

Proposed Changes to the Draft Housing Element

Page 13 Age and Condition

While the majority of Santa Rosa's housing units were built since 1970, nearly 21,000, or 31 percent, were built in 1969 or before. Over 7,500 units (11 percent of Santa Rosa's housing stock) were built prior to 1950. Older units are generally in greater need of repair than newer housing stock. Additionally, many of these units could benefit from energy efficiency improvements to reduce energy usage and related greenhouse gas emissions.

Another measure of substandard housing conditions is the presence of kitchen and plumbing facilities. The 2007–2011 ACS estimated that 969 of Santa Rosa's dwelling units lack complete plumbing facilities and 1,168 lack complete kitchen facilities. These numbers represent approximately 1 and 2 percent, respectively, of Santa Rosa's total housing stock.

The City inspects approximately 2,000 units per year as part of the City's Neighborhood Revitalization Program. Among units inspected, approximately 20 percent are in need of rehabilitation and, among those, 1 to 2 percent are severely deteriorated.

Policy H-B-1 directs the City to continue efforts to improve living conditions and quality of life in deteriorating neighborhoods through the Neighborhood Revitalization Program and the Housing Quality Standard Code Compliance Program of the Section 8 Rental Assistance Program. Through the Neighborhood Revitalization Program, units in need of improvements are assisted through correction of code enforcement issues and rehabilitation loans. More information on the Neighborhood Revitalization Program is provided in the Affordable Housing Programs section of this element.

Page 24 Social Advocates for Youth Project

In addition, Social Advocates for Youth ~~has proposed~~ is developing a transitional housing and emergency shelter project that would serve up to 63 young adults (ages 18 to 24). The project was approved by the ~~Planning Commission, and the appeal of the project decision and site rezoning is scheduled for~~ City Council in March 2014.

Pages 25-26 Farmworker Housing Needs

The agricultural census does not provide estimates of farmworkers living or seeking housing in Santa Rosa. There is not a definitive source to determine how many of Sonoma County's farmworkers live or seek housing in Santa Rosa. The ACS (2007–2011 estimate) indicates that 1,478 persons in Santa Rosa were employed in the agriculture, forestry, fishing and hunting industries as of 2011. It can be reasonably assumed that at least this number of persons may seek housing in Santa Rosa. The ACS total does not indicate whether employees in this industry are seasonal or year-round residents.

According to estimates from the Santa Rosa Regional Office of the Butte County Office of Education, which administers the Migrant Education program, there were 1,266 students from migrant families enrolled in schools located within Santa Rosa or schools that feed in to Santa Rosa schools as of the 2012-2013 school year. The count includes students enrolled in pre-school through 12th grade. Migrant children are defined as those who have moved in the preceding 3 years to accompany a family member or guardian in order to obtain temporary or seasonal employment in agricultural, fishing, or logging (except lumber mills) work. The Migrant Education program addresses the special needs of migrant children whose learning is impacted by frequent mobility, poverty, and limited English skills.

Because migrant families may have one child, multiple children or no children, this data can not be used to determine the number of farmworker households in Santa Rosa, however, this data, along with the estimates from the Agricultural Census and ACS confirm the need for farmworker housing and resources in Santa Rosa. Specifically, this data confirms the need for affordable family housing.

Many farmworkers do not have access to decent, safe, and affordable housing. Many may live in overcrowded or substandard units or may be homeless. Farmworkers seeking housing in Santa Rosa need housing that is affordable to lower-income households, such as a subsidized apartment or single-family unit.

Seasonal and year-round opportunities are needed for farmworkers in the Santa Rosa area. Most farmworkers seek and find housing situations that are not specifically for farmworkers. In Santa Rosa, permanent rental housing is the most likely housing option for farmworkers. Locations identified for multifamily residential would provide sites for this group. California Human Development, a nonprofit organization that serves farmworkers and immigrant and low-income households, emphasized the importance of providing a continuum of housing resources, from options for homeless, unaccompanied workers during peak harvest season, to home ownership.

Housing specifically for farmworkers is allowed in Santa Rosa, consistent with a site’s General Plan land use designation and policy direction. The City amended the Zoning Code in January 2011 to allow agricultural employee housing for six or fewer residents as a permitted use in residential zoning districts. Additionally, all residential zoning districts in Santa Rosa allow boardinghouses as a permitted use. Boardinghouses are a housing alternative that could offer reasonably priced lodging for farmworkers.

Page 53, At Risk Time Period

Revise the at-risk time period to reflect 2015-2025.

Page 61, Table 4-38: Sites Zoned for Residential Development at 30 or More Units per Acre

<i>Map #</i>	<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Served</i>	<i>Transit</i>
2	035-141-024 *	PD	7.30	175	SW	<u>NY</u>	Y
	035-141-025 *	PD	4.38	105	SW	Y	Y
	035-141-026 *	PD	1.42	34	SW	<u>NY</u>	Y
	035-141-034 *	PD	0.72	17	SW	<u>NY</u>	Y

Page 69, Water and Sewer Service

Sewer and water service are not considered constraints to housing development during the planning period, as outlined in the Constraints section of this element. ~~The majority of~~ All identified Medium High Density sites are within 300 feet of existing sewer and water lines and are therefore considered “served” in this analysis. The majority of sites designated Very Low Density, Low Density, and Medium Low Density are also considered served. The distance at which connection to the public sewer and water system can be required is 300 feet.

Page 85, Housing Accomplishments

The policies to implement this goal have been effective. Through the Housing Allocation Plan (HAP), Santa Rosa Housing Trust, long-range planning, and collaboration with affordable housing developers, the City issued permits for 706 lower-income residences from 2007 to 2012. This figure includes both units that are deed-restricted for affordability to households within a certain income category, and unrestricted units that were determined to be affordable based on a review of rents and sales prices in comparison to affordability. Among these units, 456 were deed-restricted for long-term affordability. Restricted units were provided on-site under HAP requirements, and the City provided funding assistance through HAP fees, CDBG and HOME funds, redevelopment low/moderate funds (prior to the dissolution of the Redevelopment Agency), and real property transfer taxes.

Page 87, Policy H-A-1 pertaining to adequate sites for development of a variety of housing types, amend policy as follows:

H-A-1 Ensure adequate sites are available for development of a variety of housing types for all income levels including throughout the City, such as single and multifamily units, mobile homes, transitional and homeless shelters

Time Frame: Ongoing, review annually

Page 89, Policy H-B-3 pertaining to retention of federal, state, and locally subsidized affordable units, amend time frame as follows:

Time Frame: Biannually, and as needed

Page 92, Policy H-C-4 pertaining to utilization of the Santa Rosa Housing Trust to maximize and leverage available federal, state, and local funding, amend time frame as follows:

Time Frame: Ongoing, allocate funds annually and as affordable projects are proposed

Page 96, Policies supporting Goal H-C to expand the supply of housing available to lower-income households, add new policies as follows:

H-C-16 Evaluate, and consider action as appropriate, the use of “boomerang” funds, an allocation of increased property tax from former redevelopment project areas, for affordable housing projects and programs.

Time Frame: 2016

Entities: Departments of Community Development and Economic Development and Housing

H-C-17 Evaluate reinstatement of zoning code provisions exempting sites designated Medium Density Residential and Medium High Density Residential from rezoning when affordable housing is proposed.

Year: 2015

Entity: Department of Community Development

Page 101, policies supporting Goal H-E to promote equal access to housing, add policy as follows:

H-E-3 Amend the definition of “family” in the Santa Rosa Zoning Code to be more consistent with State standards.

Time Frame: 2015

Entities: Department of Community Development

Page 142, Table 4-48: Medium Density (zoned) and Page 145, Table 4-49: Medium Density (not zoned)

City staff identified minor errors in Table 4-49: Medium Density (not zoned). Three of the sites in this table are identified as “zoned” because they are zoned consistent with the General Plan, and should be deleted from Table 4-49 and added to Table 4-48 which includes sites zoned consistent with the General Plan. This will increase the amount of acres identified in Table 4-48 from 161 to 170 and the number of units from 2,349 to 2,484, with a corresponding decrease in the “not zoned” category. The tables in the Draft Housing Element would be replaced with the following revised tables, and the totals rounded.

Table 4-48: Medium Density (zoned)

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
009-410-001	R-3-18	9.69	141	SE	Y	Y	Y
134-072-012	R-3-18	9.22	135	SW	Y	Y	Y
031-050-062	R-3-18	9.07	132	SE	Y	Y	Y
125-031-022	R-3-18	8.51	124	SW	Y	Y	Y
013-400-005	PD	8.03	117	SE	Y	Y	Y
043-133-013	R-3-18	5.96	87	SW	Y	Y	Y
134-042-067	R-3-18	5.42	79	SW	Y	Y	Y
153-080-006	R-3-18-SR	5.05	74	NE	Y	Y	Y
035-141-025	PD	4.47	65	SW	Y	N	Y
043-121-015	R-3-18	4.41	64	SW	Y	Y	Y
125-551-016	R-3-18	4.39	64	SW	Y	Y	Y
035-093-043	R-3-18	4.29	63	SW	Y	Y	Y
043-072-015	R-3-18	4.12	60	SW	Y	Y	Y
009-420-001	R-3-18	4.07	59	SE	Y	Y	Y
153-060-017	R-3-18-SR	3.91	57	NE	Y	Y	Y
043-121-012	R-3-18	3.87	57	SW	Y	Y	Y
035-063-005	R-3-18	3.80	56	SW	Y	Y	Y
035-191-013	PD	3.58	52	SW	Y	Y	Y
125-042-015	R-3-18-SA	3.32	48	SW	Y	Y	Y
043-122-007	R-3-18	3.23	47	SW	Y	Y	Y
125-071-014	R-3-18	2.91	43	SW	Y	Y	Y
044-520-087	PD	2.89	42	SE	Y	Y	Y
044-460-070	PD	2.29	33	SE	Y	Y	Y
044-041-010	CG	2.17	32	SE	Y	Y	Y
043-200-004	PD	2.10	31	SW	Y	Y	Y
035-063-006	R-3-18	2.10	31	SW	Y	N	Y
016-090-013	R-3-18	1.94	28	SE	Y	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
125-521-004	R-3-18	1.74	25	SW	Y	Y	Y
125-521-008	R-3-18	1.70	25	SW	Y	Y	Y
010-311-028	R-3-18	1.62	24	SW	Y	Y	Y
125-521-003	R-3-18	1.58	23	SW	Y	Y	Y
035-093-018	R-3-18	1.33	19	SW	Y	Y	Y
044-051-055	CSC	1.29	19	SE	Y	Y	Y
035-191-010	PD	1.17	17	SW	Y	Y	Y
044-530-045	PD	1.16	17	SE	Y	Y	Y
180-680-056	R-3-18	1.16	17	NE	Y	Y	Y
014-071-093	R-3-18	1.16	17	SE	Y	Y	Y
035-141-006	R-3-18	1.16	17	SW	Y	N	Y
182-510-015	R-3-15	1.13	17	NE	Y	Y	Y
180-050-017	R-3-15	1.13	17	NE	Y	Y	Y
044-280-076	PD	1.04	15	SE	Y	Y	Y
041-042-012	R-3-15-SA	1.00	15	NW	Y	Y	Y
013-100-090	PD	0.98	14	SE	Y	Y	Y
044-460-002	PD	0.78	11	SE	Y	N	Y
043-121-014	R-3-18	0.78	11	SW	Y	Y	Y
044-460-001	PD	0.78	11	SE	Y	Y	Y
180-580-064	PD	0.61	9	NE	Y	Y	Y
180-580-065	PD	0.58	8	NE	Y	Y	Y
180-520-008	PD	0.52	8	NE	Y	Y	Y
182-120-052	R-3-18	0.50	7	NE	Y	Y	Y
182-510-015	R-3-15	0.42	6	NE	Y	Y	Y
032-300-005	R-3-18	0.39	6	NE	Y	Y	Y
044-280-075	PD	0.36	5	SE	Y	Y	Y
125-521-010	R-3-18	0.33	5	SW	Y	Y	Y
044-460-003	PD	0.32	5	SE	Y	N	Y
032-300-014	R-3-18	0.31	5	NE	Y	N	Y
009-391-027	R-3-18	0.31	4	SE	Y	Y	Y
182-490-010	R-3-15	0.30	4	NE	Y	Y	Y
009-325-004	R-2	0.27	4	SE	Y	Y	Y
038-171-020	PD	0.27	4	SE	Y	Y	Y
182-510-016	R-3-15	0.26	4	NE	Y	Y	Y
180-440-053	PD	0.25	4	NE	Y	Y	Y
010-252-067	CG	0.24	3	SW	Y	Y	Y
009-274-033	R-3-18-H	0.24	3	SE	Y	Y	Y
146-140-023	PD	0.23	3	SW	Y	Y	Y
125-181-025	R-3-18	0.19	3	SW	Y	Y	Y
182-490-011	R-3-18	0.18	3	NE	Y	Y	Y
038-172-033	R-3-15	0.18	3	SE	Y	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
012-062-037	CG-SA	0.17	3	NW	Y	Y	Y
009-274-033	R-3-18	0.17	3	SE	Y	Y	Y
041-122-022	PD	0.17	2	NW	Y	Y	Y
125-054-001	R-2-SA	0.17	2	SW	Y	Y	Y
038-172-028	R-3-15	0.16	2	SE	Y	Y	Y
012-062-035	CG-SA	0.16	2	NW	Y	Y	Y
012-062-034	CG-SA	0.16	2	NW	Y	Y	Y
125-551-018	R-3-18	0.15	2	SW	Y	Y	Y
010-245-021	R-2	0.15	2	SW	Y	Y	Y
010-041-019	CN-H-SA	0.15	2	NE	Y	Y	Y
125-551-018	R-3-18	0.15	2	SW	Y	Y	Y
009-274-032	R-3-18	0.15	2	SE	Y	Y	Y
038-172-030	R-3-15	0.15	2	SE	Y	Y	Y
010-252-004	CG	0.15	2	SW	Y	Y	Y
044-370-002	PD	0.15	2	SE	Y	Y	Y
180-680-013	PD-H	0.15	2	NE	Y	Y	Y
038-172-034	R-3-15	0.14	2	SE	Y	Y	Y
134-042-056	R-3-18	0.14	2	SW	Y	Y	Y
038-172-037	R-3-15	0.14	2	SE	Y	Y	Y
012-062-042	CG-SA	0.14	2	NW	Y	Y	Y
010-223-046	R-2	0.14	2	SE	Y	Y	Y
038-172-041	R-3-15	0.13	2	SE	Y	Y	Y
038-172-038	R-3-15	0.13	2	SE	Y	Y	Y
038-172-036	R-3-15	0.13	2	SE	Y	Y	Y
038-172-035	R-3-15	0.13	2	SE	Y	Y	Y
038-172-040	R-3-15	0.12	2	SE	Y	Y	Y
038-172-039	R-3-15	0.12	2	SE	Y	Y	Y
044-051-054	CSC	0.12	2	SE	Y	Y	Y
038-172-032	R-3-15	0.12	2	SE	Y	Y	Y
038-172-029	R-3-15	0.12	2	SE	Y	Y	Y
010-033-015	CN-H-SA	0.11	2	NE	Y	Y	Y
012-061-016	R-3-18-SA	0.11	2	NW	Y	Y	Y
010-033-016	CN-H-SA	0.11	2	NE	Y	Y	Y
038-172-031	R-3-15	0.11	2	SE	Y	Y	Y
010-102-002	R-3-18-SA	0.10	1	NW	Y	Y	Y
009-312-007	PD	0.08	1	SE	Y	Y	Y
041-250-009	PD	0.08	1	NW	Y	Y	Y
180-720-077	R-2-H	0.08	1	NE	Y	Y	Y
010-041-008	R-3-H-SA	0.08	1	NE	Y	Y	Y
010-102-010	R-3-18-SA	0.08	1	NW	Y	Y	Y
041-250-014	PD	0.08	1	NW	Y	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
009-253-037	PD-H	0.06	1	SE	Y	Y	Y
010-231-015	R-2	0.06	1	SE	Y	Y	Y
010-223-067	R-2	0.06	1	SE	Y	Y	Y
041-250-001	PD	0.06	1	NW	Y	Y	Y
041-250-011	PD	0.06	1	NW	Y	Y	Y
180-720-078	R-2-H	0.06	1	NE	Y	Y	Y
180-720-079	R-2-H	0.06	1	NE	Y	Y	Y
041-250-012	PD	0.05	1	NW	Y	Y	Y
041-250-010	PD	0.05	1	NW	Y	Y	Y
041-250-013	PD	0.05	1	NW	Y	Y	Y
180-720-080	R-2-H	0.04	1	NE	Y	Y	Y
010-223-020	R-2	0.02	1	SE	Y	Y	Y
<u>035-141-025</u>	<u>PD</u>	<u>4.47</u>	<u>65</u>	<u>SW</u>	<u>Y</u>	<u>N</u>	<u>Y</u>
<u>035-191-013</u>	<u>PD</u>	<u>3.58</u>	<u>52</u>	<u>SW</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
<u>035-191-010</u>	<u>PD</u>	<u>1.17</u>	<u>17</u>	<u>SW</u>	<u>Y</u>	<u>Y</u>	<u>Y</u>
MDR Zoned Total:		161170.22	2,3492,483				

Table 4-49: Medium Density (not zoned)

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
125-041-022	R-1-6-SA/ R-3-18-SA	9.69	141.46	SW	N	Y	Y
035-141-025	PD	4.47	65.28	SW	Y	N	Y
035-191-013	PD	3.58	52.32	SW	Y	Y	Y
035-104-001	R-1-6	1.81	26.41	SW	N	N	Y
044-041-082	RR-20	1.56	22.75	SE	N	Y	Y
036-061-064	RR-40	1.54	22.48	NW	N	Y	Y
031-260-008	RR-40	1.44	20.99	NE	N	Y	Y
037-101-003	PD	1.35	19.69	SW	N	Y	Y
035-191-010	PD	1.17	17.13	SW	Y	Y	Y
031-260-007	RR-40	0.98	14.27	NE	N	Y	Y
125-461-024	RR-40	0.96	14.06	SW	N	Y	Y
036-061-051	R-1-6	0.95	13.84	NW	N	Y	Y
148-130-044	RR-20	0.75	10.97	NW	N	Y	Y
125-521-006	RR-40	0.73	10.64	SW	N	N	Y
036-101-041	RR-20	0.69	10.10	NW	N	Y	Y
152-080-067	R-1-6	0.64	9.33	NW	N	Y	Y
044-041-045	RR-20	0.60	8.81	SE	N	Y	Y
038-172-010	PD	0.60	8.69	SE	N	Y	Y
134-290-006	RR-40	0.47	6.89	SW	N	Y	Y
037-101-038	PD	0.47	6.80	SW	N	Y	Y

<i>APN</i>	<i>Zoning</i>	<i>Acres</i>	<i>Unit Capacity</i>	<i>Quad</i>	<i>Zoned</i>	<i>Served</i>	<i>Transit</i>
125-551-013	R-1-15	0.46	6.77	SW	N	Y	Y
036-061-047	R-1-6	0.44	6.40	NW	N	Y	Y
036-061-052	R-1-6	0.44	6.37	NW	N	Y	Y
035-093-025	R-1-15	0.41	5.94	SW	N	Y	Y
037-101-044	PD	0.39	5.69	SW	N	Y	Y
037-101-009	PD	0.38	5.49	SW	N	Y	Y
032-300-001	R-1-6	0.37	5.45	NE	N	Y	Y
037-101-037	PD	0.37	5.35	SW	N	Y	Y
038-202-022	PD	0.36	5.19	SE	N	Y	Y
036-183-045	R-1-6	0.34	4.98	NW	N	Y	Y
182-510-002	RR-20	0.34	4.91	NE	N	Y	Y
038-202-008	PD	0.32	4.67	SE	N	Y	Y
134-290-004	RR-40	0.29	4.19	SW	N	Y	Y
036-101-018	RR-40	0.28	4.05	NW	N	Y	Y
031-140-071	R-1-6	0.22	3.19	NE	N	Y	Y
036-061-067	R-1-6	0.20	2.91	NW	N	Y	Y
031-140-072	R-1-6	0.13	1.83	NE	N	N	Y
MDR Not Zoned Total:		4030.78	586451				

Page 149, Housing Accomplishments table (Appendix)

The City has prepared annual reports throughout the planning period to monitor the development of housing for lower-income households. From 2007 to 2014, the City issued permits for 706 units designated for affordability to very low- and low-income residents. This figure includes both units that are deed-restricted for affordability to households within a certain income category, and unrestricted units that were determined to be affordable based on a review of rents and sales prices in comparison to affordability. Out of the 706 issued permits, 684 were completed and finalized. Among the 684 completed during this time period, 456 were deed-restricted for long-term affordability. The City continues to review development proposals to ensure new projects are designed in context with existing, surrounding neighborhoods.

Page 152, Housing Accomplishments table (Appendix)

Policy H-B-4 is recommended for deletion because it has not been implemented within the planning period. The Zoning Code’s legal nonconforming provisions allow legal nonconforming residential uses on properties designated for nonresidential uses to continue until the site is ready to convert.

Throughout the document

Revise the planning period time frame from “2014 to 2022” to “2015 to 2023” throughout the document.