

- Program HO-1.B      The City shall continue to work with regional agencies to ensure an adequate long-term water supply and wastewater disposal system.
- Responsibility:      Engineering and Public Works Departments; City Council
- Funding Source:      Developer Fees; General Fund
- Timing:      Ongoing
- Program HO-1.C      The City shall continue annual review of the Growth Management Program, pursuant to Policy GM-4 and the Growth Management Ordinance, and evaluate the Program's "trigger cap" to ensure that the City's fair share allocations can be achieved.
- Responsibility:      City Council
- Funding Source:      General Fund
- Timing:      Annual

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

## GOAL HO-2: BALANCE OF HOUSING TYPES

### GOAL HO-2

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

### Policies

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

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

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

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

**Policy HO-2.3**

**Distributed Affordable Housing**

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

**Policy HO-2.4**

**Central Rohnert Park Housing Densities**

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

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

**Policy HO-2.5**

**Sustainably-Located Housing**

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

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

**GOAL HO-3**

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

### **Policies**

**Policy HO-3.1**

**Maximum Use of City Resources**

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

**Policy HO-3.2**

**Coordination of Resources**

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

**Policy HO-3.3**

**Inclusionary Housing**

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

- Policy HO-3.4 Minimize Governmental Constraints**  
The City shall strive to minimize governmental constraints on the provision of housing that is affordable to lower-income households.
- Policy HO-3.5 Avoiding Unnecessary Costs to Housing**  
The City shall strive to ensure that its policies, regulations, and procedures do not add unnecessary costs to housing and do not act as an obstacle to new housing development (e.g., long application review times).
- Policy HO-3.6 Clear Development Standards and Approval Procedures**  
The City shall continue to maintain and administer clear development standards and approval procedures for a variety of housing types, including, but not limited to, multifamily housing and emergency shelters.
- Policy HO-3.7 Residential Development Review Assistance**  
The City shall continue to facilitate the review of development applications, encourage pre-application meetings with planning and building staff, and streamline the overall planning application and building process for all residential development.
- Policy HO-3.8 Affordable Market-rate Housing**  
The City shall encourage the development of market-rate housing types that are affordable to low- and moderate-income, first-time homebuyers.
- Policy HO-3.9 Affordability in the Central Rohnert Park Priority Development Area**  
The City shall strive to ensure affordable housing opportunities in the Central Rohnert Park Priority Development Area (PDA) to avoid displacement of lower-income residents in the area.

## Programs

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

- Program HO-3.B      The City shall publicize affordable housing programs through the City's public communications and publications.
- Responsibility:      City Manager, Planning Staff
- Funding Source:      General Fund
- Timing:                Ongoing
- Program 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.
- Responsibility:      City Manager, Planning Staff, City Council
- Funding Source:      Developer-Funded
- Timing:                As requested by the development community
- Program 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.
- Responsibility:      City Council, City Manager, Planning Staff
- Funding Source:      General Fund
- Timing:                2015

The case of Palmer/Sixth Street Properties, L.P. vs. City of Los Angeles held that the City of Los Angeles Inclusionary Housing Ordinance was invalid for rental properties under the Costa Hawkins Act. Since that time there have been no contrary court decisions to Palmer, and there have been no legislative changes to alter the holding of Palmer. In light of this court case, Rohnert Park no longer requires market rate rental projects to provide affordable units. The City only applies the inclusionary requirements to ownership projects.

- Program 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).
- Responsibility:      City Council, City Manager, Planning Staff
- Funding Source:      FOCUS grant funding
- Timing:                2015

- Program 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.
- Responsibility:      Planning Staff
- Funding Source:      General Fund
- Timing:      Ongoing
- Program 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.
- Responsibility:      Planning Staff
- Funding Source:      General Fund
- Timing:      Ongoing
- Program 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.
- Responsibility:      Planning Staff
- Funding:      General Fund
- Schedule:      2015, and annually thereafter
- Program HO-3.I      The City shall maintain contacts with nonprofit housing organizations to benefit from their expertise in developing and supporting affordable housing, and shall refer potential developers of such housing to these organizations for assistance.
- Responsibility:      Planning Staff
- Funding:      General Fund
- Schedule:      Ongoing

Program HO-3.J	The City shall develop a procedure to provide expedited review where possible for affordable housing developments (i.e., projects in which all units are affordable to moderate-, low-, very low-, or extremely low-income households).
Responsibility:	Planning Staff
Funding:	General Fund
Schedule:	2016

## GOAL HO-4: PRESERVATION OF AFFORDABILITY

### GOAL HO-4

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

#### Policies

- Policy HO-4.1 Existing Affordable Housing**  
The City shall strive to preserve the affordability of the city's existing housing stock.
- Policy HO-4.2 Long-term Resale and Rent Affordability**  
The City shall impose resale or rent control requirements, for not less than 45 years for for-sale projects or 55 years for rental projects, on all units that are approved through the inclusionary housing program, receive City financial assistance, or State housing density bonuses to ensure that they remain affordable to the targeted income groups.
- Policy HO-4.3 Federal Housing Assistance Programs**  
The City shall encourage and facilitate, to the extent possible, participation by property owners in Federal for-sale and rental housing assistance programs that maintain affordability for very low- and low-income residents.

**Policy HO-4.4**

**Mobile Home Lease Controls**

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

**Policy HO-4.5**

**Mobile Home Park Conversions**

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

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

**Policy HO-4.6**

**Condominium Conversions**

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

## Programs

**Program HO-4.A**

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

Responsibility: Planning Staff

Funding Source: General Fund

Timing: 2015; Annual

**Program HO-4.B**

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

Responsibility: Planning Staff

Funding Source: General Fund

Timing: Ongoing

- Program HO-4.C      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).
- Responsibility:      Planning Staff
- Funding Source:      General Fund
- Timing:      Ongoing
- Program HO-4.D      The City shall hold a public hearing two years prior to the expiration of affordability restrictions to ensure that noticing requirements are met and to assist the tenants in finding other locations for affordable housing.
- Responsibility:      Planning Staff; City Council
- Funding Source:      General Fund
- Timing:      Ongoing
- Program 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.
- Responsibility:      Planning Staff
- Funding Source:      General Fund
- Timing:      2016

## GOAL HO-5: HOUSING FOR SPECIAL NEEDS

### GOAL HO-5

Provide a range of housing opportunities for Rohnert Park residents with special needs, including seniors and the elderly, persons with disabilities, single female-headed households with children, large households, farmworkers, the homeless, and residents with extremely low incomes.

### Policies

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

- Policy HO-5.2 Deferred Fees for Special Needs**  
The City shall defer fees for housing projects that meet the needs of special needs groups, when necessary to improve the financial feasibility of such projects.
- Policy HO-5.3 Reasonable Accommodation**  
The City shall continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use, zoning, or building regulations, when necessary to eliminate barriers to housing opportunities.
- Policy HO-5.4 Sonoma County Community Development Commission Programs**  
The City shall work with the Sonoma County Community Development Commission (CDCRP) to promote CDCRP's rehabilitation programs (e.g., Owner-Occupied Home Rehabilitation and the Rebuilding Together) to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.
- Policy HO-5.5 Mentally/Emotionally-Disabled Adults**  
The City shall support efforts of disability advocacy groups to provide housing for mentally- or emotionally-disabled adults.
- Policy HO-5.6 Housing Accessibility**  
The City shall require developers to strictly comply with HUD regulations and State Law concerning housing for persons with disabilities in order to increase the stock of housing accessible to persons with disabilities.
- Policy HO-5.7 Senior and Elderly Housing**  
The City shall assist in maintaining existing senior housing and in encouraging an increase in the supply of housing to meet the needs of seniors and the elderly, particularly in areas that are accessible to public transit, commercial services, and health and community facilities.
- Policy HO-5.8 Aging in Place**  
The City shall encourage the development, rehabilitation, and preservation of housing for seniors and older residents to facilitate Rohnert Park residents aging in place.
- Policy HO-5.9 Homeless Prevention**  
The City shall strive to prevent homelessness and support efforts to provide emergency shelters, transitional housing, and permanent supportive housing for homeless persons.

**Policy HO-5.10**

**Homeless Services**

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

**Programs**

- Program HO-5.A      The City shall develop and distribute information about Sonoma County Community Development Commission's (CDCRP) rehabilitation programs to individuals with disabilities, seniors and the elderly, and advocacy groups that represent these special needs groups.
- Responsibility:      Planning Staff
- Funding Source:      General Fund
- Timing:                Ongoing
- Program HO-5.B      The City shall continue to provide funding, as feasible, to agencies that work to prevent homelessness and/or provide services to the homeless.
- Responsibility:      Planning Staff
- Funding Source:      General Fund
- Timing:                Ongoing
- Program HO-5.C      The City shall reach out annually to developers of supportive housing to encourage development of projects targeted for persons with disabilities, including developmental disabilities. The City shall support applications for County, State, and Federal funding in support of housing construction and rehabilitation for persons with disabilities, including developmental disabilities.
- Responsibility:      Planning Staff
- Funding Source:      Reach out annually to developers and support applications as appropriate.
- Timing:                Ongoing

## **GOAL HO-6: FAIR HOUSING**

### **GOAL HO-6**

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

### **Policies**

#### **Policy HO-6.1 Social Equity**

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

#### **Policy HO-6.2 Fair Housing**

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

#### **Policy HO-6.3 Fair Housing Information**

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

### **Programs**

Program HO-6-A      The City shall post information regarding local, State, and Federal fair housing programs in public places, such as City Hall, the Community Center, the Senior Center, and local post offices.

Responsibility:      Planning Staff

Funding Source:      General Fund

Timing:      Ongoing

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

### **GOAL HO-7**

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

### **Policies**

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

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

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

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

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

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

### **Programs**

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

Responsibility: Planning Staff

Funding Source: CDBG

Timing: Ongoing

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

Responsibility: Planning and Building Staff

Funding Source: General Fund

Timing: Ongoing

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

## GOAL HO-8: ENERGY CONSERVATION

### GOAL HO-8

Increase energy efficiency of existing and new residential developments.

#### Policies

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

## Programs

- Program HO-8.A** The City shall prepare and distribute handouts to the public and maintain up-to-date information on the City's website on ways to improve energy efficiency in existing homes and in new construction, and shall publicize programs available to assist homeowners and landlords in making energy efficiency retrofits.
- Responsibility: Planning and Building Staff
- Funding Source: General Fund
- Timing: Ongoing

## GOAL HO-9: ATTAINMENT OF HOUSING GOALS

### GOAL HO-9

Maximize attainment of the Housing Element's goals and programs.

## Policies

- Policy HO-I.1** **Housing Element Implementation**  
The City shall actively lead implementation of the policies and programs of the Housing Element.

## Programs

- Program HO-9.A** The City shall implement actions and programs prescribed in the Housing Element in a timely manner. The City shall monitor and annually report on its progress in implementing the policies and programs in the Housing Element at a public hearing with the City Council. The City shall submit the Housing Element Annual Report to the California Department of Housing and Community Development and the Office of Planning and Research before April 1 each year.
- Responsibility: City Staff, Planning Staff, City Council
- Funding Source: General Fund, Other Identified Funding Sources
- Timing: Ongoing; Annual

## QUANTIFIED OBJECTIVES

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

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

**TABLE 9-51  
SUMMARY OF QUANTIFIED OBJECTIVES**

**City of Rohnert Park  
2015-2023**

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

*Source: City of Rohnert Park, 2014.*

## Appendix A: Housing Accomplishments

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

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

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

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

Source: City of Rohnert Park, 2014.

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

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

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

City of Rohnert Park  
2009-2014

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

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

City of Rohnert Park  
2009-2014

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

**TABLE A-2**  
**REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**  
**City of Rohnert Park**  
**2009-2014**

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

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

**City of Rohnert Park  
2009-2014**

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

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

City of Rohnert Park  
2009-2014

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

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

City of Rohnert Park  
2009-2014

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

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

City of Rohnert Park  
 2009-2014

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

**TABLE A-2**  
**REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**  
**City of Rohnert Park**  
**2009-2014**

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

**TABLE A-2**  
**REVIEW OF HOUSING ELEMENT POLICIES AND PROGRAMS**  
**City of Rohnert Park**  
**2009-2014**

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

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

City of Rohnert Park  
2009-2014

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

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

**City of Rohnert Park  
2009-2014**

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

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

City of Rohnert Park  
2009-2014

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

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

City of Rohnert Park  
2009-2014

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

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

City of Rohnert Park  
2009-2014

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

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

City of Rohnert Park  
 2009-2014

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

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

City of Rohnert Park  
2009-2014

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

Source: City of Rohnert Park Housing Element, 2014.

## Appendix B: Homeless Facilities in the Vicinity of Rohnert Park

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

Note: These facilities serve homeless people throughout Sonoma County, including those who reside in Rohnert Park. At this time there are no facilities in the city.

Source: Sonoma County Consolidated Plan 2005, May 2005, and email correspondence with Warren Theuret, Operations Manager, Housing & Family Services, Committee on the Shelterless (COTS), January 1, 2014.

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## Appendix C: Community Outreach

### Stakeholder Workshop Summary

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

#### Attendance Sheet

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

#### Major Housing Issues and Barriers to Affordable Housing

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

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

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

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

## Opportunities and Potential Solutions for Providing Housing

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

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

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

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

## **Community Workshop Summary**

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

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

## 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 weighting 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 significant 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<sub>2</sub>).** 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<sub>2</sub>).** 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 from 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.

## **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.

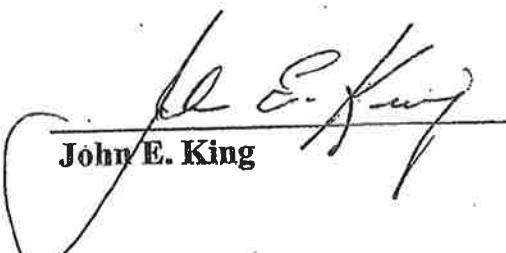
8. The Parties shall make best efforts to agree on the form of a joint press release at the time of entry of Judgment.

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

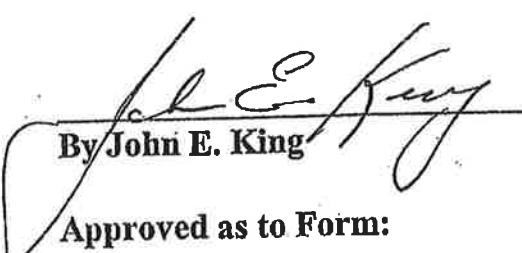
A contains provisions that will affect the City's interpretation and implementation of its General Plan when the City approves development projects and when the City evaluates those projects under CEQA and for General Plan consistency. This Agreement shall not be interpreted to extend the time for bringing 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 3/4, shall apply to such challenges.

Petitioners:



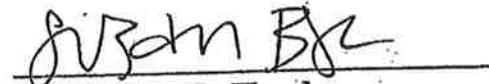
John E. King

South County Resource Preservation Committee



By John E. King

Approved as to Form:



Susan Brandt-Hawley  
Attorney for Petitioners

**Respondent:**

Armando E. Flores

**City of Rohnert Park  
By Armando E. Flores, Mayor**

**Approved as to Form:**

Betsy Strauss

**Betsy Strauss  
City Attorney**

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8       **SUPERIOR COURT OF THE STATE OF CALIFORNIA**

9  
10      **IN AND FOR THE COUNTY OF SONOMA**

11  
12  
13   **SOUTH COUNTY RESOURCE                          CASE NUMBER 224976**  
14   PRESERVATION COMMITTEE and  
15   JOHN E. KING,

16      Petitioners,

17      v.    **STIPULATED JUDGMENT**

18   **CITY OF ROHNERT PARK, CITY**  
19   **COUNCIL OF ROHNERT PARK,**

20  
21      Respondents.

1       **WHEREAS** Petitioners filed and served a verified petition for writ of mandate  
2 contending that the City of Rohnert Park (City) failed to comply with the California  
3 Environmental Quality Act (CEQA) in adopting the General Plan it adopted in Resolution  
4 No. 2000-152 (General Plan) and in preparing the Environmental Impact Report (EIR) for  
5 that General Plan (SCH # 99062114);

6       **WHEREAS** the Court has reviewed briefs and the record, and urged the parties to  
7 engage in settlement discussions;

8       **WHEREAS** the parties have entered into a settlement agreement (Agreement) and,  
9 through their counsel who are fully authorized to act in their behalf, have stipulated to  
10 entry of this Judgment, and

11      **FOR GOOD CAUSE SHOWN,**

12      **IT IS ORDERED, ADJUDGED, AND DECREED:**

13

I.

14      Groundwater: Policies PF-11, PF 11-A, PF-11B, PF-12, PF-13, PF-15, PF-16, PF-17, PF-  
15 18, PF-21 and PF-22, of the General Plan shall be interpreted and applied consistent with  
16 the following paragraphs, which interpretations and applications shall be treated as part of  
17 the General Plan:

18      A. If the City is preparing a negative declaration, mitigated negative declaration, or  
19 environmental impact report for a project located outside the City's 1999 boundaries, then  
20 that environmental document shall include (1) a determination of the projected water  
21 demand associated with the proposed project, and (2) analysis of whether the total  
22 projected water supplies available to the City during normal, dry, and multi-dry years  
23 during a 20 year projection will meet the projected water demand associated with the  
24 proposed project. The City shall include, as a condition on any tentative map or other  
25 equivalent permit for a project located outside of the 1999 City boundaries, the

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*Stipulated Judgment*

1 identification of the water supply that is projected to serve the proposed project. The water  
2 supply for Rohnert Park may not include groundwater that is pumped from any well  
3 located within Penngrove, defined as the area encompassed by postal zip code 94951 as of  
4 2002.

5

6       B. General Plan Policies PF-11 through PF-15 shall be interpreted and applied to  
7 require the City to reduce, to the greatest extent feasible, its reliance on groundwater  
8 pumping for the City's water needs by maximizing the use of Sonoma County Water  
9 Agency (SCWA) water through implementation of this Judgment. General Plan Goals PF-  
10 E through PF-H shall be interpreted and applied to require the City to utilize purchased  
11 water supplies if available, such as those anticipated to be received by SCWA, in order to  
12 reduce reliance on groundwater supplies except for emergency use.

13

14       C. The City shall add the following Department of Water Resources wells to its  
15 groundwater well monitoring program: 05N08W02H01M; 05N08W01L02M;  
16 05N07W07A01M; 06N07W31J01M ("Additional Wells"). Within 90 days of the  
17 Agreement that provides for entry of this Judgment, the Committee shall provide the City  
18 with its written acceptance or rejection of the Additional Wells. Rejection of the Additional  
19 Wells shall be accompanied by a written statement that (1) explains the specific objections  
20 to use of each Additional Well; (2) explains why the Additional Well will not provide data  
21 that accurately depicts groundwater levels in the area adjacent to the City's Urban Growth  
22 Boundary; and (3) proposes a substitute well ("Substitute Well) for each Additional Well  
23 for which an objection is filed. Any and all Substitute Wells shall already exist at the time  
24 of their identification, and shall not be required to be drilled. If the Committee rejects any  
25 or all of the Additional Wells, and the City and the Committee are unable to agree on

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28 *Stipulated Judgment*

1 Substitute Wells for those rejected, then the Committee and the City will jointly select and  
2 equally share costs of engaging the services of an independent hydrologist with experience  
3 reviewing and evaluating groundwater data from a groundwater monitoring program to  
4 evaluate the rejected Additional Wells and the Substitute Wells and who shall determine,  
5 from those wells, which are the most likely to provide accurate and usable information  
6 regarding groundwater levels in the area adjacent to the City's Urban Growth Boundary.  
7 The wells so identified shall be added to the City's groundwater monitoring program. All  
8 monitoring data from the City's groundwater monitoring program described in General  
9 Plan Policies PF-11 and PF-11A, and all past and present groundwater data produced by or  
10 for the City and not otherwise exempt from disclosure under the Public Records Act shall  
11 be made available to interested members of the public upon written request. New data shall  
12 be submitted on a quarterly basis to the California Department of Water Resources and the  
13 SCWA. Groundwater monitoring data for each well shall include groundwater levels,  
14 extraction rates, precipitation records, hydrographs of groundwater levels, and a discussion  
15 of groundwater trends. The City shall prepare current groundwater level contour maps for  
16 the City's sub-basin on an annual basis, including spring and fall seasons. The data used  
17 for these contour maps shall include the City's municipal wells and the wells in the  
18 Groundwater Well Monitoring Program, to be amended periodically to respond to  
19 significant new data that may become available. Contour maps shall be made available to  
20 the public.

21  
22 D. One of the goals of the City's Groundwater Well-Monitoring Program is to  
23 gather data that will allow the City to manage its groundwater extraction so as not to cause  
24 a substantial lowering of groundwater levels in the area adjacent to the City's Urban  
25 Growth Boundary. To implement and interpret General Plan policies PF-11, 11A, 11B, and

1       11C, the City shall use groundwater level data collected from all wells in the Groundwater  
2       Level Monitoring Program to assist in its ongoing assessment of the trend of groundwater  
3       levels.

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5       E. Best efforts shall be made to detect and repair any leaks in the City's water  
6       delivery system on a quarterly basis, at minimum, and to make reports of such efforts  
7       available to the public quarterly at city hall and on the city website. The City shall take any  
8       other actions to reduce groundwater use that City may determine feasible. For example, as  
9       additional SCWA supplies may become available through the SCWA transmission project,  
10      the City will optimize its use of SCWA water to minimize groundwater pumping in an  
11      effort to ensure that groundwater withdrawal does not exceed safe yield. The General Plan  
12      EIR, at page 4-146, states that when the EIR was prepared, the "estimated average annual  
13      recharge rate" for the sub-basin was 1.60 million gallons per day (mgd) based upon  
14      modeling simulations performed for 1952 and 1970 – 1999.

15

16       F. The City shall require any applicant for development to implement applicable  
17       onsite conservation programs that are recommended by the SCWA in its best management  
18       practices for water conservation.

19

20       G. The EIR anticipates that maximum pumping from the City's municipal wells will  
21       not exceed 2.3 mgd to accommodate City water needs pending the anticipated receipt of 15  
22       mgd from the SCWA. (EIR at p.4-142 , AR17:7291.) Consistent with the EIR, and based  
23       on substantial evidence, the City shall not approve any discretionary project outside of the  
24       1999 City boundaries whose net consumptive water use impact on City's water supply will  
25       contribute to the City exceeding an average annual groundwater pumping rate of 2.3 mgd

1 from municipal wells and any private wells permitted by the City subsequent to the entry of  
2 Judgment. This provision shall not be interpreted as a determination or an agreement that  
3 pumping at 2.3 mgd at any point in time is, or is not, safe yield.

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5 H. Within 60 days of the execution of this Judgment, and prior to approving any  
6 development project on land that was outside the 1999 City boundaries, the City will  
7 request SCWA to develop and implement a groundwater management plan that conforms  
8 to the California Water Code with adequacy to qualify for state funding. If SCWA  
9 develops and implements a groundwater management plan, the City will seek to work with  
10 Sonoma County and the cities of Cotati, Petaluma, and Santa Rosa and the community of  
11 Penngrove in doing so. Nothing in this paragraph shall be construed or interpreted to  
12 prohibit the City from approving any development project on land that was outside the  
13 1999 City boundaries unless and until SCWA develops and implements a groundwater  
14 management plan.

15

16 I. As soon as feasible, and in any event within one year of the entry of this  
17 Judgment, the City shall install a SCADA telemetry system allowing for more efficient use  
18 of SCWA water so as to decrease City reliance on groundwater.

19

20 J. The City agrees to work with water management agencies in Sonoma County to  
21 develop and implement water reclamation opportunities, similar to and including the  
22 following existing uses of reclaimed water: irrigation of trees and landscaping, parks and  
23 school grounds south of Golf Course Drive, City golf courses, Roberts Lake, and various  
24 commercial and industrial sites including Hewlett Packard, State Farm, Press Democrat,  
25 Compumotor, and Fresh Choice.

1           K. The City shall continue to pursue funding for the installation of water meters on  
2 all residential uses within the City. The City will replace its current flat fee structure with a  
3 fee structure that is based upon consumption and that penalizes excessive use so as to  
4 reduce water consumption within the City.

5

6           II. Sphere of Influence: The Land Use Framework Guiding Principles on page 2-12  
7 of the General Plan shall be interpreted and applied to embody the following, which  
8 interpretations and applications shall be treated as part of the General Plan:

9           The City shall take all steps necessary to make application to the Sonoma County  
10 Local Agency Formation Commission (LAFCO) to amend the City's sphere of influence  
11 through the removal of all lands located south of Valley House Drive that were added to  
12 the City's sphere of influence by LAFCO in April 2002. A diagram of the lands to be  
13 removed is attached as Exhibit 1. The City shall submit the application to LAFCO no later  
14 than November 1, 2002, and, in its authorizing resolution, shall enunciate good cause for  
15 the application including long-term protection of Penngrove area groundwater resources,  
16 agricultural lands, groundwater recharge, traffic, and open space. In the event LAFCO  
17 does approve the amendment, this Judgment will be a final Judgment. In the event that  
18 LAFCO does not approve the amendment, this Judgment and Settlement Agreement shall  
19 be of no force and effect, and the litigation shall be reinstated as of the date of LAFCO's  
20 action. Actions required by the Agreement and this Judgment to have been taken before  
21 such date shall not be affected by LAFCO's failure to approve the amendment, and shall  
22 remain in full force and effect. Nothing in this paragraph or Judgment shall be construed to  
23 affect the potential extension of the existing Bodway Parkway south to Valley House  
24 Drive.

1        III. Penngrove Area Plan: Goal CD-G (Community Design Element, page 3-23 of  
2 the General Plan , AR 21:8509), shall be interpreted and applied by City as follows which  
3 interpretation and application shall be treated as part of the General Plan:

4              A. The City is committed to being a good neighbor to the Penngrove community.  
5 When implementing this General Plan, the City will listen and consider any concerns  
6 expressed during the public hearing process by members of the Penngrove community  
7 regarding any differences between the Penngrove Specific Plan and the General Plan.

8  
9              B. Areas nearby, but outside the City Planning Area, are planned by other local  
10 governments including the County of Sonoma, the City of Santa Rosa, the City of Cotati,  
11 and the City of Petaluma. The City will consider in good faith any concerns expressed  
12 during the public hearing process that another agency's land use plans would dictate  
13 different development decisions than are permitted under the Rohnert Park General Plan.

14  
15              C. The City shall notify members of the Penngrove community, who request  
16 notification, two weeks prior to the City's hearing of applications to develop land adjacent  
17 to Penngrove within the City's Southeast Area Specific Plan, in order to receive their  
18 preliminary comments and their comments during the public hearings on these  
19 applications. The City shall consider these comments in good faith during the public  
20 hearing process with particular consideration given to concerns that the Penngrove Specific  
21 Plan would dictate different development decisions than are permitted under the Rohnert  
22 Park General Plan.

23  
24              IV. Traffic: The City acknowledges that traffic remains a significant concern of  
25 Penngrove residents and further acknowledges its responsibility to make a good faith effort

1 to work with the Penngrove community, the County of Sonoma, and other cities in the  
2 region to develop regional traffic alternatives and regional solutions that protect the  
3 historic agricultural landscape and established neighborhoods, all as set forth in General  
4 Plan Policies TR-21, TR 21A, and TR 21-B. When planning for and approving  
5 development within the City's amended Sphere of Influence, the City will incorporate, to  
6 the extent feasible, measures to reduce the vehicle miles traveled per capita from  
7 residential to commercial uses within the development. Such measures may include  
8 carpooling incentives, high-speed computer access, bicycle-and pedestrian-friendly project  
9 design, project access, and contribution to regional solutions.

10

11 V. Attorneys Fees and Costs. Because of the interpretations set forth in this  
12 Judgment, Petitioners are the prevailing parties and are entitled to recover the costs and  
13 attorneys' fees that have been agreed to by the parties in the stipulation for entry of this  
14 Judgment.

15

16 VI. Use of EIR. The General Plan and EIR are hereby and will be considered to be  
17 supplemented by the mitigation measures and conditions made a part of this Judgment, and  
18 by the General Plan interpretations provided herein. The EIR shall be interpreted as  
19 incorporating this Judgment. Neither the certification of the EIR, nor the approval of the  
20 General Plan, is voided or set-aside. The express provisions of this Judgment are the only  
21 relief that is granted on Petitioners' claims.

22

23 VII. Publication. City shall include a copy of this Judgment in any and every  
24 published edition of its General Plan.

25

26

27

1       VIII. Status Report. The City shall file one status report with the court, concurrently  
2 provided to Petitioners through their counsel, six months after entry of this Judgment,  
3 explaining what it has done to comply with the Settlement Agreement and this Judgment.  
4  
5

6                   **IT IS SO STIPULATED.**

7  
8                   Dated: September 5, 2002

9                   Brandt-Hawley Law Group

10                  By Susan B.H.  
11                  Susan Brandt-Hawley  
12                  Attorney for Petitioners

13                  Dated: September 5, 2002

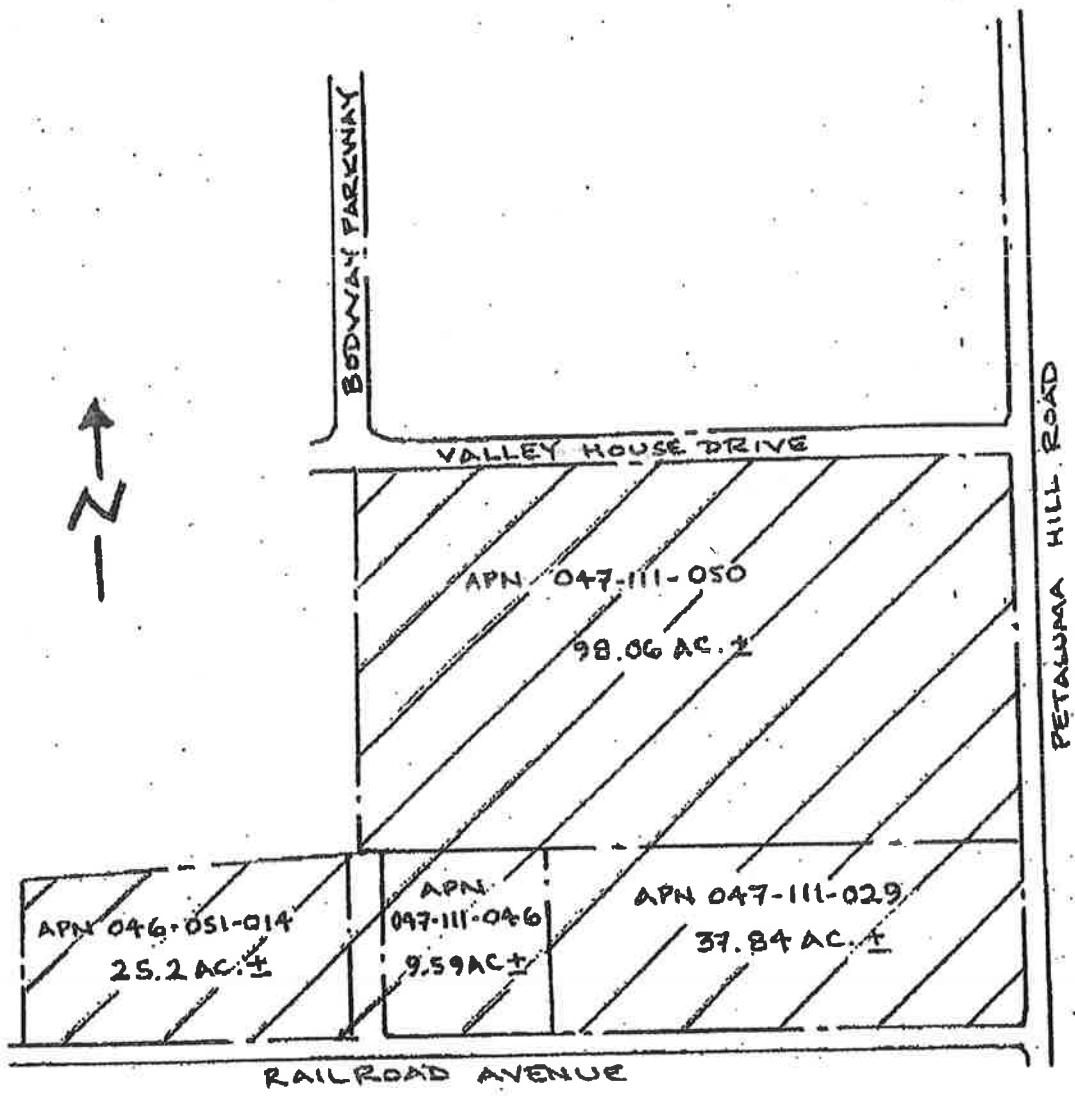
14                  Office of the City Attorney

15                  Betsy Strauss  
16                  Betsy Strauss  
17                  Attorney for Respondents

18  
19                   **GOOD CAUSE APPEARING, IT IS SO ORDERED.**

20  
21                  Date:

22                  Honorable Lawrence G. Antolini  
23                  Judge of the Superior Court



**EXHIBIT 1**