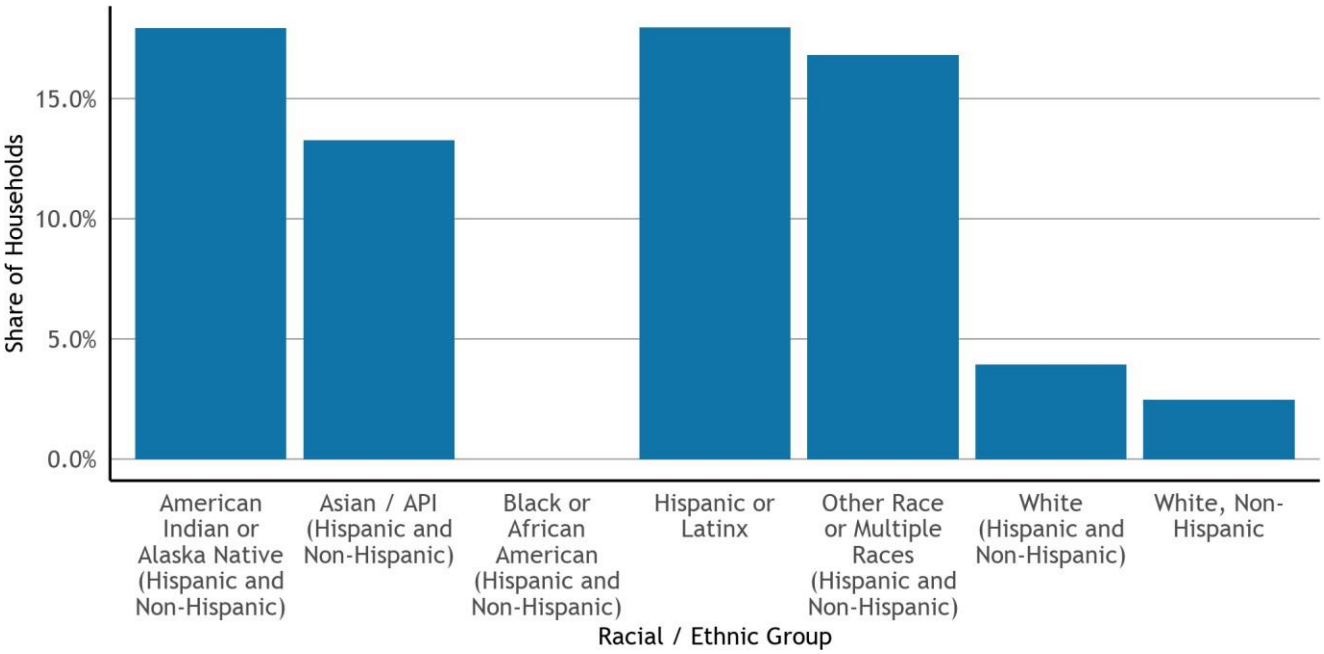
Overcrowding often disproportionately impacts low-income households. 2.7% of very low-income households (below 50% AMI) experience severe overcrowding, while 0.8% of households above 100% experience this level of overcrowding (see Figure 33).




## Figure 33: Overcrowding by Income Level and Severity

*Universe: Occupied housing units*
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-04.*

Communities of color are more likely to experience overcrowding similar to how they are more likely to experience poverty, financial instability, and housing insecurity. People of color tend to experience overcrowding at higher rates than White residents. In Rohnert Park, the racial group with the largest overcrowding rate is *Hispanic or Latinx* (see Figure 34)




## Figure 34: Overcrowding by Race

*Universe: Occupied housing units*
*Notes: The Census Bureau defines an overcrowded unit as one occupied by 1.01 persons or more per room (excluding bathrooms and kitchens), and units with more than 1.5 persons per room are considered severely overcrowded. For this table, the Census Bureau does not disaggregate racial groups by Hispanic/Latinx ethnicity. However, data for the white racial group is also reported for white householders who are not Hispanic/Latinx. Since residents who identify as white and Hispanic/Latinx may have very different experiences within the housing market and the economy from those who identify as white and non- Hispanic/Latinx, data for multiple white sub-groups are reported here. The racial/ethnic groups reported in this table are not all mutually exclusive. Therefore, the data should not be summed as the sum exceeds the total number of occupied housing units for this jurisdiction. However, all groups labelled "Hispanic and Non-Hispanic" are mutually exclusive, and the sum of the data for these groups is equivalent to the total number of occupied housing units.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25014 For the data table behind this figure, please refer to the Data Packet Workbook, Table OVER-03.*

# 6 SPECIAL HOUSING NEEDS

## 6.1 Large Households

Large households often have different housing needs than smaller households. If a city's rental housing stock does not include larger apartments, large households who rent could end up living in overcrowded conditions. In Rohnert Park, for large households with 5 or more persons, most units (50.3%) are renter occupied (see Figure 35). In 2017, 21.1% of large households were very low-income, earning less than 50% of the area median income (AMI).

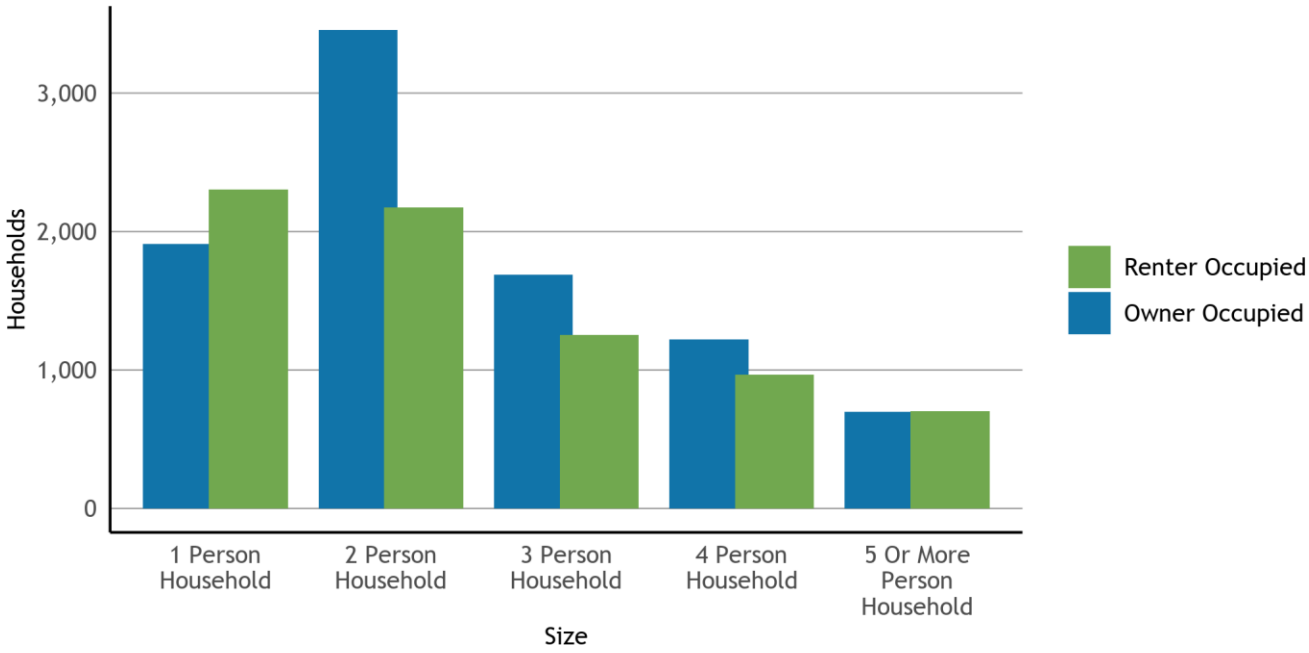



**Figure 35: Household Size by Tenure**

*Universe: Occupied housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25009 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-01.*

The unit sizes available in a community affect the household sizes that can access that community. Large families are generally served by housing units with 3 or more bedrooms, of which there are 8,693 units in Rohnert Park. Among these large units with 3 or more bedrooms, 21.8% are owner-occupied and 78.2% are renter occupied (see Figure 36).

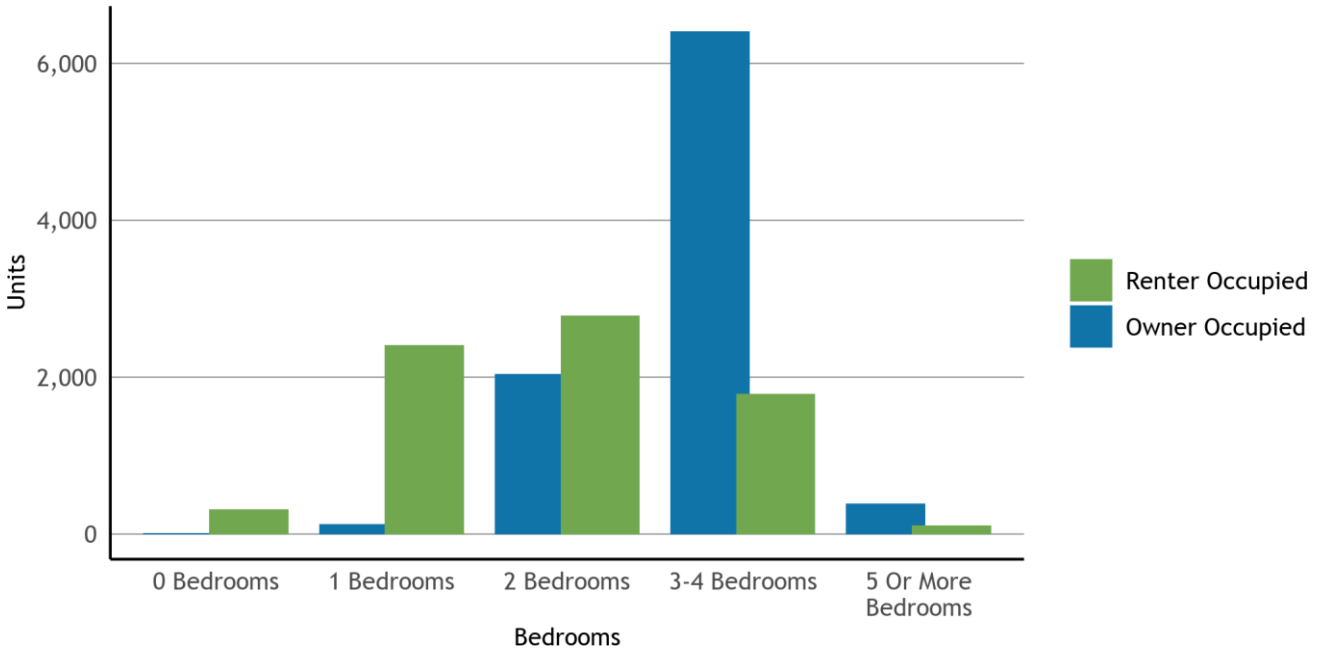
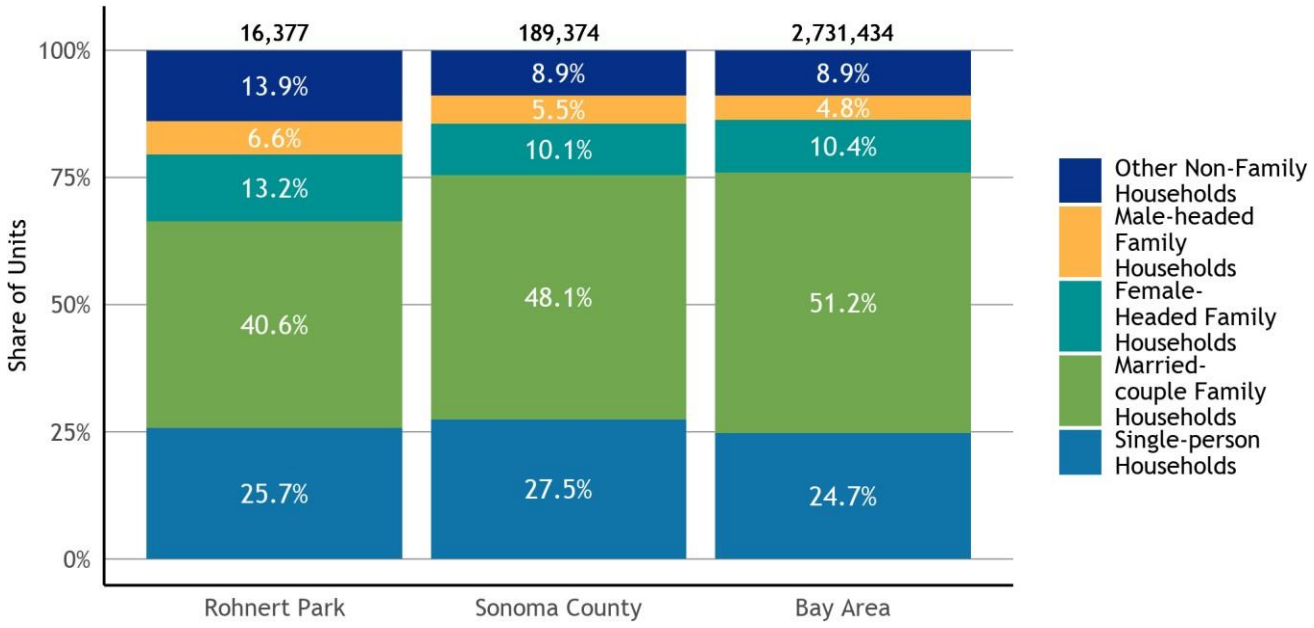



**Figure 36: Housing Units by Number of Bedrooms**

*Universe: Housing units*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B25042 For the data table behind this figure, please refer to the Data Packet Workbook, Table HSG-05.*

## 6.2 Female-Headed Households

Households headed by one person are often at greater risk of housing insecurity, particularly female-headed households, who may be supporting children or a family with only one income. In Rohnert Park, the largest proportion of households is *Married-couple Family Households* at 40.6% of total, while *Female-Headed Households* make up 13.2% of all households.

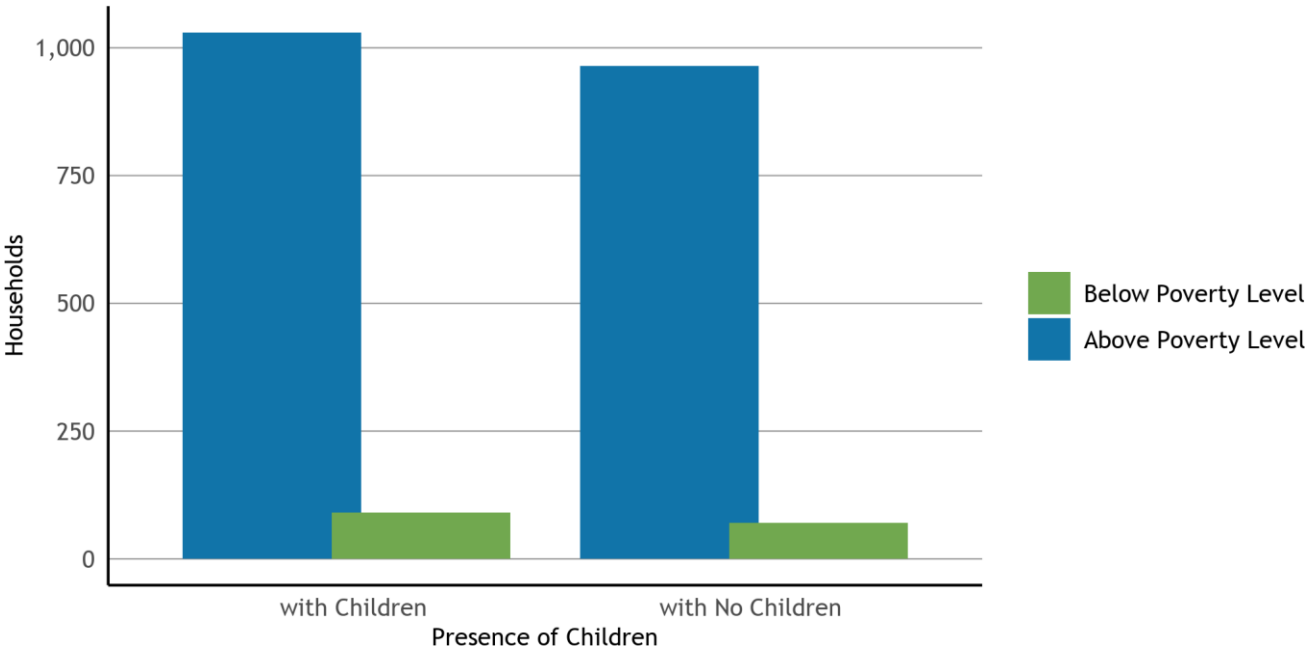



## Figure 37: Household Type

*Universe: Households*
*Notes: For data from the Census Bureau, a "family household" is a household where two or more people are related by birth, marriage, or adoption. "Non-family households" are households of one person living alone, as well as households where none of the people are related to each other.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B11001 For the data table behind this figure, please refer to the Data Packet Workbook, Table POPEMP-23.*

Female-headed households with children may face particular housing challenges, with pervasive gender inequality resulting in lower wages for women. Moreover, the added need for childcare can make finding a home that is affordable more challenging.

In Rohnert Park, 8.1% of female-headed households with children fall below the Federal Poverty Line, while 6.8% of female-headed households *without* children live in poverty (see Figure 38).



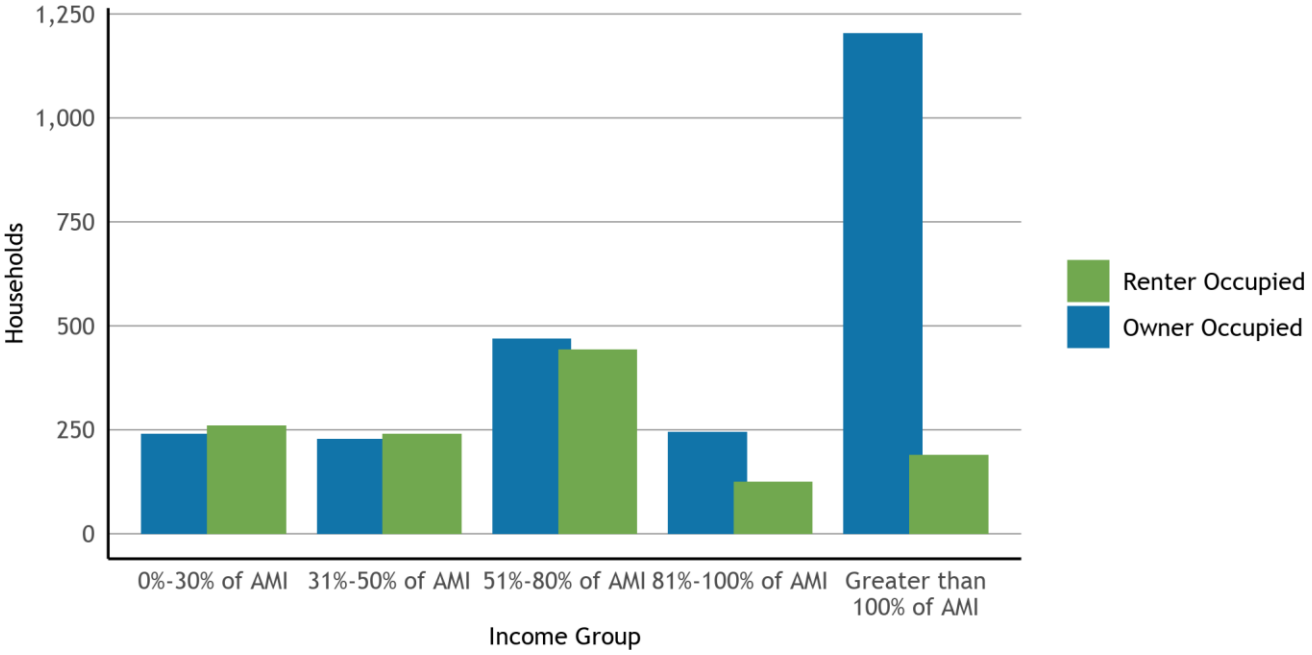

## Figure 38: Female-Headed Households by Poverty Status

*Universe: Female Households*
*Notes: The Census Bureau uses a federally defined poverty threshold that remains constant throughout the country and does not correspond to Area Median Income.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B17012 For the data table behind this figure, please refer to the Data Packet Workbook, Table LGFEM-05.*

## 6.3 Seniors

Senior households often experience a combination of factors that can make accessing or keeping affordable housing a challenge. They often live on fixed incomes and are more likely to have disabilities, chronic health conditions and/or reduced mobility.

Seniors who rent may be at even greater risk for housing challenges than those who own, due to income differences between these groups. The largest proportion of senior households who rent make *51%-80% of AMI*, while the largest proportion of senior households who are homeowners falls in the income group *Greater than 100% of AMI* (see Figure 39).




## Figure 39: Senior Households by Income and Tenure

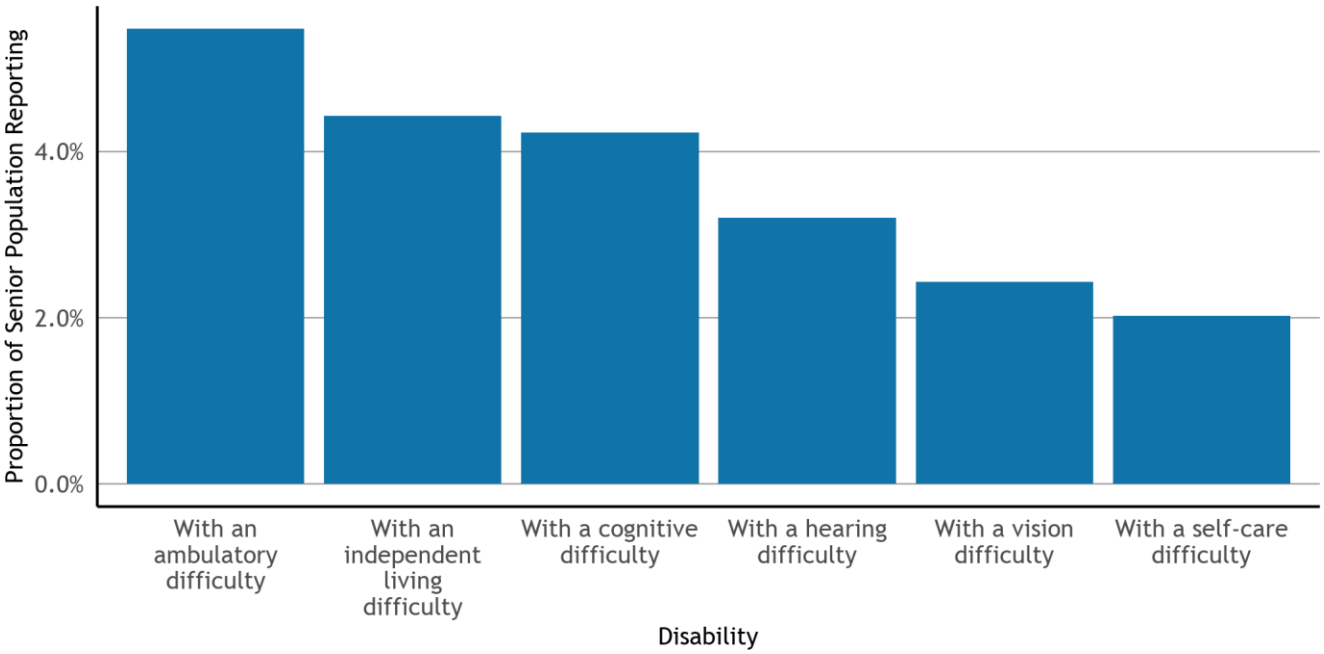
*Universe: Senior households*
*Notes: For the purposes of this graph, senior households are those with a householder who is aged 62 or older. Income groups are based on HUD calculations for Area Median Income (AMI). HUD calculates the AMI for different metropolitan areas, and the nine county Bay Area includes the following metropolitan areas: Napa Metro Area (Napa County), Oakland-Fremont Metro Area (Alameda and Contra Costa Counties), San Francisco Metro Area (Marin, San Francisco, and San Mateo Counties), San Jose-Sunnyvale-Santa Clara Metro Area (Santa Clara County), Santa Rosa Metro Area (Sonoma County), and Vallejo-Fairfield Metro Area (Solano County). The AMI levels in this chart are based on the HUD metro area where this jurisdiction is located.*
*Source: U.S. Department of Housing and Urban Development (HUD), Comprehensive Housing Affordability Strategy (CHAS) ACS tabulation, 2013-2017 release*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table SEN-01.*

## 6.4 People with Disabilities

People with disabilities face additional housing challenges. Encompassing a broad group of individuals living with a variety of physical, cognitive and sensory impairments, many people with disabilities live on fixed incomes and are in need of specialized care, yet often rely on family members for assistance due to the high cost of care.

When it comes to housing, people with disabilities are not only in need of affordable housing but accessibly designed housing, which offers greater mobility and opportunity for independence. Unfortunately, the need typically outweighs what is available, particularly in a housing market with such high demand. People with disabilities are at a high risk for housing insecurity, homelessness and institutionalization, particularly when they lose aging caregivers. Figure 40 shows the rates at which different disabilities are present among residents of Rohnert Park. Overall, 11.9% of people in Rohnert Park have a disability of any kind.[22]

[22] These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed.




## Figure 40: Disability by Type

*Universe: Civilian noninstitutionalized population 18 years and over*
*Notes: These disabilities are counted separately and are not mutually exclusive, as an individual may report more than one disability. These counts should not be summed. The Census Bureau provides the following definitions for these disability types: Hearing difficulty: deaf or has serious difficulty hearing. Vision difficulty: blind or has serious difficulty seeing even with glasses. Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions. Ambulatory difficulty: has serious difficulty walking or climbing stairs. Self-care difficulty: has difficulty dressing or bathing. Independent living difficulty: has difficulty doing errands alone such as visiting a doctor's office or shopping.*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B18102, Table B18103, Table B18104, Table B18105, Table B18106, Table B18107.*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table DISAB-01.*

State law also requires Housing Elements to examine the housing needs of people with developmental disabilities. Developmental disabilities are defined as severe, chronic, and attributed to a mental or physical impairment that begins before a person turns 18 years old. This can include Down's Syndrome, autism, epilepsy, cerebral palsy, and mild to severe mental retardation. Some people with developmental disabilities are unable to work, rely on Supplemental Security Income, and live with family members. In addition to their specific housing needs, they are at increased risk of housing insecurity after an aging parent or family member is no longer able to care for them.[23]

In Rohnert Park, of the population with a developmental disability, children under the age of 18 make up 40.1%, while adults account for 59.9%.

[23] For more information or data on developmental disabilities in your jurisdiction, contact the Golden Gate Regional Center for Marin, San Francisco and San Mateo Counties; the North Bay Regional Center for Napa, Solano and Sonoma Counties; the Regional Center for the East Bay for Alameda and Contra Costa Counties; or the San Andreas Regional Center for Santa Clara County.

## Table 5: Population with Developmental Disabilities by Age

| Age Group | value |
|---|---|
| Age 18+ | 240 |
| Age Under 18 | 161 |

*Universe: Population with developmental disabilities*
*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*
*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Age Group (2020) This table is included in the Data Packet Workbook as Table DISAB-04.*

The most common living arrangement for individuals with disabilities in Rohnert Park is the home of parent /family /guardian.

## Table 6: Population with Developmental Disabilities by Residence

| Residence Type | value |
|---|---|
| Home of Parent /Family /Guardian | 273 |
| Independent /Supported Living | 101 |
| Community Care Facility | 23 |
| Foster /Family Home | 5 |
| Other | 0 |
| Intermediate Care Facility | 0 |

*Universe: Population with developmental disabilities*
*Notes: The California Department of Developmental Services is responsible for overseeing the coordination and delivery of services to more than 330,000 Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. The California Department of Developmental Services provides ZIP code level counts. To get jurisdiction-level estimates, ZIP code counts were crosswalked to jurisdictions using census block population counts from Census 2010 SF1 to determine the share of a ZIP code to assign to a given jurisdiction.*
*Source: California Department of Developmental Services, Consumer Count by California ZIP Code and Residence Type (2020) This table is included in the Data Packet Workbook as Table DISAB-05.*

## 6.5 Homelessness

Homelessness remains an urgent challenge in many communities across the state, reflecting a range of social, economic, and psychological factors. Rising housing costs result in increased risks of community members experiencing homelessness. Far too many residents who have found themselves housing insecure have ended up unhoused or homeless in recent years, either temporarily or longer term. Addressing the specific housing needs for the unhoused population remains a priority throughout the region, particularly since homelessness is disproportionately experienced by people of color, people with disabilities, those struggling with addiction and those dealing with traumatic life circumstances. In Sonoma County, the most common type of household experiencing homelessness is those without children in their care. Among households experiencing homelessness that do not have children, 71.2% are unsheltered. Of homeless households with children, most are sheltered in emergency shelter (see Figure 41).

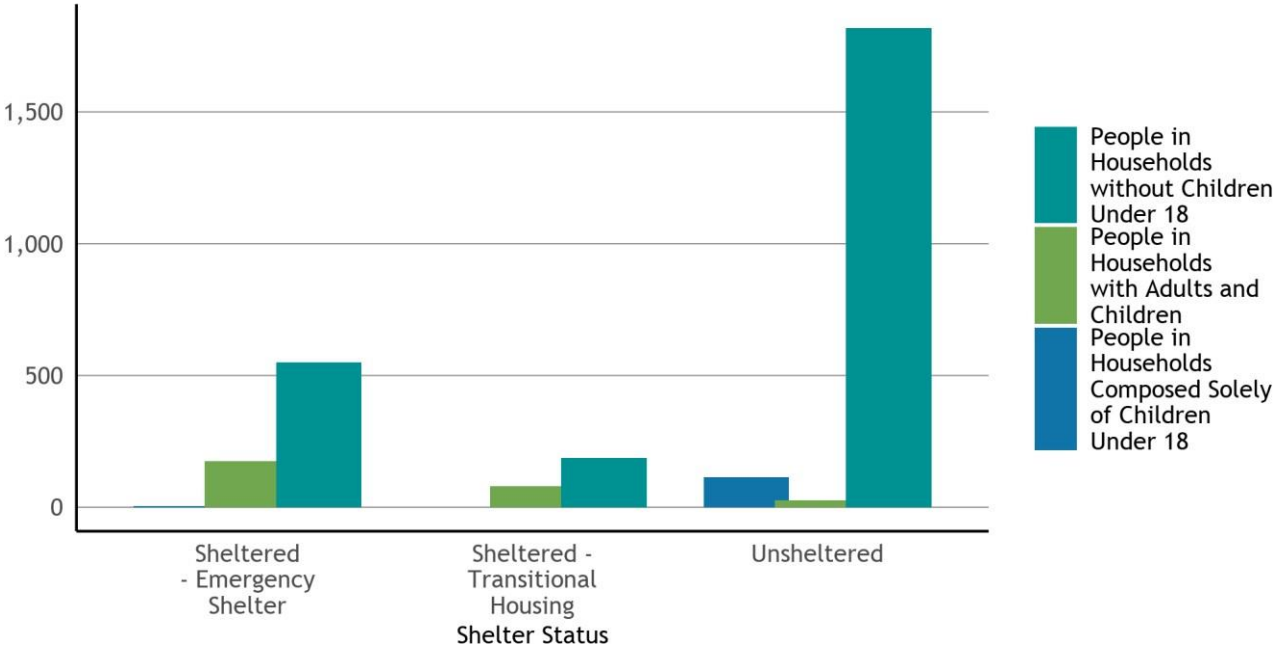
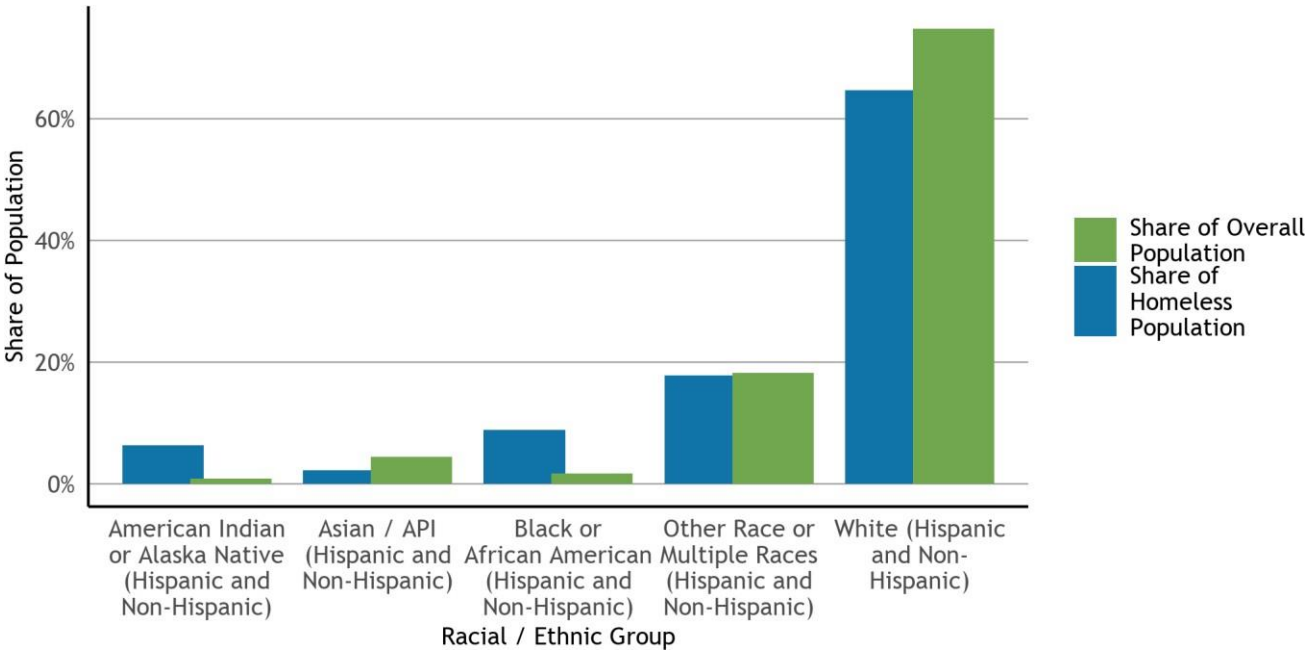



**Figure 41: Homelessness by Household Type and Shelter Status, Sonoma County**

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-01.*

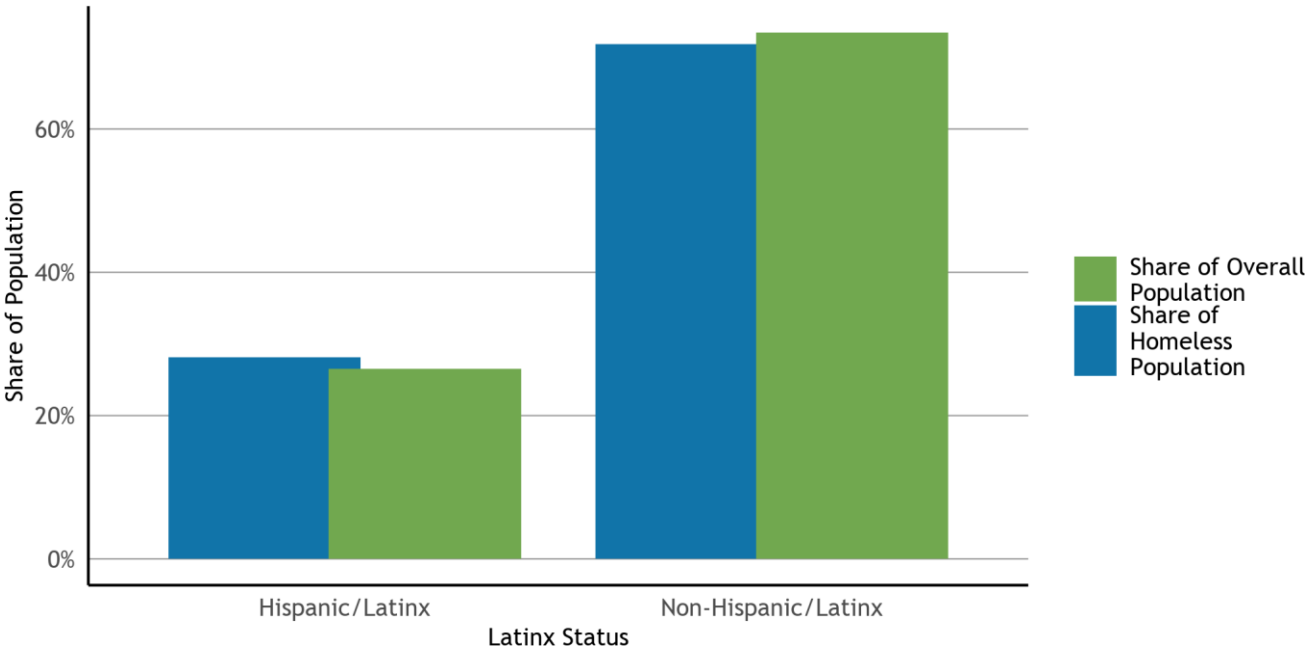
People of color are more likely to experience poverty and financial instability as a result of federal and local housing policies that have historically excluded them from the same opportunities extended to white residents. Consequently, people of color are often disproportionately impacted by homelessness, particularly Black residents of the Bay Area. In Sonoma County, White (Hispanic and Non-Hispanic) residents represent the largest proportion of residents experiencing homelessness and account for 64.7% of the homeless population, while making up 74.8% of the overall population (see Figure 42).




## Figure 42: Racial Group Share of General and Homeless Populations, Sonoma County

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. HUD does not disaggregate racial demographic data by Hispanic/Latinx ethnicity for people experiencing homelessness. Instead, HUD reports data on Hispanic/Latinx ethnicity for people experiencing homelessness in a separate table. Accordingly, the racial group data listed here includes both Hispanic/Latinx and non-Hispanic/Latinx individuals.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-02.*

In Sonoma, Latinx residents represent 28.2% of the population experiencing homelessness, while Latinx residents comprise 26.5% of the general population (see Figure 43).



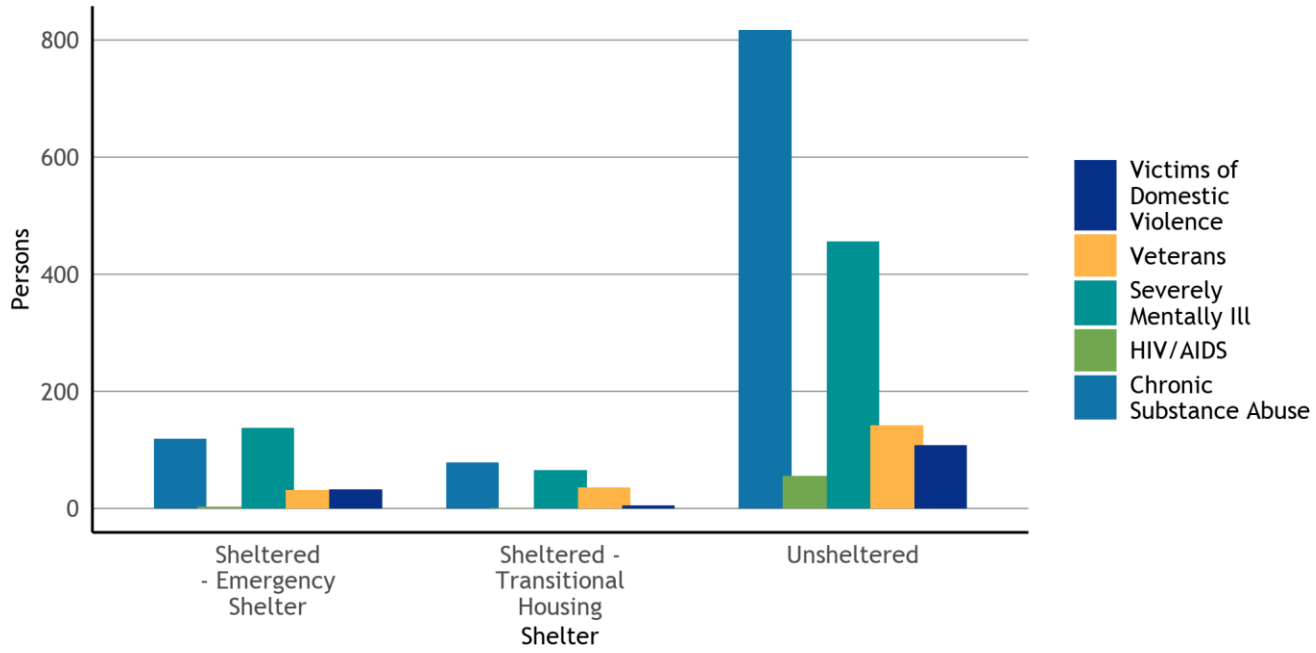

## Figure 43: Latinx Share of General and Homeless Populations, Sonoma County

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. The data from HUD on Hispanic/Latinx ethnicity for individuals experiencing homelessness does not specify racial group identity. Accordingly, individuals in either ethnic group identity category (Hispanic/Latinx or non-Hispanic/Latinx) could be of any racial background.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019); U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B01001(A-I) For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-03.*

Many of those experiencing homelessness are dealing with severe issues – including mental illness, substance abuse and domestic violence – that are potentially life threatening and require additional assistance. In Sonoma County, homeless individuals are commonly challenged by chronic substance abuse, with 1,015 reporting this condition (see Figure 12). Of those, some 80.5% are unsheltered, further adding to the challenge of handling the issue.

**Note on Homelessness Data**

Notably all the data on homelessness provided above is for the entire county. This data comes from the Department of Housing and Urban Development's (HUD) Point in Time count, which is the most comprehensive publicly available data source on people experiencing homelessness. HUD only provides this data at the county- level and not for specific jurisdictions. However, Housing Element law requires local jurisdictions to estimate or count of the daily average number of people lacking shelter. Therefore, staff will need to supplement the data in this document with additional local data on the number of people experiencing homelessness. If staff do not have estimates of people experiencing homelessness in their jurisdiction readily available, HCD recommends contacting local service providers such as continuum-of-care providers, local homeless shelter and service providers, food programs, operators of transitional housing programs, local drug and alcohol program service providers, and county mental health and social service departments.[24]




## Figure 44: Characteristics for the Population Experiencing Homelessness, Sonoma County

*Universe: Population experiencing homelessness*
*Notes: This data is based on Point-in-Time (PIT) information provided to HUD by CoCs in the application for CoC Homeless Assistance Programs. The PIT Count provides a count of sheltered and unsheltered homeless persons on a single night during the last ten days in January. Each Bay Area county is its own CoC, and so the data for this table is provided at the county-level. Per HCD's requirements, jurisdictions will need to supplement this county-level data with local estimates of people experiencing homelessness. These challenges/characteristics are counted separately and are not mutually exclusive, as an individual may report more than one challenge/characteristic. These counts should not be summed.*
*Source: U.S. Department of Housing and Urban Development (HUD), Continuum of Care (CoC) Homeless Populations and Subpopulations Reports (2019)*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table HOMELS-04.*

In Rohnert Park, the student population experiencing homelessness totaled 19 during the 2019-20 school year and decreased by 45.7% since the 2016-17 school year. By comparison, Sonoma County has seen a

12.9% decrease in the population of students experiencing homelessness since the 2016-17 school year, and the Bay Area population of students experiencing homelessness decreased by 8.5%.
During the 2019-2020 school year, there were still some 13,718 students experiencing homelessness throughout the region, adding undue burdens on learning and thriving, with the potential for longer term negative effects.

The number of students in Rohnert Park experiencing homelessness in 2019 represents 3.2% of the Sonoma County total and 0.1% of the Bay Area total.

[24] For more information, see HCD's Building Blocks webpage for People Experiencing Homelessness: https://www.hcd.ca.gov/community-development/building-blocks/housing-needs/people-experiencing-homelessness.shtml

## Table 7: Students in Local Public Schools Experiencing Homelessness

| AcademicYear | Rohnert Park | Sonoma County | Bay Area |
|---|---|---|---|
| 2016-17 | 35 | 690 | 14990 |
| 2017-18 | 67 | 1445 | 15142 |
| 2018-19 | 15 | 345 | 15427 |
| 2019-20 | 19 | 601 | 13718 |

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*
*Notes: The California Department of Education considers students to be homeless if they are unsheltered, living in temporary shelters for people experiencing homelessness, living in hotels/motels, or temporarily doubled up and sharing the housing of other persons due to the loss of housing or economic hardship. The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*
*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*
*This table is included in the Data Packet Workbook as Table HOMELS-05.*

### 6.6 Farmworkers

Across the state, housing for farmworkers has been recognized as an important and unique concern. Farmworkers generally receive wages that are considerably lower than other jobs and may have temporary housing needs. Finding decent and affordable housing can be challenging, particularly in the current housing market.

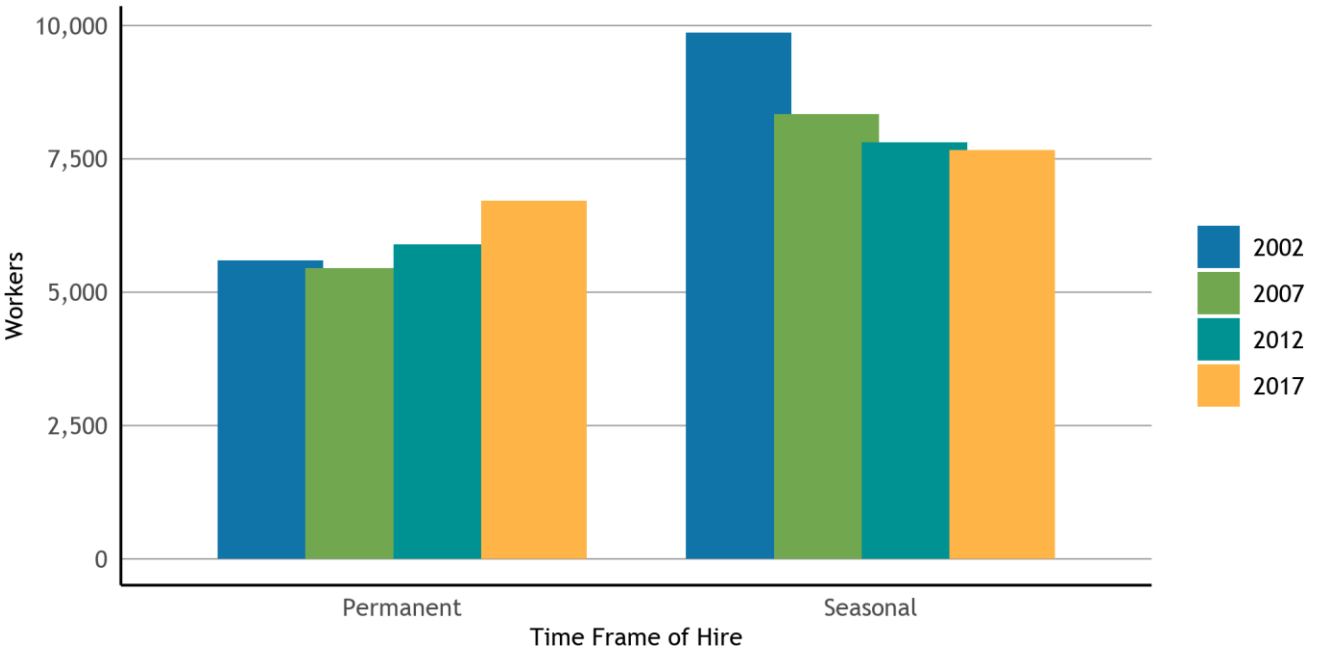
In Rohnert Park, there were no reported students of migrant workers in the 2019-20 school year. The trend for the region for the past few years has been a decline of 2.4% in the number of migrant worker students since the 2016-17 school year. The change at the county level is a 3.5% increase in the number of migrant worker students since the 2016-17 school year.

## Table 8: Migrant Worker Student Population

| AcademicYear | Rohnert Park | Sonoma County | Bay Area |
|---|---|---|---|
| 2016-17 | 12 | 825 | 4630 |
| 2017-18 | 14 | 789 | 4607 |
| 2018-19 | 0 | 738 | 4075 |
| 2019-20 | 0 | 854 | 3976 |

*Universe: Total number of unduplicated primary and short-term enrollments within the academic year (July 1 to June 30), public schools*
*Notes: The data used for this table was obtained at the school site level, matched to a file containing school locations, geocoded and assigned to jurisdiction, and finally summarized by geography.*
*Source: California Department of Education, California Longitudinal Pupil Achievement Data System (CALPADS), Cumulative Enrollment Data (Academic Years 2016-2017, 2017-2018, 2018-2019, 2019-2020)*
*This table is included in the Data Packet Workbook as Table FARM-01.*

According to the U.S. Department of Agriculture Census of Farmworkers, the number of permanent farm workers in Sonoma County has increased since 2002, totaling 6,715 in 2017, while the number of seasonal farm workers has decreased, totaling 7,664 in 2017 (see Figure 45).

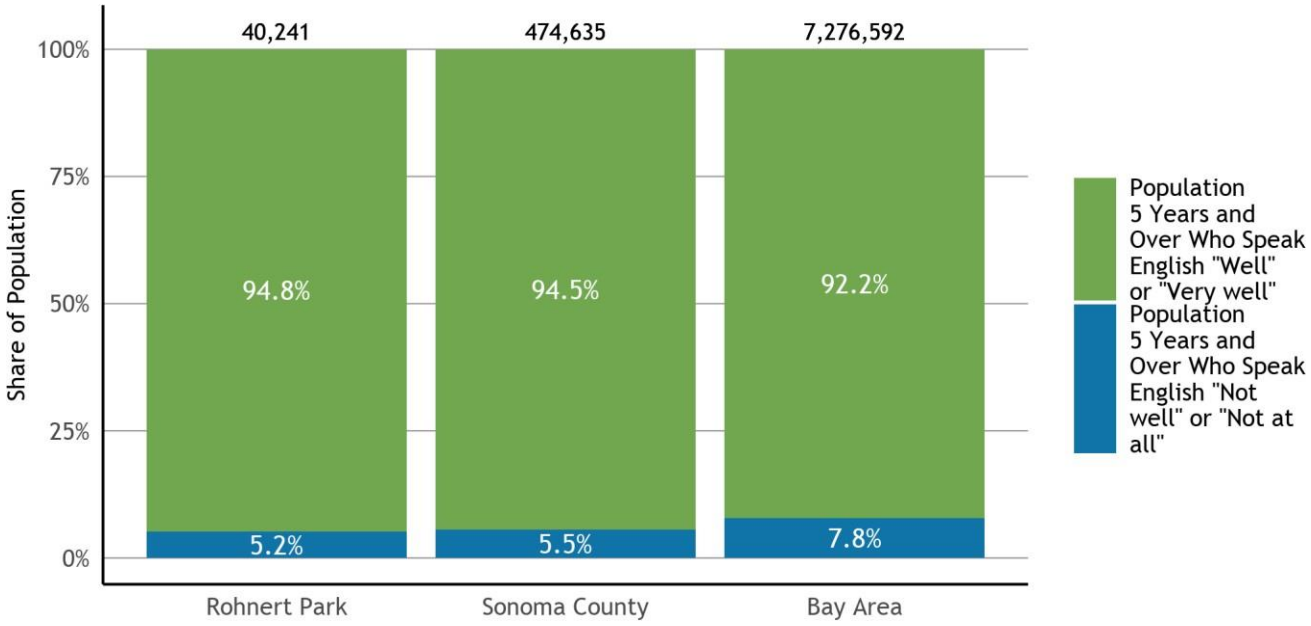



## Figure 45: Farm Operations and Farm Labor by County, Sonoma County

*Universe: Hired farm workers (including direct hires and agricultural service workers who are often hired through labor contractors)*
*Notes: Farm workers are considered seasonal if they work on a farm less than 150 days in a year, while farm workers who work on a farm more than 150 days are considered to be permanent workers for that farm.*
*Source: U.S. Department of Agriculture, Census of Farmworkers (2002, 2007, 2012, 2017), Table 7: Hired Farm Labor*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table FARM-02.*

## 6.7 Non-English Speakers

California has long been an immigration gateway to the United States, which means that many languages are spoken throughout the Bay Area. Since learning a new language is universally challenging, it is not uncommon for residents who have immigrated to the United States to have limited English proficiency. This limit can lead to additional disparities if there is a disruption in housing, such as an eviction, because residents might not be aware of their rights or they might be wary to engage due to immigration status concerns. In Rohnert Park, 5.2% of residents 5 years and older identify as speaking English not well or not at all, which is below the proportion for Sonoma County. Throughout the region the proportion of residents 5 years and older with limited English proficiency is 8%.




## Figure 46: Population with Limited English Proficiency

*Universe: Population 5 years and over*
*Source: U.S. Census Bureau, American Community Survey 5-Year Data (2015-2019), Table B16005*
*For the data table behind this figure, please refer to the Data Packet Workbook, Table AFFH-03.*

# 9 Housing Sites Information

This appendix provides additional information and justification for the sites and assumptions discussed in Section 11-3 and demonstrates the City's capacity to meet its RHNA.

## Table 54 Site Inventory Table A

| Address | APN | Site | GPD | Zone | Min Density | Max Density [49] | Acres | Existing Use | Current Infra-structure | Publicly-Owned | Status | Used in Prior HE | Unit Capacity by Income | | | | Optional Information |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | LI | MI | AMI | Total | |
| 415 City Center Dr, 94928 | 143-051-066 | | Mixed-Use | PD | 0 | 0 | 0.33 | Grass and parking lot | YES - Current | NO - Privately-Owned | Pending Project | No | 0 | 0 | 42 | 42 | Unit capacity approved in Central Rohnert Park PDA |
| 6 City Center Dr, 94928 | 143-051-071 | | Mixed-Use | PD | 0 | 0 | 0.84 | Vacant | YES - Current | NO - Privately-Owned | Available | No | 2 | 2 | 17 | 21 | Unit capacity approved in Central Rohnert Park PDA |
| 0 City Center Dr, 94928 | 143-051-076 | | Mixed-Use | PD | 0 | 0 | 2.29 | Parking lot-underutilized | YES - Current | NO - Privately-Owned | Available | No | 2 | 3 | 27 | 32 | Unit capacity approved in Central Rohnert Park PDA |
| 6400 State Farm Dr, 94928 | 143-051-072 | | Mixed-Use | PD | 0 | 0 | 30 | Vacant | YES - Current | YES - City-Owned | Pending Project | No | 69 | 0 | 391 | 460 | Within existing PDA. Site recently acquired by City. |
| Portion of 6020 Labath Ave, 94928 | 143-040-140 | | PI | PD | 0 | 50 | 0.75 | Vacant | YES - Current | YES - City-Owned | Available | No | 37 | 0 | 0 | 37 | Site does not conform to parcel lines |
| 5154 Snyder Ln, 94928 | 045-253-019 | A | PI | SP | 4.1 | 6 | 3.91 | Vacant | YES - Current | YES - Other Publicly Owned | Available | No | 0 | 0 | 20 | 20 | Within University District Specific Plan |
| 5154 Snyder Ln, 94928 | 045-253-019 | A | PI | SP | 6.1 | 12 | 12.17 | Vacant | YES - Current | YES - Special District-Owned | Available | No | 10 | 10 | 103 | 123 | Within University District Specific Plan |
| 0 Rohnert Park Expy, 94928 | 143-391-001 | | PI | PI | 0 | 24 | 0.92 | Vacant | YES - Current | YES - City-Owned | Available | No | 20 | 0 | 0 | 20 | Site does not conform to parcel lines |
| 4901 Roberts Lake Rd, 94928 | 160-010-032 | | REC | PI | 0 | 24 | 1.73 | Parking lot-underutilized | YES - Current | YES - City-Owned | Available | No | 41 | 0 | 0 | 41 | Site does not conform to parcel lines |
| 1401 Medical Center Drive | 159-460-005 | | PI | PI | 0 | 0 | 0.83 | Vacant | YES - Current | NO - Privately-Owned | Pending Project | No | 76 | 0 | 0 | 76 | |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-009 | B | Mixed-Use | MU | 0 | 0 | 1.27 | Large parking lot, commercial | YES - Current | NO - Privately-Owned | Available | Yes -2 | 61 | 31 | 0 | 92 | |

[49] Max Density listed as 0 means no established maximum density. Realistic maximum density in these areas is based on allowed FAR, setbacks, and other development standards

| | | | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-012 | B | Mixed-Use | MU | 0 | 0 | 1.7 | Parking lot, commercial | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-023 | B | Mixed-Use | MU | 0 | 0 | 0.35 | Vacant | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-024 | B | Mixed-Use | MU | 0 | 0 | 0.09 | Vacant | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| SW Corner of Southwest Blvd and Adrian Dr | 143-150-010 | B | Mixed-Use | MU | 0 | 0 | 0.29 | Large parking lot, commercial | YES - Current | NO - Privately-Owned | Available | Yes -2 | | | | | See parcel 143-150-009 for full site information |
| 6001 Commerce Blvd | 143-021-036 | | Mixed-Use | MU | 0 | 0 | 4.06 | Vacant | YES - Current | NO - Privately-Owned | Available | Yes -2 | 8 | 7 | 86 | 101 | Site does not conform to parcel lines |

## Table 55 Site Inventory Table B

| Address | APN | Unit Capacity | | | | Type of Shortfall | Acres | Current | | Proposed | | Min Density | Max Density | Units | Vacant/ Nonvacant | Description of Existing Uses | Current Infra-structure | Optional Information |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | VLI | LI | MI | AMI | | | GPD | Zone | GPD | Zone | | | | | | | |
| 5040 Snyder Ln, 94928 | 045-253-007 | 0 | 5 | 5 | 62 | Unaccommodated Need | 3.06 | RL | SP | HDR | R-H | 12.1 | 24 | 72 | Vacant | Vacant lot | Yes | |
| 5475 Snyder Ln, 94928 | 158-320-001 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-002 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-003 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-004 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-005 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Garden | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-006 | 0 | 1 | 0 | 0 | Unaccommodated Need | 0.08 | CO | CO | HDR | R-H | 12.1 | 24 | 1 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-009 | 6 | 4 | 0 | 0 | Unaccommodated Need | 0.33 | CO | CO | HDR | R-H | 12.1 | 24 | 10 | Non-Vacant | Office/Church | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-010 | 4 | 2 | 0 | 0 | Unaccommodated Need | 0.21 | CO | CO | HDR | R-H | 12.1 | 24 | 6 | Vacant | Vacant | Yes | Consolidated Site C |
| 5475 Snyder Ln, 94928 | 158-320-011 | 4 | 2 | 0 | 0 | Unaccommodated Need | 0.21 | CO | CO | HDR | R-H | 12.1 | 24 | 6 | Non-Vacant | Office/Church/Garden | Yes | Consolidated Site C |
| 5150 Snyder Ln, 94928 | 143-330-077 | 0 | 0 | 96 | 0 | Unaccommodated Need | 4.06 | PI | PI | HDR | R-H | 12.1 | 24 | 96 | Non-Vacant | Church/vacant lot | Yes | |

## Table 56 Multifamily Property Inventory for Adequate Sites Program Alternative

| APN | Acres | Deed Restricted Units | Total Units | Market Rate Units |
|---|---|---|---|---|
| 046-043-001 | 4.77 | | 105 | 105 |
| 046-051-029 | 6.67 | | 136 | 136 |
| 046-051-030* | 3.41 | | 80 | 80 |
| 143-040-129* | 11.09 | | 244 | 244 |
| 143-040-137 | 6.00 | | 135 | 135 |
| 143-040-145 | 5.40 | | 78 | 78 |
| 143-051-060 | 5.64 | | 230 | 230 |
| 143-051-081 | 2.34 | | 60 | 60 |
| 143-061-033 | 4.94 | | 100 | 100 |
| 143-061-057 | 0.00 | | 259 | 259 |
| 143-061-069 | 2.93 | | 48 | 48 |
| 143-061-070 | 2.78 | | 53 | 53 |
| 143-071-048 | 1.53 | | 72 | 72 |
| 143-150-039 | 2.59 | | 66 | 66 |
| 143-280-060 | 2.95 | | 90 | 90 |
| 143-300-031* | 8.64 | | 176 | 176 |
| 143-311-050 | 2.45 | | 100 | 100 |
| 143-311-063 | 15.83 | | 350 | 350 |
| 143-320-016 | 5.85 | | 62 | 62 |
| 143-340-070 | 3.43 | | 44 | 44 |
| 143-340-079 | 6.16 | | 120 | 120 |
| 143-350-025 | 2.88 | | 56 | 56 |
| 143-350-026 | 2.14 | 3 | 46 | 43 |
| 143-370-004 | 0.87 | | 44 | 44 |
| 143-380-013 | 2.23 | | 139 | 139 |
| 143-380-017 | 2.63 | | 60 | 60 |
| 143-380-040 | 2.28 | | 92 | 92 |
| 143-391-083 | 12.30 | | 232 | 232 |
| 143-470-035 | 2.27 | | 44 | 44 |
| 158-190-021 | 4.19 | | 116 | 116 |
| 158-310-059 | 2.14 | | 61 | 61 |
| 159-460-025 | 7.36 | | 207 | 207 |
| | | | | |
| Totals | Average= 4.58 acres | **3** | **3705** | **3702** |

*Property used for the preparation of the Adequate Sites Program Alternative Checklist to demonstrate the City's ability to meet its RHNA obligation.

## Burbank Housing Development Corporation Letter of Support

BURBANK HOUSING
OPENING DOORS. CHANGING LIVES.

January 3, 2023

Jenna Garcia
Housing Administrator
City of Rohnert Park

**Re: Essential Housing Bond Financing Program (Updated Analysis)**

Dear Ms. Garcia,

Starting in 2019, a few California real estate investment groups began leveraging Essential Function Bonds via Joint Powers Authorities ("JPAs") to address the housing needs of the low- and moderate-income workforce. As of August 31, 2021, these groups have closed 12 transactions valued at +/-$1.5 billion (in debt) in various cities across the state.

Low-income ("LI") and moderate-income ("MI") housing are difficult types of housing to produce due to insufficient development subsidies available to fund projects at these income levels. With the cost of housing drastically outpacing wage increases, many LI and MI households are finding themselves unable to afford to live in the communities they call home. The Essential Housing Bond Financing Program is an innovative approach to the creation and preservation of affordable housing, particularly because it doesn't involve the use of typical public subsidies, scarce programs like Low-Income Housing Tax Credit (LIHTC) or equity investments. In addition to accessing non-competitive bond financing, the program eliminates real estate property taxes to achieve its goals of lowering rents.

After careful review of the public offering documents for the previously closed transactions, conversations with industry experts, attending JPA/Essential Function Bond webinars and thorough research/modeling, we believe there's opportunity to enhance the current model and utilize it in a more cost-effective and community-oriented manner to create long-term affordable housing. Burbank Housing Development Corporation intends to pursue a modified approach to the JPA/Essential Function Bond model to finance the acquisition of market-rate multifamily properties for conversion to deed restricted properties or to secure the permanent financing for New Construction projects, restricted to very low-income ("VLI"), low-income ("LI") and moderate-income ("MI") households.

**Model:**

In this structure, a City joins a California Joint Powers Authority which then acquires a market rate apartment complex through the issuance of tax-exempt municipal bonds. The properties are 100% financed and purchased competitively on the open market. Because the JPA is the 100% owner of the real estate, the bonds do not require "private activity allocation" (competitive) and, because the JPA is a governmental enterprise, the project is removed from the real estate tax obligations. In return, the asset is encumbered by a deed restriction limiting the tenant's income and rent charged.

Over time, the owner will bring the market-rate units down to MI/LI/VLI levels through natural attrition and will not displace existing tenants including those that are over income. Economically, this works because of the automatic 100% tax abatement the property will realize under municipal ownership as the forgone tax revenue subsidizes the affordable units. Said otherwise, the property can afford/sustain lower rents because of the savings associated with not paying property taxes. Because the financing does not involve assembling layers of local, state, or federal funding, surplus project revenues are credited to the mortgage principal and are sent thereafter to the City.

**Enhancements to Current Model:**

The model currently in use has several disadvantages including: 1) most groups promoting this model are for-profits companies that charge extraordinarily high fees for projects, 2) there is no requirement for affordability covenants with the local jurisdictions, which limits oversight on projects, 3) rents for these projects are often set higher than the state requirements used for other affordable housing projects.

Burbank Housing's "enhanced" model was designed to improve and strengthen protections to the residents & community, the municipality, the physical & financial health of the property, and the investors. The most critical improvements to the existing model include:

- Eliminating or drastically reducing the large "Project Administrator" Fee
- Reducing the ongoing admin/asset management fees to a reasonable market rate
- In some cases, pursuing a private placement of the bonds to eliminate need for investment bankers & associated bond marketing costs
- Approaching acquisition pricing responsibly, sticking to underwritten valuation
- Conservatively underwriting a 30 or 35-year proforma ensuring fully amortized debt at or by maturity
- Recordation of a regulatory agreement with local jurisdiction that stipulates maximum rent calculation using the traditional method (30% of given area median income)
- Structuring a first-loss guaranty instead of a "free" $5 million subordinate B-piece, thus eliminating the compounding subordinate debt

**Responsibilities of the City:**

- City Council would need to approve a resolution to join a Joint Powers Authority;
- City would identify a to-be-acquired property and negotiate a Purchase Option Agreement with the JPA;
- Through the JPA, the City would authorize the issuance of tax-exempt bonds for the acquisition of the property in order to create and preserve low- and moderate-income housing.

**JPA Membership & Bond Issuance:**

The "participating City" (City in which the property is located) would need to join an appropriate JPA in order to leverage this model and issue 30- or 35-year Essential Function Bonds for the acquisition of the identified property. The JPA itself is the real estate owner, with the City being an indirect party to the real estate ownership and associated financing. This means that unless the participating City exercises its negotiated purchase option, it has no direct responsibility for the JPA property. Instead, the JPA entity bears the legal and financial responsibility associated with the transaction.

**Purchase Option:**

In conjunction with the closing of the JPA acquisition, the JPA will have the participating City enter into Purchase Option Agreement. The option will state that the City will retain the right to purchase the property at any time after the 15th year of JPA ownership. Should the City not desire to exercise the option, the City may assign the option to a non-profit affordable housing operator. The option/acquisition price would involve an assumption of the property debt, and all other existing property encumbrances. Further, the City or non-profit purchaser will acquire the property as-is.

**Excess Net Operating Income (NOI) & Surplus Cash:**

Each year after the senior bond debt service and the top-loss guarantee fee is paid, excess NOI will be applied to the A bond principal balance in the form of a special redemption. This effectively amortizes the interest-only bonds and gradually reduces the outstanding debt to $0 at or by the end of the bond term. With local professional property management, it's feasible the property cash flow is strong enough to retire the bonds prior to the end of the term, at which point surplus revenue will be generated for the City.

**City Financial Implications:**

The major financial implication to the City would be losing the associated property tax revenue. However, the City wouldn't be generating property tax revenue anyway for a non-profit owned deed-restricted housing complex. What the City gains in exchange for the property tax loss is very low-, low- and moderate-income housing units and potential revenue upon a future sale/debt amortization of the asset. Another financial implication to the City would be the costs associated with executing the purchase option after year 15, which could be mitigated by assigning the option to a non-profit affordable housing operator.

**Conclusion & Next Steps:**

Burbank Housing believes that by approaching this model with a non-profit motive, we can more effectively and efficiently create affordable (VLI-LI-MI) housing with local jurisdiction aligned incentives. Burbank understands that the City of Rohnert Park is currently a member of the California Statewide Communities Development Authority JPA, which is already set up to issue bonds for these types of projects, and is willing to work with Burbank Housing on acquiring projects in Rohnert Park. The Rohnert Park City Council has already indicated that they support including a program in its Housing Element Update to implement the Essential Housing Bond Financing Program.

Burbank Housing has tentatively identified 2-3 projects with a total of approximately 500 units for sale today that would meet the criteria for this model and expects that it could acquire and convert at least 300 existing market-rate units into deed-restricted units affordable to VLI, LI and MI households using the bond financing model. To demonstrate economic feasibility of this model, attached to this letter is an analysis of hypothetical acquisitions of multiple unrestricted multifamily complexes totaling 500 units, consisting of 1/3 naturally occurring affordable units and 2/3 market rate units.

We look forward to pursuing this innovative tool to obtain and preserve affordable housing in our community. Please feel free to reach out to me with any questions.

Sincerely,

Charles Crowe
Director of Finance, Burbank Housing Development Corporation

# Exhibit A

## Hypothetical Acquisition of Market-Rate Complexes in Rohnert Park

To demonstrate the economic feasibility of the proposed program, we've modeled hypothetical acquisitions of multiple unrestricted multifamily complexes totaling 500 units in Rohnert Park, CA.

**Background:** The subject properties are unrestricted (market) multifamily complexes located in Rohnert Park, CA. The properties consist of 1-bedroom (371) and 2-bedroom units (129).

The properties are marketed as "value-add" opportunities with significant upside. The current owners have invested nearly $10 million in capital improvements, and future owners have the ability to implement additional interior and common area enhancements to drive rental income. Approximately 22% of the units have received modern interior upgrades, allowing for significant rental upside through continued renovations. The existing renovated units would also benefit from incremental upgrades to drive rental income, including the potential installation of in-unit laundry. Furthermore, future owners will be able to capture the property's substantial loss-to-lease estimated at 14% prior to completing the renovation and 22% after current ownership's renovation. 30% of the units are both unrenovated and naturally affordable at the "LI" or 80% of AMI level, although with no regulatory agreement it's likely that many of those units are occupied by over-income households.

**Opportunity:** Through the use of the JPA Essential Function Bond model, Rohnert Park has the opportunity to acquire, upgrade and income/rent restrict the apartment complexes for the long-term benefit of very-low, low- and moderate-income renters.

## Analysis

**Acquisition:** Leveraging market property performance data, and applying a low 4.60% capitalization rate, the modeled combined purchase price is projected to be $171,435,000 ($342,871 per unit).

**Rent Roll/Restrictions:** Though the subject complexes currently do not restrict units by household income, about 1/3 of the units are charging below market rents consistent with the "low-income" levels (157 LI and 343 market units). This is specifically due to the age of the property with several of the units currently un-renovated. The implication is that though some of the rents are naturally-occurring "affordable", the tenant base is not necessarily low-income. If acquired and converted into deed-restricted affordable housing, the post-conversion rent roll would reflect income- and rent-restricted units consisting of 172 VLI, 197 LI, and 131 middle/market units.

**Income & Expense:** For the purposes of the proforma, hypothetical existing revenue and expenses (other than rental revenue) were utilized as a baseline. Rental revenue was reduced by $1,900,745 (or 16%) to account for all of the budgeted rental reductions/restrictions. The operating expense-to-effective gross revenue ratio is 30%.

**Debt:** Inclusive of the various reserve funds, improvement funds, costs of issuance, etc., the total debt is modeled at $191,264,100. In this particular model, we're pursuing a public offering at a 4% coupon priced at par.

**Debt-Service Coverage:** Because there will be no over-income related evictions or relocations, restricting units to low-income tenants only occurs upon natural turnover of occupied units. Under the hypothetical, extreme and exceptionally unlikely scenario that on "Day 1" every single eligible unit (212) turned over and became restricted per the regulatory agreement, the interest-only debt-service coverage ratio would be 1.07x. In a more realistic (but still aggressive) scenario where 10% of the units (50) turnover immediately, the resulting interest-only debt-service coverage ratio would be a much more comfortable 1.19x.

**Ongoing Performance:** Underwriting conservatively to 3% revenue increases, 3.5% expense increases annually, and to all excess cash-flow paying down the bond principal, the debt-service coverage ratio increases in strength substantially each year. Over the bond term, it's expected that all debt is retired by year 32 at which point all excess cash flow is swept to the City. By year 35, the City should have collected nearly $63M in excess cash flow.

## Adequate Sites Program Alternative Checklist

Checklists in this section are prepared for three representative projects identified in Table 56 that total 500 acquired units, with 369 of the acquired units converted to affordable through committed assistance. The following table summarizes the distribution of units acquired, converted, and the financial commitment necessary to convert these units.

Table 57 Summary of Representative Conversion Projects

| | Project A | Project B | Project C | Total |
|---|---|---|---|---|
| **Total Units** | 80 | 244 | 176 | 500 |
| **Existing LI Units** | 27 | 81 | 59 | 167 |
| **Existing AMI Units** | 53 | 163 | 117 | 333 |
| **New VLI Units** | 27 | 84 | 61 | 172 |
| **New LI Units** | 32 | 96 | 69 | 197 |
| **Remaining AMI Units** | 21 | 64 | 46 | 131 |
| **Converted Units** | 59 | 180 | 130 | 369 |
| **Committed Assistance (Tax-Exempt Governmental Purpose Bonds)** | $30,602,256 | $93,336,881 | $67,324,963 | $191,264,100 |
| **Committed Assistance (Staff Hours)** | 200 | 200 | 200 | 600* |

*Staff will also provide 200 hours of in-kind assistance to set up the program, as well as an additional 200 hours for each acquisition project.

## Table 58 Checklist for Representative Conversion Projects

| **Representative Project A** | | |
|---|---|---|
| Requirements | Response | Page Number |
| 65583.1(c)(4)<br>Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist. | ☒ Yes<br>☐ No | 42-43 |
| 65583.1(c)(1)(A)<br>Has the local government identified the specific source of "committed assistance" funds?<br>If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement).<br>$: 30,602,256.00 Date: By 1/15/2026 | ☒ Yes<br>☐ No | 42-43 |
| 65583.1(c)(3)<br>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?<br><br>Specify the number of affordable units permitted/constructed in the previous period.<br><br>Specify the number affordable units permitted/constructed in the current period and document how affordability was established. | ☒ Yes<br>☐ No<br><br>134 VLI and 136 LI Deed restricted units were permitted/constructed in the 5th Cycle<br><br>94 VLI and 45 LI Deed restricted units have been permitted/constructed in the 6th Cycle to date | 76<br><br>21<br><br>59-60 |
| 65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. | Number of units receiving committed assistance: 59<br>Funding source: Tax-exempt governmental purpose bonds; foregone property tax revenue; in-kind staff time | 42-43, 64 |
| 65583.1(c)(1)(B)<br>Will the funds be sufficient to develop the identified units at affordable costs or rents? | ☒ Yes<br>☐ No | 42-43, 64 |
| 65583.1(c)(1)(C)<br>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Conversion | ☒ Yes<br>☐ No | 42-43, 75 |
| **Include reference to specific program action in housing element.** | Program HO-3.C | 42-43 |
| 65583.1(c)(2)(B)<br>Specify the number of multifamily rental (3 or more units) to be converted | 59 multifamily rental units to be converted | 42-43, 73-75 |
| Specify the number multifamily ownership units to be converted. | N/A | |

| | | |
|---|---|---|
| Specify the number of foreclosed properties acquired. | N/A | |
| Date Acquired? | Target acquisition date 1/15/2026 or earlier | 42-43, 73-75 |
| Will these units be for rent? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(i)<br>Will the acquired units be made affordable to low- or very low-income households? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(ii)<br>For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?<br>For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for acquisition? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iii)<br>If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iv)<br>Will units be decent, safe, and sanitary upon occupancy? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(v)<br>Will affordability and occupancy restrictions be maintained at least 55 years? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(vi)<br>For conversion of multifamily ownership units:<br>Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)<br>Specify the number of affordable multifamily rental units constructed in the planning period. | ☐ Yes<br>☐ No | N/A |
| **Representative Project B** | | |
| Requirements | Response | Page Number |
| 65583.1(c)(4)<br>Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist. | ☒ Yes<br>☐ No | 42-43 |

| | | |
|---|---|---|
| 65583.1(c)(1)(A)<br>Has the local government identified the specific source of "committed assistance" funds?<br>If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement).<br>$: $93,336,881 Date: By 1/15/2026 | ■ Yes<br>☐ No | 42-43 |
| 65583.1(c)(3)<br>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?<br>Specify the number of affordable units permitted/constructed in the previous period.<br>Specify the number affordable units permitted/constructed in the current period and document how affordability was established. | ■ Yes<br>☐ No<br><br>134 VLI and 136 LI Deed restricted units were permitted/constructed in the 5th Cycle<br><br>94 VLI and 45 LI Deed restricted units have been permitted/constructed in the 6th Cycle to date | 21, 76, 59-60 |
| 65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. | Number of units receiving committed assistance: 180<br>Funding source: Tax-exempt governmental purpose bonds; foregone property tax revenue; in-kind staff time | 42-43, 64 |
| 65583.1(c)(1)(B)<br>Will the funds be sufficient to develop the identified units at affordable costs or rents? | ■ Yes<br>☐ No | 42-43, 64 |
| 65583.1(c)(1)(C)<br>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Conversion | ■ Yes<br>☐ No | 42-43, 75 |
| Include reference to specific program action in housing element. | Program HO-3.C | 42-43 |
| 65583.1(c)(2)(B)<br>Specify the number of multifamily rental (3 or more units) to be converted | 180 multifamily rental units to be converted | 42-43, 73-75 |
| Specify the number multifamily ownership units to be converted. | N/A | |
| Specify the number of foreclosed properties acquired. | N/A | |
| Date Acquired? | Target acquisition date 1/15/2026 or earlier | 42-43, 73-75 |
| Will these units be for rent? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(i)<br>Will the acquired units be made affordable to low- or very low-income households? | ■ Yes<br>☐ No | 42-43, 73-75 |

| | | |
|---|---|---|
| 65583.1(c)(2)(B)(ii)<br>For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?<br>For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for<br>acquisition? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iii)<br>If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iv)<br>Will units be decent, safe, and sanitary upon occupancy? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(v)<br>Will affordability and occupancy restrictions be maintained at least 55 years? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(vi)<br>For conversion of multifamily ownership units:<br>Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)<br>Specify the number of affordable multifamily rental units constructed in the planning period. | ☐ Yes<br>☐ No | N/A |
| **Representative Project C** | | |
| Requirements | Response | Page Number |
| 65583.1(c)(4)<br>Is the local government providing, or will it provide "committed assistance" during the period of time from the beginning of the RHNA projection period to the end of the first 3 years of the housing element planning period? See the definition of "committed assistance" at the end of the checklist. | ■ Yes<br>☐ No | 42-43 |
| 65583.1(c)(1)(A)<br>Has the local government identified the specific source of "committed assistance" funds?<br>If yes: specify the amount and date when funds will be dedicated through a (legally enforceable agreement).<br>$: $67,324,963 Date: By 1/15/2026 | ■ Yes<br>☐ No | 42-43 |

| | | |
|---|---|---|
| 65583.1(c)(3)<br>Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period?<br>Specify the number of affordable units permitted/constructed in the previous period.<br>Specify the number affordable units permitted/constructed in the current period and document how affordability was established. | ☒ Yes<br>☐ No<br><br>134 VLI and 136 LI Deed restricted units were permitted/constructed in the 5th Cycle<br><br>94 VLI and 45 LI Deed restricted units have been permitted/constructed in the 6th Cycle to date | 21, 76, 59-60 |
| 65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source. | Number of units receiving committed assistance: 130<br>Funding source: Tax-exempt governmental purpose bonds; foregone property tax revenue; in-kind staff time | 42-43, 64 |
| 65583.1(c)(1)(B)<br>Will the funds be sufficient to develop the identified units at affordable costs or rents? | ☒ Yes<br>☐ No | 42-43, 64 |
| 65583.1(c)(1)(C)<br>Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? Conversion | ☒ Yes<br>☐ No | 42-43, 75 |
| Include reference to specific program action in housing element. | Program HO-3.C | 42-43 |
| 65583.1(c)(2)(B)<br>Specify the number of multifamily rental (3 or more units) to be converted | 130 multifamily rental units to be converted | 42-43, 73-75 |
| Specify the number multifamily ownership units to be converted. | N/A | |
| Specify the number of foreclosed properties acquired. | N/A | |
| Date Acquired? | Target acquisition date 1/15/2026 or earlier | 42-43, 73-75 |
| Will these units be for rent? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(i)<br>Will the acquired units be made affordable to low- or very low-income households? | ☒ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(ii)<br>For units to be converted to very-low income, were those units affordable to very low-income households at the time they were identified for acquisition?<br>For units to be converted to low-income, were those units affordable to low-income households at the time they were identified for<br>acquisition? | ☒ Yes<br>☐ No | 42-43, 73-75 |

| | | |
|---|---|---|
| 65583.1(c)(2)(B)(iii)<br>If the acquisition results in the displacement of very low- or low-income households, is the local government providing relocation assistance consistent with Government Code Section 7260, including rent and moving expenses equivalent to four (4) months, to those occupants permanently or temporary displaced? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(iv)<br>Will units be decent, safe, and sanitary upon occupancy? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(v)<br>Will affordability and occupancy restrictions be maintained at least 55 years? | ■ Yes<br>☐ No | 42-43, 73-75 |
| 65583.1(c)(2)(B)(vi)<br>For conversion of multifamily ownership units:<br>Has at least an equal share of newly constructed multifamily rental units affordable to lower-income households been constructed within the current planning period or will be constructed by the of program completion as the number of ownership units to be converted? (Note: this could be demonstrated by providing certificates of occupancy)<br>Specify the number of affordable multifamily rental units constructed in the planning period. | ☐ Yes<br>☐ No | N/A |

## Accessory Dwelling Unit Projections and RHNA: ABAG Report




# Using ADUs to Satisfy RHNA

### Technical Memo

### Background

Jurisdictions are allowed to use ADUs to help satisfy their RHNA requirements; however, the process is somewhat different than other aspects of the sites inventory. The standard method is to estimate the number of ADUs that will be developed in the planning period, then distribute those estimated units into each of the income categories.

### Estimating Production

The estimate should be based on the average number of ADU building permits issued each year, multiplied by eight (because there are eight years in a housing element cycle). Most cities base their determination of annual ADU permits by averaging the building permits approved each year since 2018, when state law made it easier to construct the units. This is generally considered a safe harbor.

There is a small amount of flexibility in the calculations. If numbers were low in 2018 (or 2019) but were high in 2020, 2021, and 2022, a jurisdiction could *potentially* use 2019-2021 or 2020-2022 as the baseline. Because this is outside the safe harbor, these calculations would need to be bolstered by a logical explanation for the methodology, e.g., the jurisdiction further loosened regulations in 2019.

Projecting a higher number of ADUs than what has been demonstrated through permit approvals in recent years may be possible, but more challenging. A slightly larger number may be warranted if a robust, funded, and clear plan to increase production has been put in place. However, you are strongly encouraged to coordinate with HCD before deviating from the standard methodology.

ADU sites are not listed in the site inventory, rather they are summarized and tallied in their own subsection.

## Determining the Income Distribution

ABAG conducted an analysis of ADU affordability and concluded that in most jurisdictions, the following assumptions are generally applicable. Many jurisdictions are choosing to use these numbers in lieu of conducting their own affordability analysis.

Table 1. Percent of ADUs Affordable to Different Income Categories

| Percent | Income Category |
|---|---|
| 30% | Very low income |
| 30% | Low income |
| 30% | Moderate income |
| 10% | Above moderate |

Please contact your County Collaborative Technical Assistance Provider for more information on affordability. A few key points are summarized below:

- Use building permits issued for the estimate.
- Jurisdictions do not need to list the addresses for potential ADUs.
- Make sure the assumptions in your Housing Element match the numbers reported in past year APRs.

Please visit the ABAG Housing Technical Assistance page for more information, including a webinar that covers this topic.

### Sample Housing Element Write Up

*The following is what a jurisdiction might include in their sites inventory section of the housing element.*

Since City amended its ordinance in 2019, the number of ADUs permitted has significantly increased. City's ordinance goes beyond state law and allows 1,200 square foot ADUs. Additionally, the City website has an entire section devoted to ADUs with clear information about the standards and approval process. On average, the building department provides comments to completed ADU applications in 10 days. 2018 is not used as a base year because the old ADU standards were very restrictive and the City did not have much information on its website. Production has been consistently higher since the new ordinance went into effect.

Since 2019, the City has issued an average of 12.75 ADU permits per year, as listed below.

| Year | Building Permits |
|---|---|
| 2017 | 2 |
| 2018 | 1 |
| 2019 | 10 |
| 2020 | 15 |
| 2021 | 10 |
| 2022 | 16 (estimate based on first 6 months) |

Based on the annual average of 12.75 ADU permits per year since 2019, the City is projecting 102 ADUs being permitted over the eight year planning period and is using ABAG's survey data to distribute the projected units by income category:

| Income Category | Percentages | Totals |
|---|---|---|
| Very low | 30% | 30 |
| Low | 30% | 31 |
| Moderate | 30% | 31 |
| Above moderate | 10% | 10 |

Based on these calculations, the City is able to meet approximately 1/7 of its RHNA through ADUs, and must accommodate another 598 units on the sites detailed in the sites inventory. See table below for a summary:

| | V Low | Low | Mod | Above Mod | Total |
|---|---|---|---|---|---|
| RHNA | 200 | 200 | 100 | 200 | 700 |
| Pipeline / Approved Units | 0 | 0 | 0 | 0 | 0 |
| ADUs | 30 | 31 | 31 | 10 | 102 |
| *Remaining RHNA* | 170 | 169 | 69 | 190 | 598 |

### ADUs and Level of Scrutiny of Other Sites in Housing Elements

Cities that are heavily dependent on redevelopment sites (or technically nonvacant sites) face more scrutiny in their lower income sites inventory. ADUs can help some cities avoid this additional scrutiny/analysis. To simplify: if greater than 50 percent of the lower income RHNA can be satisfied by vacant sites, under construction (pipeline) projects, and projected ADUs, cities can avoid the higher standard.

For example: If the lower income RHNA is 100 and there are ten units under construction and sites for ten vacant units, a jurisdiction can avoid the heightened scrutiny if ADU projections are at least 31 units for the housing element period. (Half of 100 is 50. 10 under construction plus 10 vacant plus 31 ADUs is 51, or greater than 50.)

# Glossary of Terms

**100-Year Flood**. That flood event that has a one-percent chance of occurrence in any one year.

**Acre, Gross.** Area of a site calculated to the centerline of bounding streets and other public rights-of-way.

**Acre, Net.** The portion of a site that can actually be built upon. Not included in the net acreage of a site are public or private road rights-of-way, public open space, and flood ways.

**Ambient Conditions.** Initial background concentration sensed/measured at a monitoring/sampling site, as in air quality or noise.

**Aquifer.** A natural underground formation that is saturated with water, and from which water can be withdrawn.

**Arterial.** A street whose primary function is to carry high-speed through-traffic in a continuous route across an area.

**Attainment Area.** An area determined to have met federal or State air quality standards, as defined in the federal Clean Air Act or the California Clean Air Act. An area may be an attainment area for one pollutant and a non-attainment area for others.

**Auto-oriented Uses.** Land uses designed to accommodate customers who use autos to travel to the site, including automobile sales and service, building supplies and materials and drive-up or drive-through uses.

**Bike Lanes (Class II facilities).** Lanes on the outside edge of roadways reserved for the exclusive use of bicycles, so designated with special signing and pavement markings.

**Buildout.** That level of development characterized by full occupancy of all developable sites in accordance with the General Plan; the maximum probable level of development envisioned by the General Plan under specified assumptions about densities and intensities. Buildout does not necessarily assume parcels are developed at maximum allowable intensities.

**Capital Improvement Program (CIP).** The multi-year scheduling of public physical improvements based on studies of fiscal resources available and the choice of specific improvements to be constructed.

**Carbon Monoxide (CO).** A colorless, odorless gas formed by the incomplete combustion of fuels, which is toxic because of its tendency to reduce the oxygen-carrying capacity of the blood.

**Collector.** A street that connects arterials with local streets and provide access and circulation within neighborhoods.

**Curb Cut.** The opening along the curb line at which point vehicles or other wheeled forms of transportation may enter or leave the roadway. Curb cuts are essential at street corners for wheelchair users.

**Day-Night Average Sound Level (Ldn).** The A-weighted average sound level in decibels during a 24-hour period with a 10 dB weighing applied to nighttime sound levels (10 p.m. to 7 a.m.). This exposure method is similar to the CNEL, but deletes the additional weight given in that measurement to noise during the evening time period (7 p.m. to 10 p.m.).

**Decibel (dB).** A unit used to express the relative intensity of a sound as it is heard by the human ear. The decibel measuring scale is logarithmic. Zero (0 dB) on the scale is the lowest sound level that a normal ear can detect under very quiet ("laboratory") conditions and is referred to as the "threshold" of human hearing. On the logarithmic scale, 10 decibels are 10 times more intense, 20 decibels are 100 times more intense, and 30 decibels are 1,000 times more intense than 1 decibel.

**Easement.** A right given by the owner of land to another party for specific limited use of that land. An easement may be acquired by a government through dedication when the purchase of an entire interest in the property may be too expensive or unnecessary.

**Environmental Impact Report (EIR).** A document used to evaluate the potential environmental impacts of a project, evaluate reasonable alternatives to the project, and identify mitigation measures necessary to minimize the impacts. The California Environmental Quality Act (CEQA) requires that the agency with primary responsibility over the approval of a project (the lead agency) evaluate the project's potential impacts in an Environmental Impact Report (EIR).

**Endangered Species, California.** A native species or sub-species of a bird, mammal, fish, amphibian, reptile, or plant, which is in serious danger of becoming extinct throughout all or a significant portion of its range, due to one or more factors, including loss in habitat, change in habitat, over-exploitation, predation, competition, or disease. The status is determined by the State Department of Fish and Game together with the State Fish and Game Commission.

**Endangered Species, Federal.** A species which is in danger of extinction throughout all or a significant portion of its range, other than the species of the Class Insect determined to constitute a pest whose protection under the provisions of the 1973 Endangered Species Act, as amended, would present an overwhelming and overriding risk to humans. The status is determined by the US Fish and Wildlife Service and the Department of the Interior.

**Environmental Setting.** The physical conditions in an area, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historical or aesthetic significance, which will be affected by a proposed project. The area involved shall be the area in which signifi-

cant effects would occur either directly or indirectly as a result of the project. The "environment" includes both natural and man-made conditions.

**Equivalent Noise Level (Leq).** A single-number representation of the fluctuating sound level in decibels over a specified period of time. It is a sound-energy average of the fluctuating level.

**Erosion.** The process by which material is removed from the earth's surface (including weathering, dissolution, abrasion, and transportation), most commonly by wind or water.

**Fault.** A fracture in the earth's crust forming a boundary between rock masses that have shifted. An active fault is a fault that has moved recently and which is likely to again. An inactive fault is a fault which shows no evidence of movement in recent geologic time and little potential for movement.

**Floor Area, Gross.** The total horizontal area in square feet of all floors within the exterior walls of a building, but not including the area of unroofed inner courts or shaft enclosures.

**Floor Area Ratio (FAR).** The ratio between gross floor area of structures on a site and gross site area. Thus, a building with a floor area of 100,000 square feet on a 50,000 square-foot lot will have a FAR of 2.0.

**Groundwater.** Water under the earth's surface, often confined to aquifers capable of supplying wells and springs.

**Groundwater Recharge.** The natural process of infiltration and percolation of rainwater from land areas or streams through permeable soils into water-holding rocks that provide underground storage (i.e. aquifers).

**Habitat.** The natural environment of a plant or animal.

**Hazardous Material.** A material or form of energy that could cause injury or illness to persons, livestock, or the natural environment.

**Hazardous Waste.** Waste which requires special handling to avoid illness or injury to persons or damage to property. Includes, but is not limited to, inorganic mineral acids of sulfur, fluorine, chlorine, nitrogen, chromium, phosphorous, selenium and arsenic and their common salts; lead, nickel, and mercury and their inorganic salts or metallo-organic derivatives; coal, tar acids such as phenol and cresols and their salts; and all radioactive materials.

**Household.** Person or persons living in one housing unit.

**Housing Unit, Multifamily.** Units with two or more housing units in one structure sharing a common floor/ceiling.

**Housing Unit, Single-Family Attached.** Single-family units that are attached to other units with adjoining walls extending from ground to roof that separate it from other adjoining structures and form a property line. Each unit has its own heating system.

**Housing Unit, Single-Family Detached.** Single-family units that are detached from any other house with open space on all four sides.

**Hydrocarbons (HC).** Gases emitted from incomplete combustion of gasoline and from evaporation of petroleum fuels, representing unburned and wasted fuel.

**Impervious Surface.** Any material which reduces or prevents absorption of water into land.

**Infill.** The development of new housing or other buildings on scattered vacant lots in a built-up area or on new building parcels created by permitted lot splits.

**Infiltration.** The introduction of underground water, such as groundwater, into wastewater collection systems. Infiltration results in increased wastewater flow levels.

**Infrastructure.** Permanent utility installations, including roads, water supply lines, sewage collection pipes, and power and communications lines.

**Jobs-Employed Residents Balance.** Total jobs divided by total employed residents (i.e. people who live in the area, but may work anywhere). A ratio of 1.0 typically indicates a balance. A ratio greater than 1.0 indicates a net in-commute; less than 1.0 indicates a net out-commute.

**Jobs-Housing Balance.** Total jobs divided by total housing units. A more appropriate measure is the jobs/employed resident ratio.

**LAFCO.** Local Agency Formation Commission of Sonoma County.

**Less than Significant Impact.** An impact that would not result in a substantial and adverse change in the environment and would not require mitigation.

**Level of Service (LOS).** A qualitative measure of the effect of traffic flow factors such as special travel time, interruptions, freedom to maneuver, driver comfort, and convenience, and indirectly, safety and operating cost. Levels of service are usually described by a letter rating system of A through F, with LOS A indicating stable traffic flow with little or no delays and LOS F indicating excessive delays and jammed traffic conditions.

**Liquefaction.** A sudden large decrease in the shearing resistance of a cohesionless soil, caused by a collapse of the structure by shock or strain, and associated with a sudden but temporary increase of the pore fluid pressure.

**Mitigation Measure.** Action taken to reduce or eliminate environmental impacts. Mitigation measures are required as a component of an environmental impact report (EIR) if significant impacts are identified.

**Neighborhood Shopping Centers.** A small retail center with up to 120,000 square feet of space on an 8-12 acre site serving a trading area population of 5,000 to 15,000. The principal tenant typically is a supermarket.

**Nitrogen Dioxide ($NO_2$).** A reddish brown gas that is a byproduct of the combustion process and is a key to the ozone production process.

**Nitrogen Oxides (NOx).** Chemical compounds containing nitrogen and oxygen; reacts with volatile organic compounds, in the presence of heat and sunlight to form ozone. It is also a major precursor to acid rain.

**Ozone.** A compound consisting of three oxygen atoms, that is the primary constituent of smog. It is formed through chemical reactions in the atmosphere involving volatile organic compounds, nitrogen oxides, and sunlight. Ozone can initiate damage to the lungs as well as damage to trees, crops, and materials. There is a natural layer of ozone in the upper atmosphere, which shields the earth from harmful ultraviolet radiation.

**PM-10**. The current standard for measuring the amount of solid or liquid matter suspended in the atmosphere ("particulate matter including dust"). Refers to the amount of particulate matter over 10 micrometers in diameter. The smaller PM-10 particles penetrate to the deeper portions of the lung, affecting sensitive population groups such as children and people with respiratory diseases.

**Peak Hour.** The busiest one-hour period for traffic during a 24-hour period. The PM peak hour is the busiest one hour period of traffic during the evening commute period. The AM peak hour is the busiest one hour period during the morning commute.

**Pedestrian-oriented Development.** Development designed with an emphasis on the street sidewalk and on pedestrian access to the building, rather than an auto access and parking areas.

**Point Source.** A source of pollutants which may be traced to a discrete point of emission.

**Precursor.** A chemical compound that leads to the formation of a pollutant. Reactive organic gases and nitrogen oxides are precursors of photochemical oxidants.

**Rare Species.** A condition in which a species or subspecies, although not currently threatened with extinction, exists in such small numbers throughout its range that it may be endangered if the quality of its environment worsens.

**Response Time.** The amount of time for an emergency service response, measured from the time of the distress call until arrival on the scene.

**Retention Area.** A pond, pool, lagoon, or basin used for the storage of water runoff.

**Richter Scale.** A logarithmic scale developed in 1935/36 by Dr. Charles F. Richter and Dr. Beno Gutenberg to measure earthquake magnitude by the amount of energy released, as opposed to earthquake intensity as determined by local effects on people, structures, and earth materials.

**Right-of-Way.** A continuous strip of land reserved for or actually occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer or other similar use.

**Riparian.** Pertaining to the bank of a natural course of water, whether seasonal or annual. Riparian habitat is defined by the surrounding vegetation or presence of known wildlife movement pathways; it borders or surrounds a waterway.

**Sedimentation.** Process by which material suspended in water is deposited in a body of water.

**Sensitive Receptors.** Persons or land users that are most sensitive to negative effects of air pollutants. Persons who are sensitive receptors include children, the elderly, the acutely ill, and the chronically ill. The term "sensitive receptors" can also refer to the land use categories where these people live or spend a significant amount of time. Such areas include residences, schools, playgrounds, child-care centers, hospitals, retirement homes, and convalescent homes.

**Significant Impact.** CEQA (§ 21068) defines a significant impact as that which has “a substantial, or potentially substantial, adverse change in the environment.” Mitigation measures are proposed, where feasible, to reduce the magnitude of significant impacts.

**Significant and Unavoidable Impact.** An impact that would result in a substantial adverse effect on the environment which would not be mitigable to a less-than-significant level. A project with such an impact could still proceed, provided the City prepare a Statement of Overriding Considerations, pursuant to Section 15093 of the CEQA Guidelines, explaining why the City would proceed with the project despite the occurrence of such an impact.

**Siltation.** The process of silt deposition. Silt is a loose sedimentary material composed of finely divided particles of soil or rock, often carried in cloudy suspension in water.

**Solid Waste.** Unwanted or discarded material, including garbage, with insufficient liquid content to be free flowing.

**Sphere of Influence (SOI).** The ultimate service area of the City of Rohnert Park as established by Sonoma County LAFCO.

**Stationary Source.** A source of air pollution that is not mobile, such as a heating plant or an exhaust stack from a laboratory.

**Sulfur Dioxide ($SO_2$).** A heavy, pungent, colorless air pollutant formed primarily by the combustion of fossil fuels. It is a respiratory irritant, especially for asthmatics and is the major precursor to the formation of acid rain.

**Threatened Species, California.** A species of animal or plant is endangered when its survival and reproduction in the wild are in immediate jeopardy form one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, disease, or other factors: or when although not presently threatened with extinction, the species is existing in such small numbers that it may become endangered if its environment worsens. A species of animal or plant shall be presumed to be rare or endangered as it is listed in: Sections 670.2 or 670.5, Title 14, California Code of Regulations; or Title 50, Code of Federal Regulations Sections 17.11 or 17.12 pursuant to the Federal Endangered Species Act as rare, threatened, or endangered.

**Threatened Species, Federal.** A species which is likely to become an endangered species within the foreseeable future throughout all or a significant portion of its range.

**Threshold of Significance.** The established and identifiable quantitative, qualitative, or performance levels of environmental effect beyond which environmental impacts are considered to be significant. Thresholds of significance are based on current City policy and other normally-accepted standards for environmental review.

**TOT.** Transient Occupancy Tax. Levied on those staying in overnight facilities such as hotels, to help defray provision of City services related to the occupancy.

**Trip Generation.** The number of vehicle trip ends associated with (i.e., produced by) a particular land use or traffic study site. A trip end is defined as a single vehicle movement. Roundtrips consist of two trip ends.

**Transportation Demand Management (TDM).** Measures designed to reduce demand for automobile trips, typically focused on peak-periods.

**Transportation Systems Management (TSM).** Measures designed to reduce peak-period auto traffic by making a more efficient use of existing resources, and emphasizing transit, signal coordination, ridesharing, and non-automobile alternatives. TDM is a subset of TSM.

**Urban Growth Boundary (UGB).** The line within which all urban development is to be contained.

**Vehicle Miles Traveled (VMT).** A measure of both the volume and extent of motor vehicle operation; the total number of vehicle miles traveled within a specified geographical area (whether the entire country or a smaller area) over a given period of time.

**Viewshed.** The geographic area visible from a fixed point.

**Volatile Organic Compounds (VOCs).** A group of chemicals that react in the atmosphere with nitrogen oxides in the presence of heat and sunlight to form ozone: does not include methane and other compounds determined by EPA to have negligible photochemical reactivity. Examples of VOCs include gasoline fumes and oil-based paints.

**Volume-to-Capacity Ratio (V/C).** In reference to public services or transportation, ratio of peak hour use to capacity.

**Wetlands.** An area at least periodically wet or flooded; where the water table stands at or above the land surface (bogs and marshes). Also those areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.

**Wildlife Corridors.** A natural corridor, such as an undeveloped ravine, that is frequently used by wildlife to travel from one area to another.

**Williamson Act.** Known formerly as the California Land Conservation Act of 1965, it was designed as an incentive to retain prime agricultural land and open space in agricultural use, thereby slowing its conversion to urban and suburban development. The program entails a ten-year contract between the City or County and an owner of land, whereby the land is taxed on the basis of its agricultural use rather than its market value. The land becomes subject to certain enforceable restrictions, and certain conditions must be met prior to approval of an agreement.