

COTATI

HOUSING ELEMENT

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Prepared for:
City of Cotati
201 West Sierra Street
Cotati, CA 94931



Athena's Eye - Source: Karuna Gerstein

Prepared by:

DE NOVO PLANNING GROUP

A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

WWW.DENOVOPLANNING.COM

HOUSING ELEMENT

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INTRODUCTION

Meeting the housing needs of Cotati's residents as well as accommodating the City's share of regional housing needs is an important goal for the City. As the population of the State continues to grow and pressure on resources increases, the City is concerned with providing adequate housing opportunities while maintaining a high quality of life for all of its residents. Recognizing the importance of providing adequate housing, the State has mandated a Housing Element within every General Plan since 1969. This Housing Element was prepared in compliance with State General Plan law pertaining to Housing Elements.

The State of California has declared that "the availability of housing is of vital statewide importance and the early attainment of decent housing and a suitable living environment for every California family is a priority of the highest order." Broad based community participation is essential to preparing an implementable and locally meaningful housing policy and action program. The programs included in this document evolved through collaborative workshops with local residents and representatives of agencies which provide housing and other social service assistance to city and regional residents, as well as analysis of local population characteristics, households, housing stock, and economic conditions.

Contents

Consistent with state law, this Housing Element consists of the following components:

- **Housing Element.** The Housing Element is a stand-alone policy document, supported by the research and analysis contained in the Housing Element Background Report. The Housing Element includes an introduction that summarizes the information included in the Housing Element Background Report and the City's Housing Plan. The Housing Plan is the implementation component that commits the City to specific goals, policies and actions. The Housing Plan sets forth the City's housing goals and provides policies and programs to address the City's housing needs.
- **Housing Element Background Report.** The Housing Element Background Report includes an assessment of housing needs, identification of governmental and non-governmental constraints to the development of housing, description of resources available for the development of housing, an assessment of the effectiveness of the 2012 Housing Element and a description of the community outreach activities conducted. The chapters of the Background Report are identified below.
 1. **Housing Needs Assessment.** The Housing Needs Assessment chapter includes an analysis of population and employment trends, the City's fair share of regional housing needs, household characteristics and the condition of the housing stock.
 2. **Constraints.** The Constraints chapter reviews governmental constraints, including land use controls, fees and processing requirements, as well as non-governmental constraints, such as construction costs, availability of land and financing, physical environmental conditions, and units at-risk of conversion that may impede the development, preservation and maintenance of housing.

3. Resources. The Resources chapter identifies resources available for the production and maintenance of housing, including an inventory of land suitable for residential development, availability of infrastructure, and discussion of federal, state and local financial resources and programs available to address the City's housing goals.
4. Effectiveness of Previous Housing Element. The Effectiveness of the Previous Housing Element chapter evaluates the City's accomplishments under the 2012 Housing Element in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2002 Housing Element, and the appropriateness of the housing goals, objectives, and policies.
5. Community Participation. The Community Participation chapter describes how the City engaged the public, including City residents, housing developers, businesspeople, and interested parties, including housing and special needs advocates.
6. Report Preparers and Sources. This chapter lists the report preparers and sources of information for the Housing Element and Housing Element Background Report.

Relationship to Other Elements

State Law requires that "...the general plan and elements and parts thereof comprise an integrated, internally consistent, and compatible statement of policies...". The purpose of requiring internal consistency is to avoid policy conflict and provide a clear policy guide for the future maintenance, improvement and development of housing within the City. All elements of the General Plan have been reviewed for consistency in coordination with this update to the Housing Element.

The Housing Element is consistent with the General Plan. Since the City is in the process of updating the General Plan, the Housing Element will also be reviewed for consistency with the updated elements as part of the General Plan Update process. The Housing Element only identifies potential for residential development on sites designated for residential uses on the General Plan Land Use Map. The Housing Element will not increase the number of residential units that could be developed in the City under the adopted General Plan.

The Housing Element includes programs to promote development of affordable housing, provide mixed use housing opportunities, and place housing proximate to services and transportation. The goals, policies and programs of the Housing Element are consistent with the goals of the General Plan, which include Goal 1 (Community Development) *to establish an efficient and environmentally sensitive land use pattern that provides adequate space to meet housing and economic needs while maintaining Cotati's small-town image*; and Goal 6 (Quality of Life) *to enhance the quality of life of Cotati residents through the creation and maintenance of well-designed and appropriately served neighborhoods*.

The Housing Element identifies the need to bring the Land Use Code into compliance with various provisions of state law and to remove various constraints to housing development, but none of these revisions will conflict with the intent of the General Plan.

All development activities considered in the Housing Element, including affordable housing, special needs housing, market rate housing, and rehabilitation and preservation of existing housing, will be

required to be consistent with the City's adopted policies and regulations, including the General Plan and Land Use Code.

HOUSING PLAN: GOALS, POLICIES AND PROGRAMS

This section describes housing goals, policies and programs for the City of Cotati. A goal is defined as a general statement of the highest aspirations of the community. A policy is a course of action chosen from among many possible alternatives. It guides decision-making and provides a framework around which the housing programs operate. A program is a specific action, which implements the policy and moves the community toward the achievement of its goals. Programs are a part of the City's action plan and constitute the City's local housing strategy.

State Housing Goals

According to the California Statewide Housing Plan Update, it is the goal of the state to "ensure to all Californians the opportunity to obtain safe, adequate housing in a suitable living environment." Additionally, the State Department of Housing and Community Development has established the following four primary goals:

- Provision of new housing;
- Preservation of existing housing and neighborhoods;
- Reduction of housing costs; and,
- Improvement of housing conditions for special needs groups.

Housing Element Goals, Policies and Programs

The City of Cotati Housing Element aligns with, and addresses, the above-stated State goals. The City's Housing Plan was developed to be consistent with its General Plan and the community input received for the General Plan update that is underway. The goals of this Housing Element serve at the local level to enhance and build upon State of California goals for providing safe, decent, and affordable housing available for all City residents. These goals encompass new construction, conservation of existing stock, affordability and provision of adequate housing for all persons.

Policies and programs from the 2012 Housing Element have been incorporated herein or updated, otherwise modified, or deleted as deemed appropriate. The funding source for all programs is the City's General Fund, unless otherwise noted. The Community Development Department is the primary party responsible for implementation of the Housing Element programs. Where programs require City Council approval, such as amendments to the Land Use Code, the City Council is also an entity responsible for implementation. The timeframe for each program identifies the time for the City to take the actions described in the program.

Goal H-1	Conserve and improve the existing housing stock to provide adequate, safe, and decent housing for all Cotati residents
Goal H-2	Provide adequate sites to accommodate the housing needs of all economic segments of the community
Goal H-3	Expand affordable housing opportunities for lower income households and persons with special housing needs, including seniors, disabled persons, large households, and homeless persons and families
Goal H-4	Promote housing opportunities for all persons regardless of race, gender, age, marital status, ancestry, national origin, color, or sexual orientation
Goal H-5	Promote energy efficiency and conservation in residential development
Goal H-6	Ensure public participation in the development of the City's housing policies

For each goal, a set of policies and implementation programs is provided to assist the City in attaining the goal. Each implementation program contains the following information:

- A concise statement of the specific City actions that will be taken to implement the program.
- Funding source.
- The City department or other agency responsible for implementation.
- Schedule for completion.

The expected results of each program are summarized as quantified objectives in Tables 1 and 2.

Goal H-1 Conserve and Improve the Existing Housing Supply to Provide Adequate, Safe, and Decent Housing for all Cotati Residents

- Policy H-1.1:** Encourage housing rehabilitation and preservation to assist in the health, affordability, and vibrancy of neighborhoods.
- Policy H-1.2:** Encourage the stabilization and affordability of neighborhoods by assisting with home ownership opportunities.
- Policy H-1.3:** Enforce conformance with local building codes to ensure that housing is safe and sanitary and to minimize hazards to public health and safety.
- Policy H-1.4:** Encourage proper maintenance of essential public services and facilities in residential neighborhoods.
- Policy H-1.5:** Discourage the conversion of residential units to other uses.

- Policy H-1.6:** Limit conversion of existing rental housing units to market rate condominiums through Land Use Code regulations. Conversion to limited equity cooperatives, cohousing and other innovative housing proposals that are affordable to low and moderate-income households are permitted.
- Policy H-1.7** Encourage the preservation and maintenance of mobile home parks.
- Policy H-1.8** Monitor units at-risk of conversion and facilitate conservation or replacement of any assisted housing units that are planned for conversion to market rate rents.
- Policy H-1.9** Require all residential development that receives housing rehabilitation assistance to enter into a covenant, deed restriction, or other mechanism to ensure: 1) the long-term affordability of the housing units, and 2) if the units convert to market-rate, that the City is reimbursed for its financial assistance with the rehabilitation.
- Policy H-1.10:** Encourage the development of second units in order to provide additional affordable and attainable market rate rental units in Cotati.

Program 1-1 Housing Rehabilitation and Home Ownership

Improve neighborhoods and housing by providing opportunities for home ownership and housing rehabilitation through the following activities:

- Seek all available funding, including CDBG, HOME, BEGIN, and CalHOME, to provide on-going housing rehabilitation and home ownership programs.
- When funding is available, implement a Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by extremely low, very low, low, and moderate income households with an emphasis on assisting extremely low and very low income households. Ensure that the housing rehabilitation program includes provisions for mobile homes and renovations to provide accessibility for disabled persons, to the extent that the funding source allows these types of improvements.
- When funding is available, implement a Home Ownership Assistance Program which provides low interest loans to assist low and moderate income homebuyers in purchasing a home with an emphasis on assisting low and moderate income households.
- Participate in local and regional programs that provide housing rehabilitation, weatherization, and home ownership assistance.
- Facilitate citizen awareness of available housing rehabilitation and home ownership assistance programs by making pamphlets on the program available at City Hall, at the public library, and on the City's website.
- When housing rehabilitation funds are available, promote awareness of the housing rehabilitation program through contacting neighborhood groups in older residential areas with this information and providing program information as part of code enforcement efforts in cooperation with the Building Department.

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Responsibility: Community Development Department

Funding: CDBG, HOME, BEGIN, etc.

Timeframe: Seek funding annually. On-going advertisement and implementation of programs, when funding is available.

Expected Results: Housing rehabilitation – 2 extremely low income households, 4 very low income households, 4 low income households; Homebuyer Assistance – 2 low income households, 3 moderate income households

Program 1-2 Non-Profit and Agency Coordination – Existing Housing Needs

Continue working with and develop new relationships with local agencies, nonprofit housing providers, and local organizations, such as Sonoma County Community Development Commission/Urban County Consortium, Rebuilding Together, United Way, and Catholic Charities to assist in the preparation of supportive housing funds to provide housing rehabilitation assistance, weatherization, energy bill assistance, and infrastructure improvements. Assistance will be in the form of staff in-kind services of research, state and federal funding access (where City, rather than a nonprofit, is eligible applicant) and data collection and will be dependent on availability of funds.

Responsibility: Community Development Department

Funding: CDBG, HOME, BEGIN, etc.

Timeframe: On-going annual meetings and coordination with Sonoma County Community Development Commission

Program 1-3 Capital Improvement Program

As part of the annual review of the Capital Improvement Program (CIP), determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.

Responsibility: Community Development and Public Works Departments

Funding: General Fund and available funding for CIP projects

Timeframe: Annually

Program 1-4 Housing Inspection and Code Enforcement

Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. When funds are available, distribute housing rehabilitation program brochures to owners of dwelling units with code violations that require significant repair.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going

Program 1-5 Mobile Home Park Conversion to Ownership

Work with residents and owners to facilitate resident purchase of mobile home parks, including identifying funding sources such as HCD's Mobilehome Park Resident Ownership Program (MPROP).

Responsibility: Community Development Department

Funding: City and HCD's Mobilehome Park Resident Ownership Program

Scheduling: Determine interest in this program by mobile home park residents and owners by October 2015 and apply for MPROP Grant during the planning period, when funds are available.

Program 1-6 Inventory Affordable Housing and Mobile Home Parks

Maintain an updated inventory of affordable housing units, including rental and ownership units, that identifies the number of units by bedroom size and affordability level, funding/affordability source, and expiration date of affordability. As part of this program, information regarding the specific levels of affordability, length of affordability, and affordability restrictions will be researched as identified in Table 1-30. The list shall also identify all mobile home parks in the City.

Responsibility: Community Development Department

Funding: General Fund

Scheduling: Affordability information updated within 6 months of adoption; maintenance of inventory is on-going

Program 1-7 Preservation of Affordable Units

Conserve affordable units through the following activities:

- Monitor the status of publicly-assisted projects that may become "at risk" of loss as affordable housing through personal contact by City staff with property owners at least annually.
- When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units.
- Upon receipt of notice of a proposed conversion of assisted affordable housing, the City will contact qualified entities, as identified by HCD, and encourage their involvement in the acquisition of the units.
- Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the Sonoma County Housing Authority, and other affordable housing opportunities in the region.

Responsibility: Community Development Department

Funding: General Fund

Implementation Schedule: On-going

Expected Results: 37 lower income units

Goal H-2 Provide Adequate Sites to Accommodate the Housing Needs of All Economic Segments of the Community

- Policy H-2.1** Ensure that adequate land designated for residential and/or mixed-use development is available to accommodate the City's fair-share of ABAG's Regional Housing Needs Allocation.
- Policy H-2.2** Continue to monitor the land supply to ensure adequate sites to accommodate the City's housing needs, including housing sites for special needs populations.
- Policy H-2.3** Continue to require that residential development in the NU, NM, CG, and CD zones meet the minimum density requirements identified in the Land Use Code.
- Policy H-2.4** While the City is able to accommodate its share of the regional housing need without rezoning during the current Housing Element period, to the extent necessary, the City will consider land use re-designation in order to accommodate specific projects, while affirming all other goals of the City's General Plan, in order to maintain Cotati's rural character.
- Policy H-2.5** Ensure that infrastructure planning activities, particularly in short-range plans for public infrastructure, including sewer, water, and drainage facilities, accommodate the City's fair share of regional housing needs and that developments including lower income units are granted priority in accordance with Government Code Section 65589.7.
- Policy H-2.6** Ensure that the City's development requirements, including the standards established by the General Plan and Land Use Code, accommodate and provide for available housing sites that are appropriate for a range of income levels and housing types, including housing to accommodate special needs populations.
- Policy H-2.7** Encourage mixed use development, including residential and live/work uses in commercial, office, and light industrial areas where the viability of the non-residential activities would not be adversely affected.
- Policy H-2.8** Require housing developments to provide housing stock at a range of affordability levels to assist in meeting the City's housing needs as required by Chapter 17.31 of the Land Use Code.
- Policy H-2.9** Continue to address the impacts of large-scale commercial and office projects on housing needs through the affordable housing requirements established by Chapter 17.31 of the Land Use Code.
- Policy H-2.10** Continue to facilitate, and encourage, the construction of second dwelling units pursuant to the City's Second Unit Ordinance.

Policy H-2.11 Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy H-2.12 Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.

Policy H-2.13 Assist in the development of affordable housing, particularly extremely low and very low income units, through the use of in-lieu affordable housing funds as well as CDBG and HOME funds, when available.

Policy H-2.14 Lower income residential development is a priority for water and sewer service.

Program 2-1 Adequate Housing Sites

Continue to maintain an inventory of vacant and underdeveloped residentially designated land and, for sites appropriate for lower income and special needs development, identify the parcel number, parcel size, zoning designation, general plan designation, and allowed density with a density bonus for affordable units. Ensure that the inventory is available for public distribution at City Hall and on the City's website. Update the inventory on an annual basis to:

- Remove any parcels that have been developed and to ensure that the remaining parcels are adequate to accommodate the City's fair-share of the regional housing needs allocation.
- Identify additional high density sites for lower income development if a short-fall of available sites to accommodate the City's very low and low income allocation occurs. *Note: The City currently has an excess of available parcels appropriate for very low and low income development.*

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going

Program 2-2 Affordable Housing Requirement

Continue to implement Chapter 17.31, Affordable Housing Requirement, to encourage development of very low, low, and moderate income units in conjunction with market rate development.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going

Quantified Objectives: 25 very low income units, 25 low income units, and 15 moderate income units

Program 2-3 Second Dwelling Units

Periodically review, and update, as needed, the Second Unit Ordinance to determine what revisions may be required facilitate the construction of second dwelling units while maintaining the character of residential neighborhoods.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Revised ordinance adopted concurrently with the Housing Element; conduct additional reviews on a bi-annual basis

Quantified Objectives: 8 second units

Program 2-4 Emergency Shelters, Transitional Housing, and Supportive Housing

The City will continue to seek sources of funding, including Emergency Housing Assistance Program and Emergency Shelter Grant funds through the County, in order to support provision of emergency shelters, transitional housing, and supportive housing by interested developers/operators to provide housing for homeless persons and households at-risk of homelessness.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Land Use Code revisions adopted concurrently with the Housing Element

Expected Results: 6 beds or units in a transitional or supportive housing development

Program 2-5 Priority Water and Sewer

Following adoption, provide the Housing Element Update to the City's water and sewer providers (e.g., the water and sewer division of the Public Works Department).

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Immediately following Housing Element adoption

Program 2-6 Barrier Removals for Multi-Family Development

The Land Use Code will be amended to remove two potential barriers to the provision of multi-family housing. One amendment will be to remove the Conditional Use Permit requirement for multi-family development of five or more units in the NU Zone, and the second is to reduce the parking requirements for studio, one, two, and three bedroom units (currently 2.25 spaces) to one space for studio and one bedroom units and no more than two spaces for two and three bedroom units.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Implement before or during Fiscal Year 16-17

Goal H-3 Expand Affordable Housing Opportunities for Lower Income Households and Persons with Special Housing Needs, including Seniors, Disabled Persons, Developmentally Disabled Persons, Large Households, and Homeless Persons and Families

- Policy H-3-1:** Ensure that the City's development standards encourage development of a range of housing types, including multifamily, mixed use, high density residential, second units, and single family units, and incentivize production of lower income housing.
- Policy H-3-2:** Provide incentives for affordable housing development, including density bonuses, expedited processing, relaxation in development standards, and either reduction, delay, or waiver of fees when financially feasible.
- Policy H-3-3:** Continue to provide density bonuses to eligible projects as required by Government Code Section 65915, including projects that meet the minimum amount of total units affordable to very low and low income households or provide units restricted to occupancy for senior households.
- Policy H-3-4:** Provide additional incentives for the development of housing types prioritized by the City, including extremely low and very low income housing, senior housing, and transitional/supporting housing.
- Policy H-3-5:** Continue to allow, and encourage, senior housing projects to be developed with density bonuses.
- Policy H-3-6:** Seek and utilize available County, State and Federal programs and other funding sources that provide housing opportunities for extremely low, very low, low, and moderate income and special needs households.
- Policy H-3-7:** Encourage housing for large families.
- Policy H-3-8:** Continue to facilitate barrier-free housing in new development.
- Policy H-3-9:** Coordinate with regional and local service groups to facilitate linkages between at-risk individuals and families, and organizations that provide support services, such as rapid re-housing programs, house share programs, and services for the homeless.

Program 3-1: Affordable and Special Needs Housing Incentives

As part of development project review and processing, provide incentives for affordable housing particularly housing affordable to extremely low income households, and special needs housing (see Chapter 1 for a discussion of special needs groups), including: density bonuses, expedited processing, relaxation in development standards (e.g., reduced minimum lot sizes or setbacks, increased height limitations, reduced open-space requirements, reduced parking requirements), and either reduction, delay, or waiver of fees when financially feasible. Incentives shall include those identified by the Land Use Code and this Housing Element.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Land Use Code revisions adopted concurrently with the Housing Element

Quantified Objectives: 5 extremely low income units, 10 special needs units

Program 3-2 Planning for Affordable and Special Needs Housing

Develop a housing stakeholders group that includes affordable housing developers and special needs group stakeholders, that will meet annually to identify potential housing projects and priorities, including affordable new construction, special needs housing (e.g., transitional/supportive, homeless, disabled-accessible, and senior housing), and first time homebuyer assistance, and prioritize potential funding efforts. Seek volunteer(s) to organize and lead housing stakeholders group. The stakeholders group shall review estimates for housing needs, including special needs and emergency housing, and shall consult with the service providers and the Police Department to ensure that the needs estimates are consistent with conditions observed by agencies providing services to these populations.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going, with annual meetings of the stakeholders group

Program 3-3 Funding for Affordable and Special Needs Housing

Seek available funding for lower income and special needs housing and ensure that local funds (Housing Fund) are used to provide affordable housing and special needs housing that addresses the City's priorities. Funding for housing shall include the following actions:

- Seek County, State, Federal, or other funding or support funding applications for affordable (extremely low, very low, and low income) and special needs (seniors, homeless, at-risk of homelessness, large households, disabled persons, developmentally disabled persons, female-headed households, agricultural workers etc.) housing programs, including the Affordable Housing Innovation Program funds, BEGIN, CalHome, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program. Prioritize funding for projects that provide a significant percentage of units to serve the City's extremely low income, very low income, transitional/supportive, senior, or large family housing needs.
- Continue the Housing Fund, with contributions collected from private and public sources to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to very low to moderate-income Cotati residents, with an emphasis on very

low and low income units, very low and low income units for large families, affordable senior housing, and transitional/supportive housing.

- Explore methods to increase the number of large units, such as requiring affordable housing projects that are funded through the Housing Fund or other local programs to provide a minimum of 20% of units as a mix of three and four bedroom units. Senior and special needs projects that are appropriate for smaller unit sizes would be exempt from this requirement.

Responsibility: Community Development and Finance Departments

Funding: General Fund / Redevelopment Agency (RDA funding that has already been committed)

Timeframe: On-going, with annual application for County CDBG and HOME Funds and other state and federal funds, when appropriate and available

Quantified Objectives: 5 extremely low income units, 25 very low income units, 35 low income units, 15 moderate income units; 15 of the lower income units for special needs

Program 3-4 Reasonable Accommodation

Ensure that reasonable accommodation is provided for persons with a disability, including developmental disabilities, through the following actions:

- Conduct a bi-annual review of the City's regulations, procedures, and processes to ensure that reasonable accommodation is provided for disabled persons. If barriers to reasonable accommodation are identified, undertake appropriate revisions to address the issue within six months.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Land Use Code revisions adopted concurrently with the Housing Element

Program 3-5 Senior Shared Housing Programs

Contact the Community Development Commission of Sonoma County and non-profit housing organizations to determine whether they would be interested in implementing a Senior Shared Housing Program in Cotati.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: Land Use Code revisions adopted concurrently with the Housing Element

Program 3-6 Maintain Adequate Staff:

Continue to maintain adequate staff in the Planning Department to process and review housing development applications in a timely manner and to implement the housing programs contained in this Element.

Responsibility: Community Development Department

Funding: General Fund and any available grant funds for housing programs

Timeframe: On-going

Program 3-7 Tax-Exempt Financing:

Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development.

Responsibility: Community Development Department

Funding: General Fund and any available grant funds for housing programs

Timeframe: On-going

Program 3-8 Review Processing Fees:

Explore opportunities to provide reduced processing fees and discounts for staff time spent during the development review of qualified affordable housing projects. Consider development of a sliding scale for permit processing fees that rewards and incentivizes projects with significant affordable housing components.

Responsibility: Community Development Department

Funding: General Fund and any available grant funds for housing programs

Timeframe: During fiscal year 2015/16, prior to June 30, 2016.

Program 3-9 Monitor Use Permit Requirements for Affordable Housing:

Monitor the requirement for a Use Permit for multi-family projects larger than 4 units in the NU Zone to ensure that affordable housing projects are being accommodated. If the requirement for a Use Permit is shown to be an impediment to the development of affordable housing projects in the NU Zone, review the feasibility of allowing multi-family projects larger than 4 units in the NU Zone as a Permitted Use.

Responsibility: Community Development Department

Funding: General Fund and any available grant funds for housing programs

Timeframe: On-going, with first evaluation during last quarter of Fiscal Year 2015/16.

Goal H-4 Promote Housing Opportunities for All Persons Regardless of Race, Gender, Age, Marital Status, Ancestry, National Origin, Color, or Sexual Orientation

Policy H-4-1: The City will work to eliminate all unlawful discrimination in housing with respect to age, race, gender, sexual orientation, marital or familial status, ethnic background, disability, medical condition, or other arbitrary factors, so that all residents can obtain decent housing throughout the City.

Program 4-1 Housing Discrimination Complaints

Continue to designate the Community Development Director as the City's Equal Housing Opportunity Coordinator and ensure that City residents have access to information regarding their fair housing rights through the following actions:

- Refer fair housing complaints to Fair Housing of Sonoma County, which provides free fair housing information and assistance to all residents of Sonoma County.
- Continue to provide information regarding equal housing opportunity laws and the City's equal housing opportunities procedures to the public at City Hall, the public library, and the City's website.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going; check public counter weekly and library quarterly to ensure that fair housing brochures are available to the public

Program 4-2 Nondiscrimination Clauses:

Include nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going; check public counter weekly and library quarterly to ensure that fair housing brochures are available to the public

Program 4-3 Nondiscrimination Coordination:

Continue to address fair housing issues through participation, through the Urban County or other sources, in Fair Housing Sonoma County and Fair Housing of Marin (organizations that provide assistance in response to housing discrimination complaints and well as tenant/landlord mediation).

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going

Goal H-5 Promote Energy Efficiency and Conservation in Residential Development

Policy H-5-1 The City will continue to undertake a variety of activities to achieve energy efficiency in residential development in conformance with State laws.

Policy H-5-2 Encourage energy efficiency and energy conservation in existing and proposed residential development to ensure sustainable practices and reduce long-term housing costs.

Program 5-1 Energy Conservation and Efficiency

Promote energy efficiency and conservation in residential development through:

- Continuing to adopt building and other codes that meet or exceed energy conservation and/or efficiency standards established by the California Energy Code.
- As part of the General Plan Update, ensure location of higher density residential housing near employment centers and public services to discourage sprawl and conserve energy resources.
- Continuing to permit and encourage mixed uses and higher densities on in-fill and vacant sites in areas with public services, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of transportation.
- During preparation of specific plans and master plans, encourage location of higher density residential areas within walking distance of employment-generating uses, schools, parks, community centers, and other amenities.
- Pursuing available grant programs to provide financial incentives for smart growth techniques and to provide property owners with low interest loans or grants to encourage weatherization improvements, solar/photovoltaic installations, sustainable growth patterns, energy conservation, and energy efficiency.
- Provide information on energy conservation and sustainable practices for public distribution.

Responsibility: Community Development Department

Funding: General Fund

Timeframe: On-going

Expected Results: Energy-efficient measures incorporated into all new residential developments; weatherization of 5 existing units

Goal H-6 Ensure Public Participation in the Development of the City's Housing Policies

H-6-1 Encourage and facilitate public participation in the formulation and review of the City's housing and development policies.

Program 6-1 Annual Report

Prepare an Annual Report to the City Council in the format approved by HCD which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development by April 1 of each year.

Responsibility: *Community Development Department*

Funding: *General Fund*

Timeframe: *Provide annual report to City Council in the first quarter of each year and submit to HCD by April 1*

Program 6-2 Workshops and Public Hearings

Hold workshops and public hearings to provide the public, housing developers, and service providers with an opportunity to review and discuss proposed changes to the City's Housing Element.

Responsibility: *Community Development Department*

Funding: *General Fund*

Timeframe: *On-going*

Conclusion

The foregoing programs are considered appropriate and desirable to ensure that the City's housing needs are met in a timely and cost effective manner through 2022. The programs designate implementation schedules and expected results, including quantified objectives where applicable. Table 1 shows an estimate of quantified objectives by income category for the number of units to be constructed, rehabilitated and conserved over the planning period. Table 2 identifies the quantified objectives for individual programs. To achieve these objectives, the City will require developer and non-profit participation and funding from CDBG and HOME, as well as other sources.

TABLE 1: QUANTIFIED OBJECTIVES: CONSTRUCTION, REHABILITATION, AND PRESERVATION

Income Levels	Construction	Rehabilitation	Preservation
Extremely Low	5	2	-
Very Low	25	4	37
Low	35	4	
Moderate	15	25*	-
Above Moderate	100*	25*	-
TOTAL	180	60	37

**Anticipated to be provided by private development with no deed-restrictions.*

TABLE 2: QUANTIFIED OBJECTIVES FOR VERY LOW AND LOW INCOME UNITS BY PROGRAM*

Program	Construction	Rehabilitation	Preservation	Conserved Units
Program 1-1: Housing Rehabilitation	-	10	-	-
Program 1-6: Inventory Affordable Housing and Mobile Home Parks	-	-	37*	-
Program 1-7: Preservation of Affordable Units				
Program 2-3: Second Units	8	-	-	-
Program 2-4: Emergency Shelters, Transitional Housing, and Supportive Housing	6	-	-	-
Program 3-1: Affordable and Special Needs Housing Incentives	15			-
Program 3-3: Funding for Affordable and Special Needs Housing	75			-
Program 5-1: Energy Conservation and Efficiency		-		5
TOTAL	80*	10*	37*	5

**Multiple programs may contribute toward assisting the same unit.*

1. HOUSING NEEDS ASSESSMENT

To successfully plan for housing needs, the demographic and socioeconomic variables of the community must be assessed. This section discusses the components of housing need, which include population characteristics, household characteristics, employment, and housing stock conditions.

The data in this section is from the US Census Bureau Decennial Census, US Census Bureau American Community Survey 2009-2013 (ACS), California Department of Finance (DOF), US Department of Housing and Urban Development (HUD), California Employment Development Department, Association of Bay Area Governments (ABAG), Center for Economic Development, various City documents, ESRI Market Profile, and other sources. Slight variations in population, households, and other data for a particular data are due to use of multiple data types, including Census 100% count data and Census sample data. Unless otherwise specified, the data in this section is specific to the City of Cotati.

POPULATION CHARACTERISTICS

Population Growth

The population of Cotati has increased steadily over the years, growing from 3,346 persons in 1980 to 7,265 in 2010. The decade from 1980 to 1990 experienced the greatest population increase, 71 percent. From 2000 to 2010, the population increased from 6,471 to 7,265 persons, an increase of 1.2 percent per year. The population of Cotati increased minimally (23 persons) from 2010 to 2014, an annual rate of less than 0.1 percent. Historical population growth in Cotati and the County as a whole is shown in Table 1-1.

TABLE 1-1: POPULATION GROWTH					
	1980	1990	2000	2010	2014
Cotati					
Population	3,346	5,714	6,471	7,265	7,288
Percent Change		71%	13%	12%	0.3%
Annual Percent Change		7.1%	1.3%	1.2%	<0.1%
Sonoma County					
Population	299,681	388,222	458,614	483,878	490,486
Percent Change		30%	18%	6%	1%
Annual Percent Change		3.0%	1.8%	5.5%	0.3%

SOURCE: CALIFORNIA DEPARTMENT OF FINANCE, 2000; US CENSUS, 2000; US CENSUS, 2010; DOF, 2014

Age

From 2000 to 2014, the median age in Cotati rose significantly from 32.7 years to 36.2 years. During the 2000 to 2010 decade, the median age rose as well statewide from 33.3 to 35.2 and in Sonoma County from 37.5 to 39.9. Generally, persons aged 25 to 44 are considered to be in the family-forming age group. This segment represented 38 percent of Cotati's population in 2000 and decreased to 26 percent in 2013, with persons aged 35 to 44 years experiencing a 42 percent decline. The number of children under 15 years of age decreased from 23 percent of the population in 2000 to 17 percent of the population in 2013. However, in the period from 2000 to 2013, there was significant growth in the older adults categories with persons of ages 55 to 64 increasing by 138.7 percent, and persons of 85 years of age or older increasing by 53.6 percent. The young adult (20 – 24 years) category increased from 6 percent to 12 percent of the population. The older adult cohort, persons aged 55 and more, increased from 13 percent in 2000 to 22 percent in 2013. The large increase in elderly may be in part due to the completion of the Charles Street Village apartments, which provided 48 units of senior housing.

Table 1-2 summarizes the City's age distribution and Table 1-3 shows the City's population by age group in 2000 and 2013.

1. HOUSING NEEDS ASSESSMENT

TABLE 1-2: AGE SUMMARY (2013)

	Under 15	Teens and Young Adults 15 to 24	Adults 25 to 64	Senior Over 65	Median Age		
					2000	2010	2014
City of Cotati	17.1%	18.0%	55.1%	9.8%	32.7	36.2	36.0

SOURCE: US CENSUS, 2014

TABLE 1-3: POPULATION BY AGE

Age Group	2000		2013		Percent Change
	Number	Percent	Number	Percent	
Under 5 years	423	7%	410	6%	-3.1%
5 to 9 years	591	9%	383	5%	-35.2%
10 to 14 years	453	7%	459	6%	1.3%
15 to 19 years	353	5%	468	6%	32.6%
20 to 24 years	421	6%	850	12%	101.9%
25 to 34 years	964	15%	1,028	14%	6.6%
35 to 44 years	1,463	23%	848	12%	-42.0%
45 to 54 years	964	15%	1,289	18%	33.7%
55 to 64 years	357	6%	852	12%	138.7%
65 to 74 years	264	4%	394	5%	49.2%
75 to 84 years	201	3%	280	4%	39.3%
85 years and over	28	<1%	43	1%	53.6%

SOURCE: US CENSUS, 2000; US CENSUS, 2014

Race and Ethnicity

The largest racial group in Cotati is white, representing over 80 percent of the total population. From 2000 to 2013, the asian/pacific islander, multi-racial, other, and white populations increased, with the largest increase in the asian/pacific islander group (58.5%). The black population decreased slightly and the Native American population decreased by almost 76 percent. Persons with Hispanic ethnicity increased by approximately 15.8 percent. Race and ethnicity characteristics of Cotati in 2000 and 2013 and race by head of household (2010), are identified in Table 1-4.

TABLE 1-4: RACE AND ETHNICITY

Race	2010 - Householder		2000 - Population		2013 - Population		Percent Change
	Number	Percent	Number	Percent	Number	Percent	
White	2,572	86%	5,407	84%	5,992	82%	10.8%
Black	53	2%	151	2%	143	2%	-5.3%
Native American/ Alaskan Native	28	1%	58	1%	14	0%	-75.9%
Asian/Pacific Islander	103	3%	248	4%	393	5%	58.5%
Other Race	121	4%	285	4%	340	5%	19.3%
Multi-racial	101	3%	322	5%	422	6%	31.1%
Ethnicity	2010-Householder		2000-Population				
	Number	Percent	Number	Percent	Number	Percent	
Hispanic	353	12%	810	13%	938	13%	15.8%
Non-Hispanic	2,625	88%	5,661	57%	6,366	87%	12.5%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; US CENSUS, 2014

EMPLOYMENT CHARACTERISTICS

In 2000, there were 2,540 jobs in Cotati. From 2000 to 2010, jobs declined to approximately 2,410. The City's labor force has remained relatively steady since 2000, however, employment declined from 3,700 in 2000 and 2005 to 3,500 persons in 2010, but has increased to 3,700 over the past four years. The decline in jobs and employment has increased the unemployment rate from 3.3 percent in 2000 to 7.1 percent in 2014. The annual average job growth rate has been less than the population growth rate, with jobs in the City decreasing from 2000 to 2010. Table 1-5 identifies estimated job growth and employment status from 2000 to 2014.

TABLE 1-5: JOB GROWTH AND EMPLOYMENT STATUS¹

Year	Jobs in Cotati	Employment Status of Cotati Residents			
		Total Labor Force	Employed	Unemployed	Unemp. Rate
2014	N/A	4,000	3,700	300	7.1%
2010	2,410	3,900	3,500	400	10.5%
2005	2,550	3,900	3,700	200	4.7%
2000	2,540	3,900	3,800	100	3.3%

¹LABOR FORCE DATA IS ROUNDED TO THE NEAREST HUNDRED

SOURCE: CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT, 2014; ABAG PROJECTIONS, 2009

Industry and Occupation

Cotati's work force is employed in a broad range of industries, with the retail trade categories comprising 17.6 percent of jobs, while the educational, health, and social services, and professional, scientific, management, and administration categories each accounted for just under 16 percent, followed by the manufacturing category at 8.3. There is limited employment in the agriculture, fishing, farming, and mining industry category (2.5 percent) and employment in the information category (2 percent) is also low. The top occupation categories are management, business, science, and arts occupations (39 percent) and sales and office occupations (27.5 percent). Table 1-5 summarizes the employment of Cotati's residents by overall industry and Table 1-6 summarizes jobs by occupation in 2013.

TABLE 1-6: JOBS BY INDUSTRY (2013)

	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	94	2.5%
Construction	244	6.4%
Manufacturing	316	8.3%
Wholesale trade	128	3.4%
Retail trade	670	17.6%
Transportation, warehousing, and utilities	175	4.6%
Information	78	2.0%
Finance, insurance, real estate, rental and leasing	208	5.5%
Professional, scientific, management, administration	588	15.4%
Educational, health and social services	603	15.8%
Arts, entertainment, recreation, and services	274	7.2%
Public administration	246	6.4%
Other Services	191	5.0%

SOURCE: US CENSUS, 2014

1. HOUSING NEEDS ASSESSMENT

TABLE 1-7: JOBS BY OCCUPATION (2013)

	Number	Percent
Management, business, science, and arts occupations	1,488	39.0%
Service occupations	638	16.7%
Sales and office occupations	1,050	27.5%
Natural resources, construction, and maintenance	264	6.9%
Production, transportation, and material moving	375	9.8%

SOURCE: US CENSUS, 2014

Travel to Work

The majority of Cotati residents, 65.5 percent, travelled less than 30 minutes to work, with the largest group traveling 10 to 19 minutes. Over 19 percent of residents drive more than 60 minutes to work. Most Cotati residents, 79 percent, drive alone to work and 10.3 percent carpool. Almost 5 percent walk or take other means of transportation to work. Over 4 percent of residents work from home. Table 1-8 identifies travel time to work for Cotati residents and Table 1-9 identifies commute methods in 2013.

TABLE 1-8: TRAVEL TIME TO WORK (2013)

	Number	Percent
Less than 10 minutes	359	10.0%
10-19 minutes	1,258	35.1%
20-29 minutes	731	20.4%
30-44 minutes	590	16.4%
45-59 minutes	247	6.9%
60 – 89 minutes	225	6.3%
90 + minutes	461	12.8%

SOURCE: US CENSUS, 2014

TABLE 1-9: COMMUTE METHOD (2013)

	Number	Percent
Drive Alone	2,963	79.0%
Carpooled	387	10.3%
Public Transportation	59	1.6%
Walk	52	1.4%
Other	127	3.4%
Work at Home	162	4.3%

SOURCE: US CENSUS, 2014

HOUSEHOLD CHARACTERISTICS

In 2000, there were 2,620 households in the City of Cotati. During the 2000 to 2010 decade, households increased by 13.7 percent to reach 2,978. Household growth has been minimal since 2010, with an estimated increase of two households (0.1 percent). Table 1-10 identifies household growth from 2000 through 2014.

TABLE 1-10: HOUSEHOLD GROWTH

	2000	2010	2014
Households	2,620	2,978	2,980
Percent Change		13.7%	0.1%
Annual Percent Change		1.3%	<0.1%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; DOF, 2014

Household Size

The average household size in Cotati is approximately 2.44. The average household size has declined slightly since 2000. Table 1-11 identifies average household size in 2000 and 2014. On average, renter households are larger (average size 2.52 persons) than owner households (average size 2.35 persons). More than half of all households have only one or two persons. Table 1-12 identifies household size by tenure in 2010.

TABLE 1-11: AVERAGE HOUSEHOLD SIZE

2000	2014
2.55	2.44

SOURCE: US CENSUS, 2000; DOF, 2014

TABLE 1-12: HOUSEHOLD SIZE BY TENURE (2013)

	Owner		Renter	
	Number	Percent	Number	Percent
1-person household	579	19.3%	356	11.8%
2-person household	450	15.0%	428	14.2%
3-person household	363	12.1%	239	8.0%
4-person household	207	6.9%	239	8.0%
5+ person household	80	2.7%	64	2.2%
Average Household Size	2.35		2.52	

SOURCE: US CENSUS, 2014

Tenure

Most housing units in Cotati are owner occupied, 56 percent. The rate of ownership has decreased from 63 percent in 2000 to 59 percent in 2010 to 56 percent in 2013; renter households have increased at a commensurate rate. Table 1-13 identifies household tenure.

TABLE 1-13: HOUSEHOLD TENURE

	2000		2013	
	Number	Percent	Number	Percent
Owner	1,637	63%	1,679	56%
Renter	895	35%	1,326	44%

SOURCE: US CENSUS, 1990; US CENSUS, 2010

Type of Household

Family households with related children under 18 years old represent 33% of households, closely followed by families without children, which account for 26% of households. Single person households are a slightly larger group, 31 percent. Ten percent of households are non-family, multi-person households. Household types are summarized in Table 1- 14.

TABLE 1-14: HOUSEHOLD TYPE (2013)

Category	Number	Percent
Family with own children	984	33%
Family without children or without own children	775	26%
Single person	935	31%
Non-family multi-person household	311	10%

SOURCE: US CENSUS, 2010

1. HOUSING NEEDS ASSESSMENT

Household Income

From 2000 to 2013, the median household income increased by 20 percent to \$62,849 and the per capita income increased by almost 41 percent to \$34,109. From 2010 to 2013, there was a decrease in both median per capita and median household income. During the time from 2000 to 2013, the average household size has decreased which may be related to the decrease in median household income. Table 1-15 identifies the per capita and median household income.

TABLE 1-15: MEDIAN AND PER CAPITA INCOME				
	2000	2010	2013	Percent Change (2000-2013)
Median Household Income	\$52,238	\$64,107	\$62,849	20.3%
Per Capita Income	\$24,206	\$36,422	\$34,109	40.9%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; US CENSUS, 2014

The 2009-2013 ACS indicated that 19.3% of individuals and 8.6% of families in Cotati were below the poverty level. In 2013, the majority (61.9 percent) of households in Cotati earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was higher among renter households (37.3 percent) than owner households (18 percent). Table 1-16 identifies household income by tenure.

TABLE 1-16: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2013)						
Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$10,000	124	4.1%	61	3.6%	63	4.8%
\$10,000 to \$19,999	143	4.8%	57	3.4%	86	6.5%
\$20,000 to \$34,999	530	17.6%	184	11.0%	346	26.1%
\$35,000 to \$49,999	350	11.6%	150	8.9%	200	15.1%
\$50,000 to \$74,999	603	20.1%	313	18.6%	290	21.9%
\$75,000 to \$99,999	439	14.6%	328	19.5%	111	8.4%
\$100,000 to \$149,999	432	14.4%	266	15.8%	166	12.5%
\$150,000 or more	384	12.8%	320	19.1%	64	4.8%
Median Household Income	\$62,849		\$80,195		\$45,938	

SOURCE: US CENSUS, 2014

Overcrowded Households

Overcrowding is defined by the US Census as a situation where there is more than one person per room (e.g., living room, dining room, family room, bedroom, office, etc.) in an occupied housing unit. Overcrowding can result from a low supply of affordable and adequate housing. Households that are unable to afford larger housing units may be forced to rent or purchase housing that is too small to meet their needs. Cotati does not have a high incidence of overcrowding. In 2013, 68 households (2.3 percent) were living in overcrowded situations. Most of these households, 58, were renter households. Severely overcrowded households account for 0.3 percent of all households; 0.6 percent of owner households and no renter households are severely overcrowded. Table 1-17 identifies overcrowded households by level of overcrowding and further breaks down overcrowding information between owner and renter households.

TABLE 1-17: OVERCROWDED* HOUSEHOLDS (2013)

Occupants per Room	All Households		Owner		Renter	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less occupants per room	2,937	97.7%	1,669	99.4%	1,268	95.6%
Overcrowded						
1.01 to 1.50 occupants per room	58	1.9%	0	0	58	4.4%
Severely Overcrowded						
1.51 to 2.00 occupants per room	10	0.3%	10	0.6%	0	0%
2.01 or more occupants per room	0	0%	0	0%	0	0%
Total Overcrowded	68	2.3%	10	0.6%	58	4.4%

*OVERCROWDING IS DEFINED BY THE US CENSUS AS A SITUATION WHERE THERE IS MORE THAN ONE PERSON PER ROOM (E.G., LIVING ROOM, DINING ROOM, FAMILY ROOM, BEDROOM, OFFICE, ETC.) IN AN OCCUPIED HOUSING UNIT

SOURCE: US CENSUS, 2014

HOUSING STOCK CHARACTERISTICS

Residential Construction Trends

The majority of Cotati's housing stock, 65 percent, was constructed after 1970, with the period from 1980 to 1989 having the largest amount of construction of any period. Only 3 percent of the housing stock was constructed prior to 1939. The rate of construction in Cotati has generally increased over the last two decades. Table 1-18 identifies the number of housing units by decade built.

TABLE 1-18: AGE OF HOUSING STOCK (2010)

	Number	Percent	Accumulated Percent
Built 1939 or earlier	82	3%	3%
Built 1940 to 1959	181	6%	8%
Built 1960 to 1969	311	10%	18%
Built 1970 to 1979	556	18%	36%
Built 1980 to 1989	914	29%	65%
Built 1990 to 1999	501	16%	81%
Built 2000 to 2009	595	19%	100%
Built 2010 to 2014	2	<1%	100%
TOTAL	3,145	100%	

SOURCE: US CENSUS, 2000; US CENSUS, 2010; DOF, 2014

Table 1-19 identifies housing permitted by type of housing from 2000 through 2015. Housing permits issued each year ranged from 44 to 168 during the 2000 to 2006 timeframe. The number of permitted units peaked in 2003, with a total of 168 units permitted including 103 single family, 57 multifamily, 6 live/work, and two second units. One single family permit was issued in 2012 and two single family permits were issued in 2014. Permits issued declined significantly in 2007, with only three units permitted each year in 2007 and 2008 and no permits requested from 2009-2011, 2013, or to date in 2015. The number of permitted units does not always match the number of units constructed in a specific time frame; while most housing units are completed within a year, permits can be issued a year or more before a unit is completed and available on the housing market.

1. HOUSING NEEDS ASSESSMENT

TABLE 1-19: BUILDING PERMITS ISSUED – RESIDENTIAL NEW CONSTRUCTION (2000 - 2011)

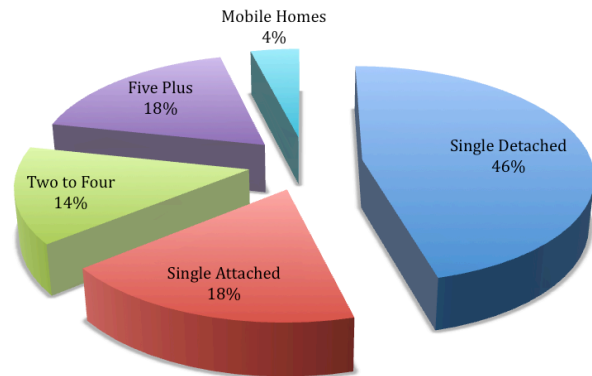
	Single-Family	Second Units	Multifamily	Mixed Use/ Live-Work	TOTAL
2000	28	0	79	0	107
2001	47	13	0	0	60
2002	36	5	0	4	45
2003	103	2	57	6	168
2004	61	2	0	0	63
2005	19	2	16	14	51
2006	38	6	0	0	44
2007	3	0	0	0	3
2008	3	0	0	0	3
2009	0	0	0	0	0
2010	0	0	0	0	0
2011	0	0	0	0	0
2012	1	0	0	0	1
2013	0	0	0	0	0
2014	2	0	0	0	2
2015	0	0	0	0	0
TOTAL	341	30	152	24	547

SOURCE: CITY OF COTATI, 2011

Type of Housing Stock

The most common type of home in Cotati is a single family detached home (45.9 percent). DOF data (2014) indicates that single family attached homes, such as townhomes and condominiums, account for 18.3 percent of the housing stock. Duplexes, triplexes, and fourplexes make up 14.2 percent of the housing stock and multi-family complexes with five or more units comprise 17.7 percent of housing. Mobile homes account for 4 percent of housing. The composition of the housing stock by housing type is illustrated in Chart 1-1.

Chart 1-1: Housing Units by Type (2014)



Condition of the Housing Stock

Without physical inspection, it is difficult to gauge the condition of the housing stock. Housing indices can be used generally to determine units that are potentially substandard. These housing indices include units lacking complete kitchen facilities, units lacking complete plumbing, and units constructed before 1960 that have not had significant maintenance. Table 1-20 identifies the number of units in each substandard index. The majority of Cotati's housing stock has been built within the last 30 years and is in generally good condition. Based on the 2009-2013 ACS, less than one percent of all housing units had inadequate plumbing or kitchen facilities. Approximately 18 percent of housing units were built before 1960.

TABLE 1-20: SUBSTANDARD HOUSING INDICES

	Number	Percent
Lacking complete plumbing facilities	9	0.3%
Lacking complete kitchen facilities	9	0.3%
Built prior to 1960	574	18.3%

SOURCE: US CENSUS, 2000

Vacancy

Vacancy rates in the City have increased over the past decade, from 2.1 percent in 2000 to 5.3 percent in 2010. Vacancy rates have remained relatively steady since 2010, with a 5.2 percent rate in 2014. In comparison, the vacancy rate in Sonoma County was 9.2 percent in 2010 and 2014. There are different types of housing vacancies. Some housing units are vacant while on the market for sale or for rent, others may be seasonally or recreationally occupied, while others may have been sold or rented but are not yet occupied. In the City, 28 percent of the vacant units were available rent, while 72 percent were categorized as other types of vacant units. Table 1-21 identifies Cotati's vacancy rates in 2000 and 2010 and Table 1-22 identifies types of vacancies in the City.

TABLE 1-21: VACANCY RATES

2000	2010	2014
2.1%	5.3%	5.2%

SOURCE: US CENSUS, 2000, 2010; DOF, 2014

TABLE 1-22: TYPE OF VACANCY (2013)

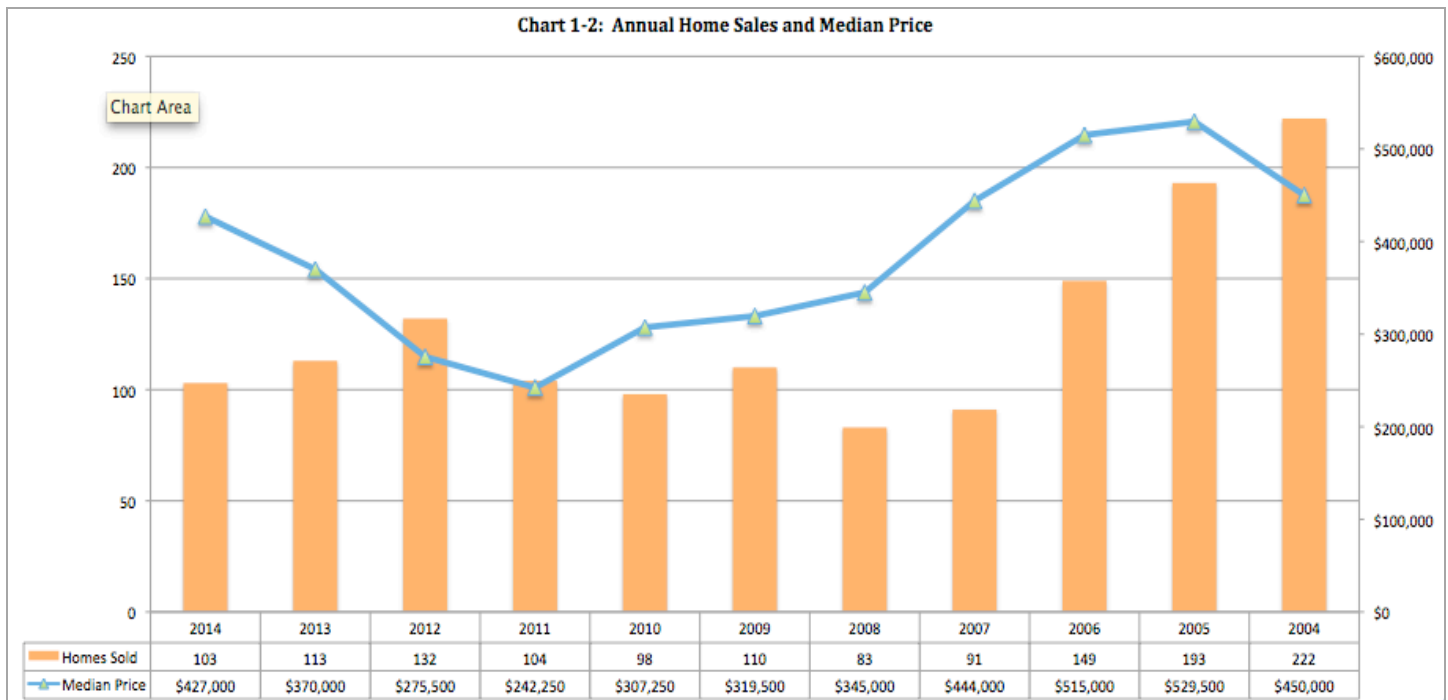
	Number	Percent
For rent	0	0%
For sale only	26	28.0%
Rented or sold, not occupied	0	0%
For seasonal, recreational, or occasional use	0	0%
Other vacant	67	72.0%

SOURCE: US CENSUS, 2014

For Sale Housing Market

Chart 1-2 identifies the median sales price of homes sold in Cotati from 2004 through 2014. The median sale price of homes in the City peaked in 2005 at \$529,500. From 2005 to 2011, the median sale price dropped 54 percent to a low of \$242,250 during the decline in the housing market. Annual median sales prices have subsequently risen, reaching \$427,000 in 2014.

1. HOUSING NEEDS ASSESSMENT



SOURCE: PRESSDEMOCRAT.COM, 2011; PRESSDEMOCRAT.COM, 2015

In February 2015, 14 homes were for sale in Cotati. While almost 25 percent of the units are priced at \$500,000 or more, a large percentage (41 percent) are priced at less than \$250,000. No homes were listed for less than \$100,000. Homes listed for sale in June 2011 are summarized in Table 1-23.

TABLE 1-23: HOMES FOR SALE (JUNE 2011)		
Price	Homes	Percent
\$500,000 and more	4	28.6%
\$350,000 - \$499,999	6	42.9%
\$250,000 - \$349,999	1	7.1%
\$100,000 - \$249,999	3	21.4%
\$0 - \$99,999	0	0%

SOURCE: ZILLOW.COM, 2015

Rental Housing Costs

Based on a review of rental ads at rentrange.com, zillow.com, craigslist.com, rentjungle.com, and assorted property management companies in February 2012, the median rent in Cotati is \$1,695 per month. It is noted that none of the rentals listed were in affordable/lower income apartment complexes. Median rents range from \$1,080 for a one bedroom unit and \$1,550 for a two bedroom unit to \$2,900 for a four bedroom unit. The range of rents and median rates by unit size is shown in Table 1-24.

TABLE 1-24: RENTAL COSTS (2011)			
Bedroom Type	Number Available	Range	Median Rent (2015)
1 bed	3	\$875 - \$1,350	\$1,080
2 bed	5	\$1,400 - \$1,700	\$1,550
3 bed	4	\$1,995 - \$2,750	\$2,525
4 bed	1	\$2,900	\$2,900
Total	13	Median Rent: \$1,695	

SOURCE: RENTRANGE.COM, ZILLOW.COM, CRAIGSLIST.COM, RENTJUNGLE.COM, REVIEWED FEBRUARY 4 AND 12, 2015

Housing Affordability

INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 1-25 shows the maximum annual income level for each income group adjusted for household size for Sonoma County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

TABLE 1-25: STATE INCOME LIMITS – SONOMA COUNTY (2010)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$17,400	\$19,850	\$22,350	\$24,800	\$26,800	\$28,800	\$30,800	\$32,750
Very Low	\$28,950	\$33,050	\$37,200	\$41,300	\$44,650	\$47,950	\$51,250	\$54,550
Low	\$45,500	\$52,000	\$58,500	\$65,000	\$70,200	\$75,400	\$80,600	\$85,800
Moderate	\$69,350	\$79,300	\$89,200	\$99,100	\$107,050	\$114,950	\$122,900	\$130,800
Above Moderate	\$69,350+	\$79,300+	\$89,200+	\$99,100+	\$107,050+	\$114,950+	\$122,900+	\$130,800+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2014

HOUSING AFFORDABILITY

Table 1-26 shows the maximum rents and sales prices, respectively, that are affordable to very low, low, moderate, and above moderate-income households. Affordability is based on a household spending 30 percent or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 1-25). The annual income limits established by HCD are similar to those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs.

Comparing the maximum affordable housing costs in Table 1-26 to the rental rates in Table 1-24, the median rents in Cotati are affordable to low income households, but are not affordable to extremely low and very low income households. The lower ranges of one and two bedroom units are affordable to very low income households but there are limited units available at these rates. Moderate and above moderate income households can afford a broad range of available housing. Both moderate and above moderate income households can afford the median rent levels. Moderate income households can afford home sales prices that are in the lower third of homes on the market and above moderate income households can afford the median sales prices.

TABLE 1-26: MAXIMUM MONTHLY HOUSING COSTS - SONOMA COUNTY (2010)

	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$435	\$496	\$558	\$620	\$670	\$720	\$770	\$818
Very Low	\$723	\$826	\$930	\$1,032	\$1,116	\$1,198	\$1,281	\$1,363
Low	\$1,137	\$1,300	\$1,462	\$1,625	\$1,755	\$1,885	\$2,015	\$2,145
Moderate	\$1,733	\$1,982	\$2,230	\$2,477	\$2,676	\$2,873	\$3,072	\$3,270
Above Moderate	\$1,733 +	\$1,982 +	\$2,230 +	\$2,477 +	\$2,676 +	\$2,873 +	\$3,072 +	\$3,270 +

SOURCE: DE NOVO PLANNING GROUP, 2015

In order to provide an idea of affordable housing costs by income group, affordable home sales prices are estimated for one and two person households, which are the two largest household size groups in Cotati, and also for four and six person households for reference (see Table 1-27). Maximum affordable sales price is based generally on the following assumptions: 4.5% interest rate, 30-Year fixed loan, downpayment that varies with income level, 3.5% closing costs, and homeowners insurance.

Based on a comparison of affordable housing prices to Cotati's for sale housing market data shown in Chart 1-2 and Table 1-23, median home sales prices are out of reach for extremely low, very low, low, and some moderate income households. Above moderate income households can afford the median

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sales prices. While median price levels are out of reach for many households, low and moderate income households may be able to afford entry level units available for sale, which range from \$100,00 to \$299,000.

TABLE 1-27: HOUSING AFFORDABILITY BY INCOME GROUP

	One Person		Two Person		Four Person		Six Person	
	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost	Max. Home Sale Price*	Max. Monthly Rent or Housing Cost
Extremely Low	\$63,443	\$435	\$71,696	\$496	\$88,370	\$620	\$101,844	\$720
Very Low	\$107,180	\$723	\$120,991	\$826	\$148,781	\$1,032	\$171,182	\$1,198
Low	\$167,760	\$1,137	\$189,655	\$1,300	\$233,446	\$1,625	\$268,478	\$1,885
Moderate	\$257,761	\$1,733	\$291,277	\$1,982	\$357,974	\$2,477	\$411,365	\$2,873
Above Moderate	\$257,761+	\$1,733 +	\$291,277+	\$1,982 +	\$357,974+	\$2,477 +	\$411,365+	\$2,873 +

* MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 4.5% INTEREST RATE, 30-YEAR FIXED LOAN, DOWNPAYMENT: \$5,000 - EXTREMELY LOW, \$10,000 - VERY LOW, \$15,000 - LOW, \$25,000 - MODERATE; 1.25% PROPERTY TAX, UTILITIES, AND HOMEOWNERS INSURANCE.

SOURCE: DE NOVO PLANNING GROUP, 2015

OVERPAYMENT

Overpayment compares the total housing cost for a household to the ability of that household to pay. Overpayment is specifically defined as monthly shelter costs in excess of 30 percent of a household's income. Shelter cost is defined as the monthly owner costs (mortgages, deed of trust, contracts to purchase or similar debts on the property and taxes, insurance on the property, and utilities) or the gross rent (contract rent plus the estimated average monthly cost of utilities).

According to the 2007-2011 ACS, 48.6 percent of owner households and 42.1 percent of renter households are overpaying for housing, which is considered paying in excess of 30 percent of household income toward housing costs. Lower income households have much higher overpayment rates than moderate and above moderate income households. Extremely low income households, those earning up to 30 percent of the area median income (AMI), overpay at the highest rate, with 90 percent of renters overpaying and 83 percent of owners overpaying. Extremely low income households also have the highest rate of extreme overpayment, with almost 76 percent of extremely low income households paying more than 50 percent of their income to housing costs. Of the 325 very low income households, almost 82 percent overpay for housing. In the low and moderate/above moderate income groups, a higher percentage of owner households overpays compared to renter households. Table 1-28 identifies overpayment by income group and tenure, illustrating that those households in the extremely low and very low income categories are those that overpay the most.

TABLE 1-28: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2000)

Household Overpayment	Renters	Owners	Total	
Extremely Low Income Households	240	90	330	10.4%
With Cost Burden 30%-50%	40	0	40	1.3%
With Cost Burden >50%	175	75	250	7.9%
Very Low Income Households	200	125	325	10.3%
With Cost Burden 30%-50%	40	30	70	2.2%
With Cost Burden >50%	135	60	195	6.2%

TABLE 1-28: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2000)

Household Overpayment	Renters	Owners	Total	
Low Income Households	260	230	490	15.5%
With Cost Burden 30%-50%	90	55	145	4.6%
With Cost Burden >50%	50	95	145	4.6%
<i>Total Extremely Low, Very Low, and Low Income Households Paying >30%</i>	<i>530</i>	<i>315</i>	<i>845</i>	<i>26.7%</i>
Moderate and Above Moderate Income Households	695	1,330	2,025	64.1%
With Cost Burden 30%-50%	55	390	445	14.1%
With Cost Burden >50%	0	155	155	4.9%
Total Households	1,390	1,770	3,160	100.0%
<i>With Cost Burden 30%-50%</i>	<i>225</i>	<i>475</i>	<i>700</i>	<i>22.2%</i>
<i>With Cost Burden >50%</i>	<i>360</i>	<i>385</i>	<i>745</i>	<i>23.6%</i>

SOURCE: HUD, 2015 (SPECIAL AGGREGATION OF 2007-2011 ACS DATA)

JOBS-HOUSING

The jobs-housing balance is a meaningful way to gain a sense of how many people will commute to work and how far they will have to commute. The jobs/housing balance is the ratio of jobs in a jurisdiction compared to the number of housing units in that jurisdiction. If the ratio is less than one, then the jurisdiction is likely to export workers. A perfect jobs/housing ratio would be the number of employed households working within a town equal to the number of housing units in that town. However, there is no perfect scenario for a jurisdiction and what works in one area may not work in another. An unbalanced jobs-housing ratio implies employees will be spending more time on roadways that may be better spent with their families, at work, or recreationally. If the jobs/housing ratio is less than one, then the jurisdiction is likely to have more workers employed outside the jurisdiction.

TABLE 1-29: JOBS-HOUSING BALANCE

	2000	2010
Cotati	0.98	0.77

SOURCE: DE NOVO PLANNING GROUP, 2011

In 2000, Cotati had a jobs/housing ratio of 0.98:1, meaning that there is an almost one job in the City for each housing unit. This ratio has decreased to an estimated 0.77:1 in 2010 (Table 1-29). The decrease in the jobs-housing balance is primarily due to the increase in housing construction from 2000 to 2010, which coupled with the recession and related decrease in employment and jobs, resulted in a decline in the jobs-housing balance.

AFFORDABLE HOUSING INVENTORY

There are four affordable rental complexes with Federal and/or State subsidies in Cotati, which provide a total of 47 very low and low income senior units and 101 very low and low income family units. Eighteen of the family units have been developed for the special needs population. There are approximately 29 affordable ownership units subsidized by Federal and/or State programs. An additional 160 units affordable to lower or moderate income households have been provided through the City's affordable housing requirement (inclusionary program) and other programs. Details on each

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affordable housing project, including number of units by bedroom size and affordability level as well as length of affordability restrictions, are provided in Table 1-30.

TABLE 1-30: AFFORDABLE HOUSING DEVELOPMENTS		
Development	Units	Affordability Restrictions
Multifamily Rental Units – Federal and/or State Subsidies		
Windwood Apartments 298 E. Cotati Ave. Year Built: 1981	2 BR – 20 units 3 BR – 8 units 28 Units Total	Lower income. HUD Section 8 – overall affordability due to expire 05/31/2031 (chpc.net, 2015). Owner: Cypress Associates, Ltd (650) 949-8450 Apartment manager: 707/795-0906
Marvin Gardens 770 E. Cotati Ave. Year Built: 1981	2 BR – 28 units 3 BR – 9 units 37 Units Total	Lower income units. HUD Section 8 rental units. Annual Section 8 contract - affordability requirements expire 4/30/2015. For-profit owner. Project At Risk for affordability to end during the next ten years. Owner: Marvin Gardens, LP - (617) 822-7300
Charles Street Village 42 Charles St. Year Built: 2001	1 BR - 47 units 1 Mngr unit 48 Units Total	Very low income. Affordable Senior Housing (62 years or more) funded with HUD Section 202/811). HUD Section 202/811 requires affordability through 2041. Non-profit owner (Burbank Housing). Very low risk of affordability ending. Management: Burbank Housing (707) 526-1020; bhcd@burbankhousing.org Owner: Charles Street Village (707) 526-9782
Wilford Lane Village 160 Wilford Lane Year Built: 2003	Studio – 2 1 BD – 8 2 BD – 8 3 BD - 18 36 Units Total	Lower income units (35% – 60% AMI). Family development, also includes special needs units. 18 very low income units and 18 low income units. LIHTC affordability requirements expire in 2058. Non-profit owner (Burbank Housing). Very low risk of affordability ending.
Single Family Ownership Units – Federal and/or State Subsidies		
George Street Village George St.	19	Very low to low income ownership units constructed by Burbank Housing in 1985. FmHA/502, CHFA Single Family Bond and CDBG funding. Affordability is deed restricted through 2018. Homes that resell prior to 2018 are deed restricted for 30 years from resale. The City does not administer the affordability requirements of these units.
Valparaiso Vista Valparaiso Ave.	10	Lower income ownership units constructed in 1981. CHFA Single Family Housing Bond. Affordability is deed restricted through 2014. Homes that resell prior to 2014 are deed restricted for 30 years from resale. The City does not administer the affordability requirements of these units.
Multifamily Rental Inclusionary Units – City of Cotati Affordable Housing Requirement		
Avila/Young 1818 La Plaza	4	4 moderate income multifamily units constructed in 2002. Affordability is deed restricted through 2032, in compliance with Chapter 17.31 (Affordable Housing Requirements).
Myrring/Jinks 7850 Commerce Avenue	4	2 low and 2 moderate income multifamily inclusionary units constructed in 2000 as part of a 24-unit development. Affordability is deed restricted through 2030, in compliance with Chapter 17.31 (Affordable Housing Requirements).
Zane Center	23	5 low and 18 moderate income multifamily rental units.

TABLE 1-30: AFFORDABLE HOUSING DEVELOPMENTS

Development	Units	Affordability Restrictions
7580 – 7596 Commerce Blvd		Affordability is deed restricted. Affordability is deed restricted through 2034, in compliance with Chapter 17.31 (Affordable Housing Requirements).
Single Family/Ownership Inclusionary Units – City of Cotati Affordable Housing Requirement		
Bridgeway Townhomes Marsh Way	7	4 low and 3 moderate income single family units constructed by Burbank Housing in 1993. Affordability is deed restricted through 2038. Homes that resell prior to 2038 are deed restricted for 45 years from resale.
Blondina Subdivision 377 Maple Ave	2	2 moderate income single family inclusionary units. Affordability is deed restricted through 2035, in compliance with Chapter 17.31 (Affordable Housing Requirements).
Cotati CoHousing	5	Attached single family development. 5 moderate income inclusionary units and 28 market rate units constructed in 2001. Affordability is deed restricted through 2033.
Cotati Cottages	46	Moderate income single family ownership development. Affordability is deed restricted through 2034, in compliance with Chapter 17.31 (Affordable Housing Requirements).
Cotati Station Santero Way	16	16 moderate income units constructed as part of a 100-unit development. Affordability is deed restricted through 2035.
Park Meadows 8244 Park Avenue	7	48-unit single family development with 7 units affordable to moderate income households. Affordability is deed restricted through 2031, in compliance with Chapter 17.31 (Affordable Housing Requirements).
Willow Glen Condominiums 777 East Cotati Ave	18	1 very low, 2 low, and 15 moderate income inclusionary attached single family units, of which 2 low and 4 moderate units were completed during the 2007-2013 cycle. Affordability is deed restricted and requirements expire in 2051/2052.
Habitat for Humanity 20 Woodland Hills Drive	5	1 very low and 4 low income single family homes. Two were completed in the 2009-2014 cycle with the remaining three scheduled for completion in calendar year 2015. Affordability is deed restricted in perpetuity through a partnership with the Housing Land Trust of Sonoma County.

SOURCE: CITY OF COTATI 2002 HOUSING ELEMENT, 2003; CITY OF COTATI, COTATI REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2010-2014, 2010; CITY OF COTATI, 2015

Mobile Home Parks

Cotati has three mobilehome parks with a total of 110 spaces, as listed below. None of the mobilehome parks are restricted to lower income households, however, mobilehomes typically present a lower cost housing option.

- Country Side Mobilehome Park, 425 West Sierra Ave – 33 spaces
- Ramble Creek Mobilehome Park, 1 Ramble Creek Dr – 20 spaces
- Sierra Mobilehome Park, 492 West Sierra Ave – 57 spaces

FUTURE HOUSING NEEDS

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code [GC], Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP is developed by the Association of Bay Area Governments, and allocates a “fair

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share” of regional housing needs to individual cities and counties. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to assure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

This Housing Element addresses ABAG’s Regional Housing Need Allocation (RHNA) schedule from 2014 through 2022. The City will need to plan to accommodate 137 new units from 2014 through 2022. The City’s fair share of the regional housing needs allocation is 18 extremely low income units, 17 very low, 18 low, 18 moderate, and 66 above moderate income units. Table 1-31 summarizes Cotati’s fair share, progress to date, and remaining units.

TABLE 1-31: REGIONAL HOUSING NEEDS ALLOCATION 2014-2023			
	Allocated Housing Units	Progress to Date ¹	Remaining Allocation
Extremely Low²	18	0	18
Very Low	17	0	17
Low	18	1	18
Moderate	18	0	18
Above Moderate	66	1	66
TOTAL	137	2	137

¹NEW CONSTRUCTION UNITS – 1 OF THE 5 HABITAT FOR HUMANITY LOW INCOME UNITS WAS COMPLETED IN 2014, THE REST ARE SCHEDULED TO BE COMPLETED IN 2015/2016

²BASED ON 50 PERCENT OF THE VERY LOW INCOME ALLOCATION [GC SECTION 65583(a)(1)]

SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS, 2013; DE NOVO PLANNING GROUP, 2015

SPECIAL HOUSING NEEDS

Household groups with special needs include seniors, mentally, physically, and developmentally disabled persons, large family households, female-headed households, agricultural workers, and homeless persons. Households with special housing needs often have greater difficulty in finding decent and affordable housing. As a result, these households may experience a higher prevalence of overpaying, overcrowding, and other housing problems. Special housing needs are projected through 2014. The special housing needs are a subset of the overall housing needs identified in Table 1-31, unless otherwise noted. Resources for lower income households and special needs groups are identified in Chapter 3, Resources.

Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

In 2013, 717 persons (9.8 percent of the City’s population) were 65 years and older. The senior population increased by approximately 45.4 percent, almost one-half, since 2000 whereas the City’s population as a whole increased at a lesser rate of 12.6 percent. Of the senior population, 394 were 65 to 74 (55 percent), 280 were 75 to 84 (39.1 percent), and 43 were 85 or older (6 percent). From 2000 to 2013, the 85 years and older age group increased by 53.6 percent and the 65 to 74 age group increased by 49.2 percent. The 75 to 84 age group increased by 39.3 percent. Table 1-32 identifies the senior population by age group.

TABLE 1-32: SENIOR POPULATION BY AGE

	2000		2013		Percent Change
	Number	Percent	Number	Percent	
65 to 74 years	264	53.5%	394	55.0%	49.2%
75 to 84 years	201	40.8%	280	39.1%	39.3%
85 years and over	28	5.7%	43	6.0%	53.6%
TOTAL	493	100.0%	717	100.0%	45.4%

SOURCE: US CENSUS, 2000; US CENSUS, 2014

Senior households have increased by approximately 47 percent from 2000 to 2010, as shown in Table 1-33. The large increase in elderly persons is likely due to the aging in place of Cotati's population combined with completion of the Charles Street Village apartments, which provided 48 new units of senior housing. From 2010 to 2020, senior households are anticipated to increase at a higher rate than the general population, yielding 608 households, an increase 38 percent.

TABLE 1-33: PROJECTED SENIOR HOUSEHOLD GROWTH

	2000	2010	2020
Population			
Number	493	613	893
Percent Change		24%	46%
Annual Percent Change		2.4%	4.6%
Households			
Number	299	439	608
Percent Change		47%	38%
Annual Percent Change		4.7%	3.8%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; DE NOVO PLANNING GROUP, 2015

Most senior households own their home, 68.4 percent. Almost one-third of senior households rent. The incidence of renting increases with age for the senior population; a higher percentage of householders 75 and older rent than do householders in the 65 to 74 age bracket. Table 1-34 summarizes senior households by age and tenure.

TABLE 1-34: HOUSEHOLDER AGE BY TENURE (2013)

	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	215	44.1%	46	9.4%
75-84 years	110	22.5%	103	21.1%
85 plus years	9	1.8%	5	1.0%
TOTAL	334	68.4%	154	31.6%

SOURCE: US CENSUS, 2014

Slightly more than half of senior households, 55 percent, are in the lower income groups and almost one out of five senior households is in the extremely low income group based on a special tabulation of 2000 US Census data. Table 1-35 summarizes senior households by income group. Eight senior households (3 percent) were below the poverty level in 2000. Both the projected growth levels of senior households and the lower income levels of senior households indicates that a portion of the City's regional housing needs allocation should be developed for senior households. *Note: An updated version of this 2000 Census data is not available.*

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TABLE 1-35: SENIOR¹ HOUSEHOLDS BY INCOME AND TENURE

Income Level	Number	Renter % Any Housing Problem ²	% Cost Burdened	Number	Owner % Any Housing Problem ²	% Cost Burdened	TOTAL
Extremely Low	0	-	-	65	69%	69%	65 / 17%
Very Low	10	0%	0%	47	26%	26%	57 / 15%
Low	10	0%	0%	83	40%	17%	93 / 24%
Moderate and Above Moderate	20	50%	50%	155	16%	16%	175 / 45%
TOTAL	40	25%	25%	350	33%	33%	390 / 100%

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF 2000 CENSUS DATA)

¹FOR THIS SPECIAL DATA AGGREGATION, SENIOR HOUSEHOLDS ARE CONSIDERED ONE OR TWO PERSON HOUSEHOLDS, EITHER PERSON AGED 62 OR OLDER

²ANY HOUSING PROBLEMS: COST BURDEN GREATER THAN 30% OF INCOME AND/OR OVERCROWDING AND/OR WITHOUT COMPLETE KITCHEN OR PLUMBING FACILITIES.

Senior Housing

There are two senior housing facilities in Cotati:

- Charles Street Village, 770 E. Cotati Avenue – 47 units of lower income senior housing
- Oaks of Hebron Sierra, 405 W. Sierra Avenue - 6-bed elderly residential care facility, market rate

By 2022, approximately 140 additional senior households are anticipated in Cotati. This is slightly larger than the City's share of the RHNA. It is anticipated that some of these senior households will be existing Cotati households that age in place and that there will be a need for new senior-oriented housing for approximately 45 to 70 units of the senior household growth.

Disabled Persons

A "disability" includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A "mental disability" involves having any mental or psychological disorder or condition, such as mental retardation, organic brain syndrome, emotional or mental illness, or specific learning disabilities that limits a major life activity. A "physical disability" involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems including neurological, immunological, musculoskeletal, special sense organs, respiratory, speech organs, cardiovascular, reproductive, digestive, genitourinary, hemic and lymphatic, skin and endocrine. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a persons' mobility or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation. The disabled person with a mobility limitation requires housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.

The 2009-2013 ACS identifies six types of disabilities including hearing, vision, cognitive, ambulatory, self-care, and independent living. A disability is defined as a mental, physical, or health condition that lasts over six months and persons may have more than one disability. According to the 2009-2013 ACS,

there were 645 persons with disabilities in Cotati. Disabilities in Cotati are summarized by type in Table 1-35.

TABLE 1-35: DISABILITIES BY DISABILITY TYPE								
	Persons 17 and under		Persons 18-64		Persons 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	11	1.0%	48	1.0%	147	20.5%	206	2.8%
Vision Difficulty	0	0%	59	1.2%	39	5.4%	98	1.3%
Cognitive Difficulty	0	0%	178	3.6%	57	7.9%	235	3.2%
Ambulatory Difficulty	0	0%	116	2.3%	134	18.7%	250	3.4%
Self-Care Difficulty	0	0%	46	0.9%	27	3.8%	73	1.0%
Independent Living Difficulty	0	0%	134	2.7%	132	18.4%	266	3.7%
Total Persons with a Disability¹	11	1.0%	306	6.1%	328	45.7%	645	8.9%

¹A PERSON MAY HAVE MORE THAN ONE DISABILITY, SO THE TOTAL DISABILITIES MAY EXCEED THE TOTAL PERSONS WITH A DISABILITY

SOURCE: US CENSUS, 2014

Approximately 9 percent of the population in Cotati is disabled. As of the 2009-2013 ACS, there were 306 disabled persons aged 18 to 64. Of the disabled persons in the 18 to 64 age bracket, 36.9 percent were employed, 6.5 percent were unemployed and the remaining 56.5 percent were not in the labor force. Table 1-35 identifies disabilities by type of disability and Table 1-36 identifies persons ages 18 to 64 by labor force, employment, and disability status.

TABLE 1-36: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS (AGES 18 – 64)		
	With a Disability	Without a Disability
Employed	113	3,483
Unemployed	20	480
Not in Labor Force	173	736
Total	306	4,699

SOURCE: US CENSUS, 2000

The “With a Disability” category includes persons with developmental disabilities. “Developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes mental retardation, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on mental disabilities, which include developmental disabilities, the Census does not identify the subpopulation that has a developmental disability. The State Department of Developmental Services maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairment that begins before an individual’s 18th birthday. DDS data indicates that in December 2014 approximately 73 developmentally disabled persons resided in the Cotati zip code (94931). Of these persons, approximately 16 have special housing needs (community or intermediate care facility) and an additional 17 live in an independent or supported living environment, as shown in Table 1-37. DDS data

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indicates that 23 developmentally disabled persons are age 17 or under and the remaining 50 developmentally disabled persons are 18 years of age or more.

TABLE 1-37: DISABILITIES BY RESIDENCE TYPE

	Home of Family /Guardian	Independent /Supported Living	Community Care Facility	Intermediate Care Facility	Other	Total
Developmentally Disabled Persons	40	17	10	6	0	73

SOURCE: DDS, 2015

In 2013, 514 households in Cotati (17.1 percent) had one or more disabled persons, including developmentally disabled persons. Most households with a disabled member own their home, 74 percent. HUD data for 2000 identifies characteristics of disabled households; an updated version of this data is not available. Disabled renter households reported a higher incidence of housing problems, such as overcrowding, overpayment, or lacking full kitchen or plumbing facilities than disabled owner households. Thirty-three percent of households with a disabled member were in the extremely low or very low income brackets, 21 percent in the low income bracket, and 46 percent in the moderate or above moderate income brackets. Table 1-38 identifies disabled households by tenure and income.

TABLE 1-38: DISABLED¹ HOUSEHOLDS BY TENURE AND INCOME RANGE

Income Range	Renter Households with Disabled Member(s)				Owner Households with Disabled Member(s)				Total Households	
	Senior		Other		Senior		Other		#	%
	#	%	#	%	#	%	#	%	#	%
Extremely Low Income	0	0%	20	4%	50	11%	58	12%	78	17%
Very Low Income	10	2%	24	5%	18	4%	25	5%	77	16%
Low Income	10	2%	30	6%	19	4%	40	8%	99	21%
Moderate and Above Moderate Inc.	10	2%	20	4%	47	10%	140	30%	217	46%
Total Households	30	6%	94	20%	122	26%	225	48%	471	100%
% with any housing problems	33%		59%		32%		44%		43%	

¹HOUSEHOLDS WHERE ONE OR MORE PERSONS HAS 1) A LONG-LASTING CONDITION THAT SUBSTANTIALLY LIMITS ONE OR MORE BASIC PHYSICAL ACTIVITY, SUCH AS WALKING, CLIMBING STAIRS, REACHING, LIFTING, OR CARRYING AND/OR 2) A PHYSICAL, MENTAL, OR EMOTIONAL CONDITION LASTING MORE THAN 6 MONTHS THAT CREATES DIFFICULTY WITH DRESSING, BATHING, OR GETTING AROUND INSIDE THE HOME.

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF US CENSUS DATA)

Housing for Disabled

- Charles Street Village, 770 E. Cotati Avenue – 47 units of lower income senior housing. Charles Street Village includes units accessible to senior disabled households.
- Wilford Lane Village, a 36-unit family apartment community, includes several units that were designed to accommodate disabled persons with special needs.

Based on 2009-2013 ACS data, 17.1 percent of persons in Cotati have disabled member. Applying this figure to the RHNA, approximately 23 new households will have one or more disabled members through 2022. Based on 2009-2013 ACS data, 4.7 percent of persons in Cotati have an independent living or self-care disability. Applying this figure to the RHNA, approximately 6 of the 23 new households with a disabled member will have special housing needs that require at-home support or a supported living environment. Households with a disabled member will require a mixture of housing units with

accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. The North Bay Regional Center indicated that developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units. The City's zoning requirements, practices, and policies related to disabled households are addressed in Chapter 2, Constraints.

Large Family Households

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In Cotati, 144 households, 4.8 percent of all households, have five or more persons. Of the large households, 55.6 percent own their home and 44.4 percent rent. Typically, there are more owner occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2010 Census and ACS surveys have not provided data regarding overpayment for large households. Table 1-39 compares the median income for households with five or more persons to the Citywide median income; the median income for large households is 68.7% higher for large households.

TABLE 1-39: MEDIAN INCOME BY HOUSEHOLD SIZE

Size	Median Income
Households with Five or More Persons	\$106,000
Median Household Income (All Households)	\$62,849
Difference	\$43,151 / 68.7%

SOURCE: U.S. CENSUS, 2014

Large families can have a difficult time finding housing units large enough to meet their needs. In Cotati, there appears to be an adequate amount of housing units available to provide units with enough bedrooms both for larger households that own their home and that rent. Table 1-40 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Cotati to accommodate all large owner and renter households, it does not mean that there is a match between housing units that exist and large families. While the City's overcrowding rate (Table 1-17) is low, there may be some large families living in smaller units, while some smaller families live in large units. It is anticipated that approximately 7 of the regional housing needs allocation units will be needed to accommodate large households.

1. HOUSING NEEDS ASSESSMENT

TABLE 1-40: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2013)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	House-holds	Shortfall/ Excess	4+ BR Units	House-holds	Shortfall/ Excess
Owner	688	80	608	445	0	445
Renter	269	42	227	74	22	52

SOURCE: US CENSUS, 2014; DE NOVO PLANNING GROUP, 2015

Single Parent and Female-Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in Cotati are either two-spouse couples or single person households, 16.9 percent of family households are headed by a single male or single female. There are 134 male heads of household with no wife present (4.5 percent) and 372 female heads of household with no husband present (12.4 percent). Table 1-41 identifies single parent households by gender of the householder and presence of children. Almost nine percent of families are under the poverty level; 22.6 percent of female-headed households are under the poverty level. As Cotati's population and households grow, there will be a continued need for supportive services for single parent households with children present.

TABLE 1-41: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2013)

Category	Number	Percent
Total Households	3,005	
Male householder, no wife present:	134	4.5%
<i>With own children under 18 years</i>	74	2.5%
<i>No own under children 18</i>	60	2.0%
Female householder, no husband present:	372	12.4%
<i>With own children under 18 years</i>	214	7.1%
<i>No own children under 18</i>	158	5.3%

SOURCE: US CENSUS, 2010

Agricultural Workers

According to the 2009-2013 ACS, 2.5 percent of Cotati's residents (94 persons) were employed in the agriculture, forestry, fishing/hunting, and mining industries (Table 1-6); the ACS data does not identify persons employed specifically in the agricultural industry or occupation. There is no farmworker data specific to the City, but there are limited agricultural lands that would require farmworker employment within the City limits.

The 2014 Sonoma County Housing Element indicates that there is a need for housing within the unincorporated County to accommodate both the migrant worker category as well as an increasing need for permanent housing for non-migrant farmworkers who live in the County.. According to the Sonoma County 2014 Housing Element, there are a total of 238 farmworker family housing units in the

unincorporated County, including 104 rental units within four developments, and 134 units within seven ownership developments. In addition, there are 732 seasonal and year-round farmworker beds in the unincorporated County. Some Sonoma County vineyards provide bunkhouses for workers, although many migrant farmworkers live in motel rooms or outdoor encampments. Vineyard Worker Services provides temporary housing at two trailer camps in the County.

While there is a significant amount of agricultural production in Sonoma County and a demand for farmworker housing in the unincorporated areas of the County as well as communities with agricultural land, there are no parcels in Cotati designated for agricultural use. Agricultural uses, such as crop production, horticulture, vineyard, and orchard uses, may be allowed in the Rural Residential zone subject to the issuance of a use permit. Cotati is anticipated to continue to urbanize in the future and farming operations are not projected within City limits. The majority of farmworkers in Sonoma County are employed in the unincorporated area and their needs are addressed in the Sonoma County Housing Element. It is therefore anticipated that the need for farmworker housing in Cotati will not increase in the coming years.

Homeless Persons

Homeless individuals and families have perhaps the most immediate housing need of any group. They also have one of the most difficult sets of housing needs to meet, due to both the diversity and complexity of the factors that lead to homelessness, and to community opposition to the siting of facilities that serve homeless clients. A person or family is considered homeless if they lack a fixed and regular night-time residence, or has a primary night-time residence that is a shelter providing temporary living accommodations. Homelessness occurs for a variety of reasons, including insufficient income, personal emergencies, inadequate support systems, chronic substance abuse, spousal/partner abuse or abandonment, physical or mental illness, lack of life skills, and loss of employment.

In 2013, the City assisted in funding a County-wide count of homeless persons. The City's Police Department and local service providers were contacted as part of the survey to ensure a thorough count of the homeless. The 2013 Sonoma County Homeless Census and Survey identified 21 homeless persons in Cotati. Five of the homeless persons were in a shelter and the remaining 16 were unsheltered.

In addition to persons counted in the surveys, there may be individuals and families that are homeless but temporarily living with other families or in a motel but are in need of permanent shelter. This population is difficult to count. Lower income families and individuals that are significantly overpaying for housing are particularly vulnerable to homelessness as their income levels combined with housing and other living costs do not typically leave much cushion in the event of an emergency. In Cotati, 46 percent of households overpay for housing based on 2007-2011 HUD CHAS data. Eighty-eight percent of extremely low income households overpay for housing and 82 percent of very low income households overpay for housing.

TABLE 1-42: HOUSING OVERPAYMENT

Income	Owner Cost Burden		Renter Cost Burden		Total
	30-50%	> 50%	30-50%	>50%	
Extremely Low	0%	83%	17%	73%	88%
Very Low	24%	48%	20%	68%	82%
Low	24%	41%	35%	19%	59%
Moderate and Above	29%	12%	8%	0%	30%
Total Overpaying	27%	22%	16%	26%	46%

1. HOUSING NEEDS ASSESSMENT

Homeless Characteristics

Detailed information is not available regarding the City's homeless population. However, the 2011 Homeless Survey identified the following characteristics of the County-wide homeless population:

- 80 percent were living in Sonoma County at the time they most recently became homeless;
- Leading causes of homelessness were job loss (32 percent), argument with family/friend (19 percent), and alcohol/drug use (16%);
- 51 percent had been homeless for one year or more;
- 78 percent usually get enough to eat;
- 76 percent were receiving some form of government assistance;
- 12 percent are unaccompanied homeless children and transition age youth; and
- 11 percent of the adult homeless population are veterans.

Homeless Shelters

The Sonoma County Community Development Commission (CDC) receives and administers federal block grant funds through the Consolidated Plan process that are used in the unincorporated County and participating cities to address the needs of lower income households, including the special needs and homeless populations. Cotati is a participant in the Urban County Consolidated Plan process and block grant programs. The CDC funds a variety of programs and shelters County-wide to address homelessness that provide short-term emergency housing assistance as well as long-term programs to transition from homelessness. These programs include Shelter Plus Care, Committee on the Shelterless, Community Support Network, and the Catholic Charities Homeless Services Center and are described in Chapter 3, Resources. Cotati has two housing facilities operated by Community Support Network that serve populations that are homeless or at-risk of homelessness.

North House – 8050 Old Redwood Highway: Eight-bed residential Transitional Training Program for mentally ill, homeless adults. There is minimal supervision and services focus on helping clients assess their own skills and abilities relating to independent living stabilization. Clients stay 6-10 months.

A Step Up – 420 East Cotati Avenue: Eight-bed facility providing dual diagnosed adults (mental illness with alcohol and/or other drug issues) the opportunity to develop habits and skills necessary to remain stable, clean and sober, and able to sustain self-reliant, interdependent community living. The program provides six- to nine-month residential treatment and counseling, 12 step recovery.

Cotati has also funded other homeless programs, including the Committee on the Shelterless (COTS) which provides emergency and transitional shelter and permanent housing for the homeless (almost 325 beds nightly) and programs in Petaluma. Several shelters are also available in Santa Rosa, including facilities and programs operated by Catholic Charities which receive CDC funding and administer several programs that are available to Cotati residents.

Homeless Needs

Based on known information, it is estimated that there are approximately 16 unsheltered homeless persons in Cotati at any given point in time that are in need of emergency shelter or transitional housing. The 2013 Point In Time Homeless Survey identified 21 homeless persons (16 unsheltered and 5 sheltered) in Cotati in 2013. The majority of the extremely low income group and a significant portion of

the very low income group are at-risk of becoming homeless in the event of job loss, medical difficulties, or other life emergencies and situations. Of these households, it is estimated that 35 to 75 may need homeless prevention services such as temporary utilities assistance, food bank, and temporary assistance with housing costs at any given point in time.

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2. CONSTRAINTS

Governmental and non-governmental constraints that can affect the housing market and development of housing in Cotati are discussed below. The Housing Plan includes policies and programs, where feasible, to reduce or overcome constraints to the maintenance, improvement, and development of housing for all income levels.

GOVERNMENTAL CONSTRAINTS

Governmental regulations, while intentionally regulating the quality and safety of development in the community can also, unintentionally, increase the cost of development and thus the cost of housing. These governmental constraints include land use controls, such as policies, standards, codes, requirements, development fees, processing procedures, and other exactions required of developers.

Land use controls may limit the amount or density of development, thus increasing the cost per unit. They may also require improvements and/or off-site mitigation that increase the cost of development. Processing procedures, including review by multiple agencies and permitting requirements, may delay the approval process and increase the cost of development.

Federal and State

Federal and state programs and agencies play a role in the imposition of non-local governmental constraints. Federal and state requirements are generally beyond the influence of local government, and therefore cannot be effectively addressed in this document.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The California Environmental Quality Act (CEQA) was developed to protect the quality of the environment and the health and safety of persons from adverse environmental effects. Discretionary projects are required to be reviewed consistent with the requirements of CEQA to determine if there is potential for the project to cause a significant adverse effect on the environment. Depending on the type of project and its potential effects, technical traffic, noise, air quality, biological resources, and geotechnical reports may be needed. If potential adverse effects can be mitigated, a mitigated negative declaration is required. If potentially adverse effects cannot be mitigated, an environmental impact report is required. These documents have mandated content requirements and public review times. Preparation of CEQA documents can be costly and, despite maximum time limits set forth in the Public Resources Code, can extend the processing time of a project by a year or longer.

PREVAILING WAGE LAWS

Public works projects and affordable housing financed through the use of public funds are required to pay prevailing wages, which create a significant cost impact on the construction or rehabilitation of affordable housing units for low or moderate-income persons and the infrastructure to support such housing. The rehabilitation of certain qualifying affordable housing units for low or moderate-income persons is exempted from this requirement. SB 972 provided for exemptions from prevailing wage requirements for the construction or rehabilitation of privately owned residential projects.

Local

Land use controls are minimum standards included within the General Plan, and implemented through the City's Land Use Code. General Plan land use designations are a means of ensuring that the land uses in the community are properly situated in relation to one another and providing adequate space for

each type of development. Zoning regulations are designed to implement the intentions of the General Plan land use designations. They also control such features as height and bulk of buildings, lot area, yard setbacks, population density, the building use, etc. If zoning standards are significantly more rigid than private sector design standards and do not allow sufficient land use flexibility, then development costs could increase and housing production may decrease.

CITY OF COTATI GENERAL PLAN

The General Plan accommodates a range of residential building types and densities in various areas of the City. Below is a brief description of each General Plan land use designation that allows residential uses.

Residential Land Use Designations

Rural Residential – The Rural Residential land use designation permits one residential unit per acre on land intended to provide for a limited variety of agricultural uses as outlined in the Land Use Code. This designation also permits associated neighborhood retail.

Low Density Residential - This designation permits up to two units per acre of single family residential attached or detached homes.

Low-Medium Density Residential – The low-medium density residential designation permits up to six units per acre of single family attached and detached units, duplexes, and planned unit development. This designation also permits associated neighborhood retail.

Medium Density Residential – The medium density residential designation permits up to ten units per acre of single family attached and detached units, duplexes, multiple-family units, and planned unit development. This designation also permits associated neighborhood retail.

High Density Residential – The high density residential land use designation permits up to 15 units per acre of single family attached and detached units, duplexes, multiple-family units, and planned unit development.

Other General Plan Designations that Allow Residential Uses

General Commercial - service needs of the local community. Multi-family residential land uses and emergency shelters are also allowed in the General Commercial district. Densities of 15 dwelling units per acre are allowed in the GC designation, with site coverage of up to 100 percent.

Public Facilities - The Public Facilities designation applies to land areas reserved for schools, government administration and operation facilities, and other facilities not of specific open space or recreation value. Emergency shelters are allowed in this designation.

General Plan Policies

In accordance with the Government Code and various environmental laws as well as local priorities, the General Plan sets forth policies related to land use, circulation, safety, noise, open space, conservation, and economic development. These policies seek to protect and preserve important values of the community, including preservation of community character and economic development. While policies related to safety, open space, and natural resources may constrain development, these policies are necessary to provide public safety and adhere to state environmental regulations, including the CEQA.

LAND USE CODE

The Land Use Code identifies five residential zones, and six other zones and overlay zones that allow residential development. Table 2-1 identifies the types of residential uses allowed in each zone. Development standards applicable to residential units in each zone are identified in Table 2-2.

Residential Zones

Rural Residential (RR). The RR zone accommodates low density single-family residential uses, with the maximum allowable density ranging from one unit per acre to one unit per 1.5 acres. The RR zone is compatible with the Rural Residential land use designation of the General Plan.

Residential Very Low Density (RVL). The RVL zone is applied to areas appropriate for low density areas of detached single-family homes. The maximum allowable density ranges from one unit per 0.5 acres to one unit per 0.66 acres. The RVL zone implements the low density residential land use designation of the general plan.

Neighborhood, Low Density (NL). The NL zone is applied to areas developed with and appropriate for neighborhoods of detached and attached single-family homes, duplexes, and related, compatible uses. The maximum allowable density is six units per acre. The NL zone is consistent with and implements the low-medium density land use designation of the general plan.

Neighborhood, Medium Density (NM). The NM zone is applied to areas appropriate for a variety of housing types, including small lot single-family housing, and various types of multifamily housing (for example, duplexes, townhouses, and apartments), limited neighborhood retail uses, and related, compatible uses. The maximum allowable density is ten units per acre. The NM zone is consistent with and implements the medium density residential land use designation of the general plan.

Neighborhood, Urban (NU). The NU zone is applied to areas appropriate for a variety of higher-density housing types, including all types of multifamily housing, and related compatible uses. The maximum allowable density is fifteen units per acre. The NU zone is consistent with and implements the high density residential land use designation of the general plan.

Mobilehome Park Overlay (MHP). The MHP overlay zone is applied to existing mobilehome parks. The allowable density of development is determined by the primary zone of the affected site. The MHP zone is consistent with and implements all residential land use designations of the general plan.

Other Zones that Allow Residential Uses

Specific Plan, Downtown (SPD). The SPD zone applies to the area covered by the Downtown Specific Plan. The SPD zone is consistent with and implements the General Commercial and Parks General Plan land use designations. Mixed-use residential and emergency shelters are allowed uses in this district. Residential care facilities for the elderly and residential care facilities that serve seven or more clients are allowed with a use permit in specific districts within the SPD. Standards for development in the SPD zone are established by the Downtown Specific Plan. Parcels with this designation are anticipated to accommodate a portion of the City's fair share of housing needs, including lower income units.

Commercial, East Cotati Ave. Corridor (CE). The CE zone is a mixed use classification that is applied to specific parcels on both sides of East Cotati Avenue, from Arthur Street east to the city limits. The corridor is appropriate for a wide range of retail and service land uses that primarily serve local residents and businesses, including offices, shops, personal and business services, and small-scale restaurants, where structures fronting East Cotati Avenue are generally two stories. Residential uses are allowed as

part of mixed use projects, at a maximum density of fifteen units per acre. The CE zone is consistent with and implements the office, and general commercial land use designations of the general plan.

Specific Plan, Santero Way (SPSW). The SPSW zoning district is applied to the area covered by the Santero Way Specific Plan, which provides detailed and comprehensive guidance and standards for development. The SPSW zoning district is consistent with and implements the Santero Way Specific Plan area land use designation of the general plan.

Commercial, Gravenstein Corridor (CG). The CG zone is a mixed use classification that is applied to both sides of the Gravenstein Highway from Highway 101, west to the city limits. The corridor is appropriate for a wide range of retail and service land uses that serve both the local population and regional markets, including retail uses and restaurants, with additional uses such as personal and business services, and offices limited to the second floor along the Gravenstein frontage, where structures fronting Gravenstein are generally two stories. Residential uses are allowed as part of mixed use projects, at a maximum density of fifteen units per acre. The CG zone is consistent with and implements the general commercial land use designation of the general plan.

Downtown Commercial (CD). The CD zone is applied to the portions of the downtown area of Cotati, encompassing the historic plaza area, and extending south along Old Redwood Highway to Page Street, and north to Highway 101 that are not within the SPD zone. The CD zone is appropriate for a wide variety of land uses, with retail and other pedestrian-oriented uses on the ground floors of street fronting structures, and residential units or offices allowed on second or third floors, at a maximum density of fifteen units per acre. Street fronting structures are generally two stories. The CD zone is consistent with and implements the general commercial land use designation of the General Plan.

Public Facility (PF). The PF zone is applied to areas appropriate for public facilities, utilities, and public gathering facilities including public schools, libraries, government offices, etc. The PF zone is consistent with and implements the public facilities land use designation of the general plan.

DOWNTOWN SPECIFIC PLAN

The Downtown Specific Plan established five districts; the four districts that allow residential uses are described below. The Downtown Specific Plan does not establish minimum or maximum residential densities, but rather identifies the number of units that can be accommodated in each district and provides building height and floor area ratio standards to guide the mass of each building. Based on the building height, setback, open space, parking, and floor area ratio standards, densities of up to 35 to 42 units per acre may be accommodated in the NG district in solely residential projects and densities of up to 22 units per acre may be accommodated in mixed use projects in the NG, CA, HC, and LP zones. Typical densities that are expected in these designations are 25 units per acre for multifamily-only (courtyard housing projects), 15 to 22 units per acre for mixed use projects, 14 units per acre for duplex – quadplex projects, and 10 units per acre for rowhouse projects.

Historic Core (HC). The HC district is intended to maintain smaller-scale pedestrian orientation, with building facades locate adjacent the sidewalk. Allowable land uses include ground floor commercial facing Old Redwood Highway. Office and residential uses may be permitted above or on the ground floor on other streets. This district will accommodate 71 dwellings.

La Plaza (LP). The LP district includes the historic La Plaza Park and adjacent properties along La Plaza Street. Properties are intended to provide for small-scale ground floor retail with some office and restaurant uses that are highly compatible with the placement of residential units in the upper floors,

emphasizing live/work opportunities. This district will accommodate 89 dwellings.

Northern Gateway (NG). The NG district includes properties on both sides of Old Redwood Highway north of the La Plaza district to the southern boundary of the Commerce Avenue district. This area is intended for a new mixed-use core, accommodating a wide variety of retail, restaurants, and entertainment uses, with primarily residential above. This district will accommodate 229 units, which is the majority of residential development occurring in the Downtown Specific Plan area.

Commerce Ave (CA). The CA district is intended to accommodate a variety of land use types ranging from automobile-oriented uses to retail, office, and residential uses. This district will accommodate 61 dwellings.

Residential Types in the Downtown Specific Plan

Four types of residential uses are allowed in the Downtown Specific Plan: commercial block, rowhouse, courtyard housing, duplex/triplex/quadplex. The HC district allows rowhouse residential uses. The LP, NG, and CA districts each allow courtyard housing, rowhouse, and duplex/triplex/quadplex uses. Traditional single-family detached housing subdivisions are not allowed in these districts. Emergency/transitional housing shelters are allowed in all districts. The focus in the Downtown Specific Plan is providing two- to three-story buildings throughout the area that provide residential uses on the upper stories. This approach ensures that residential uses will be constructed in the downtown area. The Downtown Specific Plan allows a variety of housing types, including stand-alone residential buildings as well as mixed use buildings. Table 2-2 identifies standards for each type of residential use allowed in the Downtown Specific Plan.

Courtyard Housing: Courtyard housing is a building designed for either residential or retail/service/office uses on the ground floor, with upper floors providing residential uses..

Commercial Block: A commercial block is a building designed for occupancy by retail, service, and or office uses on the ground floor, with the upper floors also configured for those uses or for residences.

Rowhouse: A rowhouse is an individual structure that may be residential or mixed use and occupied by one primary residence. Rowhouses may also be a structure of multiple townhouse units arrayed side by side.

Duplex/Triplex/Quadplex: Duplex, triplexes, and quadplexes are multiple dwelling forms that appear as large single family houses in a typical neighborhood setting.

SANTERO WAY SPECIFIC PLAN

The Santero Way Specific Plan was adopted on July 12, 2000. The plan area is located on the eastern edge of Cotati. A governing objective of the plan is to allow for a mix of uses resulting in a vital neighborhood that complements the existing character of Cotati. Development is planned to support all modes of transportation, including bus and the future Sonoma Marin Area Rapid Transit (SMART) station, to reduce use of single-occupant automobiles. Land use regulations developed in the plan ensure a mix of uses providing for residential, commercial, and employment needs of the community that are complementary with development of the downtown Hub.

The SWSP establishes objectives related to land use and community character, circulation, utilities and public services, and implementation. At buildout, the plan would accommodate 198 residences, 270,000 square feet of commercial and employment development, and 100,000 to 125,000 square feet of public and private open space. Five land use districts: Retail Mixed-Use, Office Mixed-Use,

Employment, Residential, and Parks are identified in the plan. Each of the mixed-use and employment districts identifies a maximum percentage of allowed uses, including retail, office, live/work, and residential, allowed in each development to ensure that no building is limited to a single use and a variety of uses is provided.

The following four districts in the SWSP accommodate residential uses:

Retail Mixed-Use – The Retail Mixed-Use district requires development of retail or office uses on the ground floor, with residential uses limited to work and entrance lobbies of residential units, while the upper floor may have office and residential uses.

Office Mixed-Use – The Office Mixed-Use district requires development of office, work area, apartments or condominium uses on the ground floor, with upper floors limited to residential and any portion of live/work units.

Employment – The Employment district allows cottage business, office, and live/work units.

Residential – The Residential district is intended to add activity to the neighborhood in the evenings and weekends while allowing a mix of housing that accommodates affordable units allowing people to live and work in the neighborhood. Allowed land uses include single family attached and detached homes, including duplexes, townhomes, and live/work units. This district is fully developed.

TABLE 2-1: RESIDENTIAL USES ALLOWED BY ZONE

Use	Residential						Other Zones						
	RR	RVL	NL	NM	NU	MHP	SPD	SPSW	CE	CG	CD	PF	CP
Single Family	P	P	P	UP ¹	UP ¹	-	-	-	-	-	-	-	-
Manufactured/Mobile Home	P	P	P	P	P	-	-	-	-	-	-	-	-
Multifamily, 2 units	-	-	UP	P	P	-	P	-	-	-	-	-	-
Multifamily, 3 - 4 units	-			UP	P		P	-	-				
Multifamily, 5 – 9 units	-			UP	UP		P	-	-	-	-	-	-
Multifamily, 10 or more units	-	-	-	-	UP		P	-	-	-	-	-	-
Multifamily housing, up to 100 units with 25% affordable	-	-	-	-	P		P	-	-	-	-	-	-
Multifamily housing, stand-alone and as part of mixed-use project	-	-	-	-			P	-	-	-	-	-	-
Residential accessory use or structure	P	P	P	P	P	-	P	-	-	-	-	-	-
Residential care facility for the elderly	UP	UP	UP	UP	UP		UP ¹	-	UP			UP	
Residential care, 6 or fewer clients	P	P	P	P	P			-	-				
Residential care, 7 or more clients	UP	UP	UP	UP	UP		UP ¹	-	UP			UP	
Residential component of a mixed use project	-	-	UP	UP	UP	-	P	-	P	P	P	-	-
Rooming or boarding house	-				UP			-	-	-	-	-	-
Second unit or carriage house	P	P	P	P	P	-	-	-	-	-	-	-	-
Mobile home park	UP	UP	UP	UP	UP	P	-	-	-	-	-	-	-
Emergency/transitional shelter	-	-	-	-	-	-	S	-	-	-	S	S	-

SOURCE: CITY OF COTATI, 2011

¹USE PERMIT APPROVAL SHALL REQUIRE THAT THE REVIEW AUTHORITY FIRST FIND THAT THE LOCATION OF A PROPOSED SINGLE-FAMILY DWELLING ON A PARCEL THAT MAY BE FURTHER SUBDIVIDED WILL NOT PRECLUDE FUTURE SUBDIVISION AND DEVELOPMENT IN COMPLIANCE WITH THE GENERAL PLAN.

- = NOT ALLOWED

P = ALLOWED (PRINCIPAL PERMITTED USE)

UP = USE PERMIT

TABLE 2-2: DEVELOPMENT STANDARDS BY ZONE

Zone	Min. - Max. Density (units/acre)	Min. Site Area (sf/unit)	Min. Site Width (ft)	Front Yard Setback (ft)	Side Setback Interior (ft)	Side Setback Street Side ¹ (ft)	Rear Yard Setback (ft)	Maximum Height	Maximum Ground Coverage	Maximum Floor Area Ratio
RESIDENTIAL DISTRICTS										
RR-1.5	0-1 du/1.5ac	43,560/1	100	25	10	20	20	28	30% ²	-
RR-1.0	0-1 du/ac	43,560/1	100	25	10	20	20	28	30% ²	-
RVL-0.66	0-1 du/.66ac	21,780/1	100	25	10	20	20	28	30% ²	-
RVL-0.5	0-1 du/0.5ac	21,780/1	100	25	10	20	20	28	30% ²	-
NL	4 - 6 du/ac	6,000/1	60	20	5/7 ³	10	20	28	40%	-
NM	8 - 10 du/ac	5,000/1	50	120	0-10 ⁴	10	20	28	50%	-
NU	12 - 15 du/ac	3,500/1	45	15	10/15 ⁶	15	15	28/35 ⁵	60%	-
DOWNTOWN SPECIFIC PLAN (DSP) DISTRICTS ⁷										
Northern Gateway: Multifamily	28 du/ac ⁸	None	125	10 (max.)	10 (max.)	10 (max.)	10	50	-	2.15
Commerce Ave/ La Plaza: Multifamily	21 du/ac ⁸	None	125	10 (max.)	10 (max.)	10 (max.)	10	35	-	2.15
Duplex-Quadplex	14 du/ac ⁸	None	50	10 (max.)	10 (max.)	10 (max.)	10	35		2.15
Rowhouse	10 du/ac ⁸	None	20	Up to 10 feet on at least two sides			10	35		2.15
SANTERO WAY SPECIFIC PLAN DISTRICTS ⁷										
Mixed-Use Districts	0-10 du/ac	-	86	8	5	14	4	35-40	-	0.65

TABLE 2-2: DEVELOPMENT STANDARDS BY ZONE

Zone	Min. - Max. Density (units/acre)	Min. Site Area (sf/unit)	Min. Site Width (ft)	Front Yard Setback (ft)	Side Setback Interior (ft)	Side Setback Street Side ¹ (ft)	Rear Yard Setback (ft)	Maximum Height	Maximum Ground Coverage	Maximum Floor Area Ratio
OTHER DISTRICTS ALLOWING RESIDENTIAL USES										
CE	15 du/ac	6,000/1	60	10	0/10 ⁷	10	10-20 ⁹	35/45 ⁵	80%	-
CG	15 du/ac	10,000/1	100	0 ¹⁰	0/10 ⁷	0 (max)	10/20 ⁹	35/45 ⁵	80%	-
CD	15 du/ac	2,000/1	20	0	0/10 ⁷	0 (max)	10	35/45 ⁵	100%	-

SOURCE: CITY OF COTATI, 2011; CITY OF COTATI, 2009

¹Only applies to lots with a side yard adjacent to a street, such as a corner lot

²30% on a 1/2 acre parcel, reduced by 10% for each additional 1/2 acre to a minimum of 10%

³5 feet on one side of the lot, 7 feet on the other side of the lot

⁴5 feet, except 10 feet for multifamily structures and none for rowhouse

⁵Increased height allowed with use permit. No Use Permit required for projects proposing a minimum of 40% of the units to be restricted for occupancy by Extremely Low or Very Low Income families.

⁶10 feet for 1-story building walls; 15 feet for 2-story building walls; none for rowhouse

⁷Standards in SPD districts are for multi-family housing (courtyard or commercial block) in the Northern Gateway, Commerce Ave, and La Plaza districts; duplex – quadplex units are allowed in the Northern Gateway, Commerce Ave, and La Plaza districts; rowhouses may be constructed in any district

⁸Maximum density achievable based on the maximum floor area, maximum height, site width, setback, open space and parking requirements and a mix of unit sizes; DSP does not establish maximum densities.

⁹Higher standard adjacent residential zones

¹⁰30 feet along the Gravenstein Highway

Definitions

The Land Use Code classifies the following types of residential uses that may be permitted in a zone:

1. "Condominium," as defined by Civil Code Section 1351(f), means a development where undivided interest in common in a portion of real property is coupled with a separate interest in space called a unit, the boundaries of which are described on a recorded final map or parcel map.
2. "Dwelling," "unit," or "housing unit" means a room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.
3. "Emergency/transitional shelter" means a facility for the temporary shelter and feeding of indigents or disaster victims, operated by a public or nonprofit agency.
4. "Live/work unit" means an integrated housing unit and working space, occupied and utilized by a single household in a structure, either single-family or multifamily, that has been designed or structurally modified to accommodate joint residential occupancy and work activity.
5. "Mixed use project" means a project that combines both commercial and residential uses on the same site.
6. "Mobilehome" means a trailer, transportable in one or more sections, that is certified under the National Manufactured Housing Construction and Safety Standards Act of 1974, which is over eight feet in width and forty feet in length, with or without a permanent foundation and not including recreational vehicle, commercial coach or factory-built housing. A mobilehome on a permanent foundation is included under the definition of "Single-family dwellings."
7. "Multifamily housing" means a structure containing two or more units. Multifamily dwellings include: duplexes, triplexes, fourplexes (buildings under one ownership with two, three or four units, respectively, in the same structure); apartments (five or more units under one ownership in a single building); townhouse development (three or more attached dwellings where no unit is located over another unit); rowhouses; and other building types containing multiple units (for example, condominiums, courtyard housing, stacked flats, etc.).
8. "Residential care" means a single-family dwelling or multi-unit facility licensed or supervised by a federal, state, or local health/welfare agency that provides twenty-four-hour nonmedical care of unrelated persons who are handicapped and in need of personal services, supervision, or assistance essential for sustaining the activities of daily living or for the protection of the individual in a family-like environment. Does not include day care facilities, which are separately defined.
9. "Residential care facility for the elderly (RCFE)" means a housing arrangement chosen voluntarily by the residents, or the residents' guardians, conservators or other responsible persons; where seventy-five percent of the residents are at least sixty-two years of age, or, if younger, have needs compatible with other residents; and where varying levels of care and supervision are provided, as agreed to at the time of admission or as determined necessary at subsequent times of reappraisal (definition from California Code of Regulations Title 22, Division

6, Chapter 6, Residential Care Facilities for the Elderly). RCFE projects may include basic services and community space. RCFE projects include assisted living facilities (board and care homes), congregate housing, independent living centers/senior apartments, and life care facilities.

10. "Rooming or boarding house" means a dwelling or part of a dwelling where lodging is furnished for compensation to five or more persons living independently from each other. Meals may also be included. Does not include fraternities, sororities, convents, or monasteries, which are separately defined under "Organizational house."
11. "Second unit or carriage house" means a second permanent dwelling that is accessory to a primary dwelling on the same site. A second unit or carriage house provides complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, sanitation, and parking, and if attached to the primary dwelling, is provided exterior access separate from the primary dwelling. A carriage house is a second unit located on an upper floor above the detached garage of a single-family dwelling. Includes guesthouses.
12. "Single-family dwelling" means a building designed for and/or occupied exclusively by one family. Also includes factory-built, modular housing units, constructed in compliance with the Uniform Building Code (UBC), and mobilehomes/manufactured housing units that comply with the National Manufactured Housing Construction and Safety Standards Act of 1974, placed on permanent foundation systems.

The permit and processing requirements for principal permitted uses and uses requiring a use permit are discussed in the Processing and Procedures section of this chapter.

Parking

The Land Use Code establishes parking standards for each zone, which are summarized in Table 2-3. The City's parking requirements require market rate projects to provide two spaces per single family unit and 2.25 spaces per multifamily unit. Affordable housing projects are allowed reduced parking requirements, upon request of the project developer. Senior housing projects have a lower parking requirement of 0.6 spaces per unit, which reflects the reduced parking demand associated with this type of project. The City allows the following parking reductions and accommodations:

- All Residential Projects. The review authority may reduce the number of parking spaces by up to fifteen percent through use permit approval, based on quantitative information provided by the applicant that documents the need for fewer spaces (e.g., sales receipts, documentation of customer frequency, information on parking standards required for the proposed land use by other cities, etc.).
- Senior Housing Projects. The review authority may reduce the number of parking spaces for senior housing projects, for persons aged fifty-five and over, based on quantitative information provided by the applicant that documents the need for fewer spaces for these types of residential development projects.
- Affordable Housing. Affordable housing is allowed reduced parking requirements consistent with state Density Bonus Law requirements upon the request of the developer.
- Parking Type. Affordable and other density bonus projects may provide uncovered or tandem parking.

2. CONSTRAINTS

- **Mixed Use Projects.** Horizontal mixed use projects may reduce the parking requirement by the number of required guest spaces. A vertical mixed use project shall require the same number of spaces as a horizontal mixed use project, reduced by thirty percent.

The City's parking requirements are not an impediment to most residential development projects achieving maximum allowed densities, given the City's height, lot coverage, and density standards. The City provides for reduced parking requirements, based on demonstrated need and for specific housing types, that further accommodate unique needs of individual development projects. The parking requirements found in City's Land Use Code work in concert with the policies and objectives of the General Plan which focus on infill development near transportation services and facilities, and an emphasis on bicycle and pedestrian facilities. These infill locations, such as the Downtown Specific Plan area located along the City's major north/south transportation corridor and the Santero Way Specific Plan area, located adjacent to the Sonoma Marin Area Rapid Transit rail, are the locations where most residential development is expected to occur. A recent update of the City's Bicycle and Pedestrian Master Plan prioritized bicycle and pedestrian improvements in these locations. A higher percentage of residents relying on alternative transportation, and shared use arrangements more typical of infill sites, can be used to demonstrate a reduced need for parking supply in market rate developments. For affordable projects, the parking requirements have been reduced by nearly 45% for studio and one bedroom units.

The City's parking requirements for affordable and other density bonus projects are consistent with those requirements established by Government Code Section 65915(p). The parking standards allow for reductions of up to 45 percent for projects that can demonstrate reduced parking demand, and this reduction is adequate for special needs housing or small one and two bedroom market rate, multifamily units.

TABLE 2-3: RESIDENTIAL PARKING STANDARDS

Type of Use	Parking Requirement
Multifamily – Market Rate	
Studio/1 Bedroom Units	1 covered and 1.25 uncovered spaces*
2 and 3 Bedroom Units	1 covered and 1.25 uncovered spaces*
4 Bedroom Units	1 covered and 1.25 uncovered spaces
Multifamily – Affordable Project	<i>Reduced parking requirements for affordable projects are consistent with Government Code Section 65915(p).</i>
Studio/1 Bedroom Units	1 uncovered space
2 and 3 Bedroom Units	2 uncovered spaces
4 Bedroom Units	2.5 uncovered spaces
Single Family – Market Rate Project	2 covered spaces
Single Family – Affordable Project	<i>Reduced parking requirements for affordable projects are consistent with Government Code Section 65915(p).</i>
Studio/1 Bedroom Units	1 uncovered space
2 and 3 Bedroom Units	2 uncovered spaces
4 Bedroom Units	2.5 uncovered spaces
Live/work	2 uncovered spaces
Mobilehome Park	2.25 uncovered spaces
Residential Care Homes:	2 covered spaces
6 or fewer clients	

TABLE 2-3: RESIDENTIAL PARKING STANDARDS

Type of Use	Parking Requirement
Residential Care Homes: 7 or more clients	0.75 spaces per bed
Second Unit	1 uncovered space
Senior Housing Projects	0.6 space per unit, with half the spaces covered.

SOURCE: CITY OF COTATI, 2015

**A higher percentage of residents relying on alternative transportation, and shared use arrangements more typical of infill sites, can be used to demonstrate a reduced need for parking supply in market rate developments. New infill locations, such as the Downtown Specific Plan area located along the City's major north/south transportation corridor and the Santero Way Specific Plan area, located adjacent to the Sonoma Marin Area Rapid Transit rail, are the locations where most residential development is expected to occur.*

Open Space

Multifamily developments and mobilehome parks are required to provide permanently maintained outdoor open space as identified below:

- 2 multifamily units: No open space required
- 3 or 4 multifamily units: 200 square feet of common open space per project; 150 square feet of private open space per unit
- 5 to 10 multifamily units: 500 square feet of common open space; 150 square feet of private open space per unit
- 11 to 30 multifamily units: 1,000 square feet of common open space per project; 150 square feet of private open space per unit
- 31 or more multifamily units: 2,000 square feet of common open space per project, plus an additional 65 square feet per each unit over 31
- Mobilehome Park: 600 square feet of common open space per mobilehome
- Downtown Specific Plan: 150 square feet per unit in all districts

The City's open space requirements are not onerous and do not constrain the development of housing. Projects can be developed at maximum allowed densities while meeting the City's open space and other development standards.

Density Bonus

Land Use Code Chapter 17.32 establishes density bonus standards; these standards are consistent with the requirements of Government Code Section 65915. Chapter 17.32 provides for a density bonus and additional incentives if the project has at least five units and meets one of the following requirements:

- At least 10 percent of the total units are for lower income households;
- At least five percent of the total units are for very low income households;
- In a condominium project, at least 10 percent of the total dwelling units are for moderate income households;
- In a senior citizen housing development or mobilehome park, residency is limited based on age requirements for housing for older persons; or
- The project provides an eligible land donation, which is at least one acre or sufficient to accommodate 40 units and meets minimum requirements.

The amount of density bonus varies according to the percentage of affordable housing units, but

generally ranges from 20 to 35 percent above the density established by the General Plan and zoning requirements. However, Chapter 17.32 does not provide a density bonus for senior housing based on a percentage of the senior housing units, as required by Government Code Section 65915(f)(3).

In addition to the density bonus, eligible projects may receive one to three additional incentives, depending on the percentage of affordable units and level of affordability. The following development incentives may be requested:

- Reduced site development standards or design requirements;
- Approval of mixed-use zoning in conjunction with the housing project;
- Other regulatory incentives or concessions proposed by the applicant or the City that would result in identifiable cost reductions; and/or
- A direct financial contribution from the City Council, at its sole discretion.

Projects eligible for a density bonus that include an eligible child care facility are allowed an additional density bonus and incentive. Projects eligible for a density bonus also are subject to reduced parking standards, regardless of whether a density bonus is requested, consistent with State requirements as previously described under Parking.

The density bonus program has been successful in encourage affordable housing and accommodating affordable and senior developments at higher densities and with reduced development standards. Cotati has approved density bonuses for affordable housing projects and market-rate developments that include an affordable component (see Table 1-30). The 2012 Housing Element included a program to revise Chapter 17.32 to provide density bonuses to senior housing developments consistent with the requirements of the Government Code; this program is being implemented concurrently with the adoption of this 2015 Housing Element.

Zoning For a Variety of Housing Types

Single Family Housing

Single family housing is allowed in the RR, RVL, and NL zones as a permitted use. Minimum lot sizes range from 6,000 square feet in the NL zone to 1.5 acres in the RR zone. The minimum lot size requirements, combined with the established setbacks, height requirements, and ground coverage allowances allow single family uses to be developed at the maximum allowed densities. The City's standards for single family housing do not present a constraint to the development of these uses and do not have a negative impact on the cost or supply of housing.

Townhomes, rowhouses, and condominium units, often referred to as attached single family units, are allowed in the NM and NU zones as permitted uses with minimum lot size requirements of 3,500 to 5,000 square feet; these types of units are considered multifamily units by the City's Land Use Code and are subject to the multifamily standards discussed below.

Duplex Housing

The development standards for duplex housing are identified in Table 2-2. The minimum lot size requirements, 3,500 to 5,000 square feet in the NM and NU zones, combined with the established setbacks, height requirements, and ground coverage allowances allow duplex uses to be developed at the maximum allowed densities. The City's standards for duplex housing do not present a constraint to the development of these uses and do not have a negative impact on the cost or supply of housing.

Multifamily Housing

Multifamily housing is allowed as a permitted use in the NU, SPD, and SPSW zones and as a permitted use, when part of a mixed use project, in the CD, CG, and CE zones. Basic development standards for zones allowing multi-family housing are identified in Table 2-2. The NU zone encourages the development of affordable housing by removing the requirement to process a use permit if development provides at least 25% of the units as affordable housing. The Land Use Code and individual specific plans establish additional development standards specific to multifamily and group dwelling uses, including apartments, townhomes, rowhouses, cluster developments, and condominiums, that include the following:

- Height regulations – The NU zone allows maximum heights of 35 feet, which will accommodate two-story multifamily structures. The City’s Land Use Code was amended in 2015 to allow residential projects in the NU Zone to increase height allowances from 28-feet to 35-feet without processing a Use Permit, when a minimum of 40% of the units were restricted for occupancy by Extremely Low or Very Low Income families. Mixed use structures in the CE, CG, and CD zones are allowed to have maximum heights of three stories/45 feet. Buildings in the SPD-Northern Gateway are allowed maximum heights of 50 feet.
- Setbacks – Setbacks vary from 0 to 15 feet, depending on the district. In the commercial and SPD zones, buildings are generally required to be built to the street line or with minimal setbacks in order to encourage a pedestrian-scale.
- Lot coverage and open space – Buildings, roofed areas, and parking facilities shall not cover more than 60 percent of the site in the NU zone and 80 to 100 percent in the commercial zones. The Land Use Code emphasizes providing open space as a common area, with open space requirements based on the number of units and ranging from 0 to 2,000 square feet, plus 65 square feet for each unit in excess of 31. The DSP does not have maximum lot coverage requirements, but rather allows floor area ratios up to 2.15. The DSP requires 150 square feet of open space per unit.
- Landscaping - Open space areas shall be landscaped, with an emphasis on minimizing water demand and energy use.

In the planning and development of past and recently-constructed affordable housing projects, the City’s development standards and density requirements have not posed a constraint to the development of affordable housing. While many projects have received density bonuses, most have requested less than the maximum density bonus allowed. Multifamily projects providing lower income units, including apartments, condominiums, and mixed-use developments, constructed since 2000 have ranged in density from 13.2 dwelling units per acre up to 23.7 dwelling units per acre. The median density of multifamily projects with lower income units constructed in Cotati since 2000 is 15.3 units per acre.

TABLE 2-4: HISTORICAL AFFORDABLE MULTIFAMILY DEVELOPMENT

Project	Units	Zoning	Density Bonus	Acres	Density (du/ac)	Target Income Groups	Year Built
George Street Village George Street	19	NM	NA	1.35	14.1	Very Low/ Low	1981
Marvin Gardens 770 E. Cotati Ave	37	NM	NA	2.8	13.2	Very Low/ Low	1981
Windwood Apartments 298 E. Cotati Ave	28	NU	NA	2.0	14.6	Very Low/ Low	1981
Myrring/Jinks 7582 Commerce Ave	27	SPD	Yes	1.3	20.7 (mixed-use)	Low/ Moderate	2000
Charles Street Village 42 Charles Street	48	NM	Yes	3.47	13.8	Very Low/ Low	2001
Avila/Young 1818 La Plaza	4	SPD	No	0.25	16	Low/ Moderate	2003
Wilford Lane Village 789 E. Cotati Ave	36	NU	Yes	1.52	23.7	Extremely Low/ Very Low/ Low	2003
Willow Glen Condos 777 E. Cotati Ave	18	NU	Yes	1.0	18	Low/ Moderate	2006/ 2007

The City's development standards allow multifamily housing to be constructed at the maximum allowed densities in all zones that allow multifamily uses. The standards for multifamily uses allow the maximum densities of 15 units per acre to be easily achieved in the NU zone. Projects in the NU zone that are eligible for a density bonus can be constructed at 20.25 dwelling units per acre. In the commercial zones, the increased lot coverage and height allowances also allow maximum residential densities of 15 units per acre to be achieved, while also providing adequate developable area for a non-residential mixed use component. In the SPD zone, maximum building heights are 35 to 50 feet and no minimum lot coverage requirements are established. The floor area ratio of 2.15, combined with minimal setback requirements, and an allowance for tuck under or off-site/in-lieu parking readily accommodate densities of 25 dwelling units per acre and higher.

Government Code Section 65583.2(c)(3)(B)(ii) indicates densities of 20 units per acre in suburban jurisdictions, including Cotati, are appropriate to accommodate low income housing. The SPD zone accommodates multifamily development at up to 31 units per acre in the Northern Gateway district and at 22 units per acre in the Historic Core, Commerce Avenue, and La Plaza districts. In the NU zone, affordable multifamily projects can be constructed at 20.25 units per acre with a density bonus. As described in Chapter 3, there are vacant and underdeveloped multifamily sites in a range of zoning districts, including NU, SPD, and GC. The City's multifamily land use designations and development standards accommodate a range of development type and do not constrain the development of affordable multifamily or affordable mixed use housing.

Manufactured Housing

Manufactured housing is allowed as a permitted residential use as shown in Table 2-1. Mobilehomes and mobile home parks are regulated by Section 17.42.110 of the Land Use Code. Mobilehome housing does not include recreational vehicles, commercial coaches, or campers, as defined by State law. Outside of a mobilehome park, a mobilehome must be placed on a permanent foundation and be sited in compliance with all zoning, subdivision, and development standards applicable to a conventional single-family dwelling on the same parcel and must also have exterior siding, trim, and roof of the same materials and treatment found in conventionally built residential structures in the surrounding area. The roof is required to have eave and gable overhangs of no less than twelve inches and a pitch of no less than 5:12.

The City's requirements do not constrain the use of manufactured housing and are consistent with State law, which requires that manufactured homes, including mobile homes, be built to HUD standards, be allowed on lots zoned for single-family dwellings, and be subject to the same permit requirements and development standards as site-built homes, except architectural requirements concerning that manufactured home's roof overhang, roofing materials, and siding materials.

Mobile Home Parks

Mobile home parks are allowed with a Use Permit in all of the residential zones, subject to the standards established at Section 17.42.110 of the Land Use Code:

- Minimum lot size: 2,400 square feet
- Density: up to the maximum density allowed under the General Plan and zoning designation
- Setbacks: 15 feet from all exterior property lines and 20 feet from the right-of-way of any adjacent streets
- Open space: 600 square feet of common open space area per mobilehome
- Design: Skirting provided along all sides of the mobilehome

The City's standards for mobile home parks are minimal and do not present a constraint. In addition to the standards established by the City, mobilehome parks must be licensed by the state under Division 13, Part 2 of the state Health and Safety Code and Title 8, Chapter 9 of the state Administrative Code and must meet the standards established by those State codes.

Second Units

Second units are allowed as a permitted use in the RR, RVL, NL, NM, and NU zones. A second unit application is subject to ministerial zoning clearance, design review, and a building permit at the staff level. Second units are subject to the development and design standards of the zone, as well as the following development and design standards specific to second units:

- Lot size: 5,000 square feet if above a garage with alley access, otherwise 7,500 square feet
- Size, Style. The size, location, and appearance must be subordinate to the primary single-family residential use of the site. The architectural style, exterior materials, and colors of the second unit must be compatible with the primary dwelling unit.
- Parking: One off-street parking space
- Design Standards:

1. Location: To the rear of the rear façade line of the primary dwelling; unless on a parcel of twenty thousand square feet or more or on a parcel with its street frontage width exceeding the parcel depth, then the second unit must be 20 feet to the rear of the front façade of the primary dwelling.
2. Height Limit: 20 feet; higher in the RR and RVL zones if specific criteria are met
3. Maximum Floor Area: 500 square feet to 900 square feet, based on the size of the parcel and primary dwelling
4. Bedrooms: Maximum of two
5. Entrance: Entrance must be separate from the entrance to the primary dwelling
6. Windows: Must not directly face windows in the primary dwelling

Government Code Section 65852.2 identifies the requirements for a second unit ordinance adopted by local jurisdictions. Consistent with state law, the City allows second units by right with ministerial approval in all residential zones. The City's second unit ordinance has been successful in accommodating the development of second units, with 30 second units permitted during the 2000-2007 housing cycle. The development and design standards for second units are consistent with State law, with the exception of the parking requirement. Government Code Section 65852.2(e) requires that off-street parking for second units be allowed in setback areas, as determined by the City, or through tandem parking unless specific findings are made. The 2012 Housing Element included a program to revise Section 17.42.170 of the Land Use Code to: 1) accommodate larger second units and 2) address parking requirements for second units consistent with State law in order to remove this potential constraint to second units. This program is being implemented concurrently with the preparation and adoption of this 2015 Housing Element.

Group Homes and Facilities for Disabled Households

In compliance with SB 520, the City's zoning laws, practices and policies were thoroughly evaluated as a part of the Housing Element update process.

The City's Land Use Code allows small residential care homes (limited to 6 or fewer persons) in all residential zones without a use permit. Large residential care homes for 7 or more persons are allowed in the CE, PF, and all residential zones with a use permit. The use permit process is described under the Permitting and Procedures section of this chapter. No special design or permitting standards have been established for residential care homes other than the required use permits. There are no specific constraints or additional requirements imposed for developments that assist disabled households. The City requires no minimum distance between residential care homes and the conditions of the use permit do not result in additional costs.

The City does not have any occupancy standards that apply specifically to unrelated adults and the Land Use Code does not provide a definition of family. State statutes give groups of up to six persons the right to live in residential neighborhoods without conditional or special use permits. Government Code Section 15955(l) prohibits discrimination on the basis of familial status. The Housing Plan includes a program to define "family" consistent with State housing law and remove this potential constraint.

Parking standards for small residential care homes are the same as for a single family home; these standards do not pose a constraint on development of small group homes, which would require two parking spaces to accommodate the occupants of the group home as well as any employees. The

parking requirements for a large residential care home require 0.75 spaces per bed, except for senior housing projects which require 0.6 parking spaces per unit. The Land Use Code allows for a reduction in the parking requirement, if the project applicant can demonstrate that the project would have less demand for parking.

Cotati follows the requirements of the Americans with Disabilities Act (ADA) in regard to the development of accessible housing. The Fair Housing Act and ADA require that all ground floor dwelling units in buildings of four or more units without elevators and all dwelling units in elevator buildings of four or more units include basic features of accessible and adaptive design. Furthermore, the Land Use Code requires multifamily developments and single family subdivisions of five units or more to provide at least 10 percent of the units as single story units accessible to disabled persons. Each accessible multifamily unit must include features to ensure accessibility for disabled persons, including wide doors, grab bars, etc., and each accessible single family unit must either be constructed with accessibility features or offer the installation of such features to prospective buyers at no charge.

Second units are allowed by right in residential zones, which would allow a disabled person to have an on-site caretaker.

Section 17.62.060(F)(2) of the Land Use Code establishes reasonable accommodation procedures, which allow the review authority to grant a variance or minor variance to site planning and development standards of the Land Use Code, based on the finding that the variance or minor variance is necessary to accomplish a reasonable accommodation of the needs of a disabled person in compliance with the ADA. Housing rehabilitation assistance and accessibility improvements are provided to eligible households, to the extent that funding is available through the County's housing rehabilitation program, which the City participates in through the Urban County Consortium, for qualified residents. The City does not specifically exempt or waive any permit requirements for minor accessibility improvements. Walks and platforms, which could include wheelchair ramps, not more than 30 inches above grade are exempt from planning and building permits. While interior improvements that do not increase the gross floor area, change the permitted use, or change an exterior feature of the structure are exempt from planning permits, there is not a list of interior improvements exempt from a building permit. The Housing Plan includes a program to provide exceptions, rather than a variance or minor variance, to the City's development requirements that can be approved at the Community Development Director level. This program will remove constraints associated with the City's reasonable accommodation procedures, including constraints associated with minor improvements to provide accessibility, and provides provisions to address constraints that may be identified in the future.

Farm Labor and Employee Housing

State law establishes specific requirements for permitting farmworker housing in agricultural zones. The City of Cotati does not have any land zoned or designated for agricultural uses, so State requirements for accommodating farmworker housing are not applicable. In the City of Cotati, apartments, single family rentals, and affordable for-sale units all provide potential housing for farm workers.

State law requires that employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure permitted in residential zones. Further, state law requires that employee housing shall not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. No conditional use permit, zoning variance, or other zoning clearance shall be required for employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone. The City's Land Use Code does not

address permit requirements for employee housing. The 2012 Housing Element included a program to remove these constraints to employee housing by revising the Land Use Code to define employee housing for six or fewer employees as a single family structure and as a permitted use in residential zones. This program is being implemented concurrently with the preparation and adoption of this 2015 Housing Element.

Facilities for Homeless and Households At-Risk of Homelessness

Facilities and housing for homeless persons and those at-risk of homelessness fall into three categories: emergency shelter, supportive housing, and transitional housing.

Supportive and Transitional Housing

"Supportive housing" means housing with no limit on length of stay, that is occupied by the target population, and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community (Health and Safety Code Section 50675.14).

"Transitional housing" and "transitional housing development" mean buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months (Health and Safety Code Section 50675.2).

State law requires the consideration of both supportive and transitional housing as residential uses that must only be subject to the same restrictions that apply to similar housing types in the same zone. While the Land Use Code does identify provisions for transitional shelters, these uses are considered comparable to emergency shelters rather than the definition provided by the state Health and Safety Code. The Housing Plan includes a program to specifically establish both supportive and transitional housing as permitted uses within residential districts and establish a permit process that is only subject to those restrictions that apply to other residential uses of the same type in the same zone. The implementation program will result in a revision to the Land Use Code to bring it into consistency with State law and will remove constraints to the development of supportive and transitional housing.

Emergency Shelters

"Emergency shelter" means housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person (Health and Safety Code Section 50801(e)). State law requires every local agency to identify a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit. The identified zone or zones must include sufficient capacity to accommodate the need for emergency shelter as identified in the housing element and must accommodate at least one year-round shelter. Adequate sites/zones can include existing facilities that can be converted to accommodate the need for emergency shelters. Additionally, State law requires the consideration of emergency shelters within residential districts that must only be subject to the same restrictions that apply to similar housing types in the same zone.

The Land Use Code allows emergency shelters as a permitted use in the CD and PF zones, but limits the use to specific sites identified in the 2002 Housing Element. There are no additional standards identified for an emergency shelter – the use is subject to the same zoning clearance and design review requirements as other uses in the CD zone. The CD and PF zones do not have any vacant or

underutilized parcels that would accommodate an emergency shelter and the site identified in the 2002 Housing Element has been developed. Based on a review of zones in the Land Use Code, the CG and CE zones each have multiple sites of adequate size to accommodate an emergency shelter that would accommodate the City's needs. Multiple vacant and underutilized parcels in these zones are proximate to infrastructure; see Table 3-6 and Figure 3-1. These zones are both suitable for emergency shelters as they allow mixed use residential development, which could be appropriate for a shelter and associated human services, as well as a range of services that would not conflict with an emergency shelter. There are 9 vacant or underutilized CG sites that range from 0.12 to 7.19 acres. Six of these sites are larger than 0.5 acres in size. These sites have more than enough potential capacity to accommodate the City's emergency shelter needs. The City also allows the establishment of an emergency shelter in an existing meeting facility within the Downtown Specific Plan area, subject to the permit requirements and standards of the Downtown Specific Plan. The 2012 Housing Element included a program to specifically allow an emergency shelter as a permitted use within the CG and CE zoning district and to limit any development standards to those that apply to other commercial or mixed use residential uses of the same type in the same zone, and will limit development and management standards to those allowed under State law. This program is being implemented concurrently with adoption of this 2015 Housing Element and will remove constraints to the development of emergency shelters by permitting emergency shelters in accordance with State law.

Housing Opportunities for Extremely Low Income Households

Extremely low income households can be housed in affordable housing developments with deep subsidies, such as Section 8 or other funding. Multifamily developments such as these are a permitted use in the NU zone and do not require a use permit. Transitional and supportive housing, discussed above, may also serve some extremely low income households.

Second units and mobile homes can provide affordable housing options. Other housing opportunities for extremely low income households include housing with shared facilities, such as living or dining areas, with private sleeping areas and are often referred to as single room occupancies (SROs). This type of development allows rents to be much lower than those associated with typical apartment complexes. The City's NU zone allows for rooming houses, which are facilities similar to SROs, with a Use Permit. As discussed in Chapter 3, there are sites with these land use designations that accommodate multifamily, group residential, and rooming house uses.

Summary

The City's General Plan and Land Use Code provides for a range of housing types to meet the housing needs of families, households, and special needs groups in the County. The Housing Plan includes programs to expand the range of housing types allowed in the City and remove governmental constraints associated with permitting and land use standards, as described above.

AFFORDABLE HOUSING REQUIREMENT

The Affordable Housing Requirement is a critical component of the City's housing program and an active means of providing housing affordable to a broad range of income levels. The requirement ensures development of units affordable to households that often have difficulty finding safe and decent housing and typically end up severely overpaying for housing, living in overcrowded conditions, or living in unsafe conditions. The requirement is also intended to promote the socio-economic integration of lower-income households in neighborhoods and to disperse such units throughout the City.

The Affordable Housing Requirement is also intended to offset the negative effects of new market-rate housing on the provision of non-market rate housing. The construction of above-moderate income housing depletes the amount of available residential land, while contributing to rising land prices because of a greater scarcity of developable sites. Market-rate housing development also exacerbates the affordable housing problem by creating greater needs for goods and services typically provided by employees earning lower wages.

In Cotati, developers of residential projects are required to rent or sell 20 percent of the units at prices or rents affordable to very low, low, and moderate income households, with affordable units allocated evenly between these three income groups. Developments of nine units or less may pay an in-lieu fee rather than constructing the affordable housing units. The in-lieu fee is established by resolution and is based on the sales price of the units in the development, ranging from \$150 per unit priced under \$75,000 to \$2,400 for units in the \$120,000 to \$124,999 price range and increasing by \$200 for each \$5,000 increment over \$124,999. For example, a \$240,000 home would have a \$7,200 fee and a \$450,000 home would have a \$14,600 fee. While fees are calculated differently by each jurisdiction in the region, Cotati's fees are generally on par or less than fees of other jurisdictions (e.g., in Petaluma, a 1,700 sq. ft. home would have a fee of \$7,384 and a 2,400 sq. ft. home would have a fee of \$11,364, in Sebastopol, a 1,700 sq. ft. home would have a fee of \$9,522 and a 2,400 sq. ft. home would have a fee of \$17,000, in Santa Rosa the fee is based on the sales price of a single family home and would be approximately \$11,250, and in Windsor, a 1,700 sq. ft. home would have a fee of \$2,827. The fee has not been updated since it was adopted in 1985, however, the ordinance provides for annual fee adjustment by the City Council or by the City Manager, based on the Construction Cost Index. Developments of ten or more units also have alternatives to on-site construction.

Developers of 10 or more units may propose to construct the units off-site at an acceptable location, dedicate land, or a combination of on- or off-site construction, land dedication, and payment of in-lieu fees. If a developer demonstrates that the Affordable Housing Requirement would result in a taking (e.g., that the requirement would deprive the property owner of all reasonable use or value of the property), the requirement may be adjusted or waived.

In the affordable housing and development communities, there has been much discussion regarding who bears the cost of an inclusionary requirement. Depending on the relative strength of the housing market, the costs may be incurred by:

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

The City's Affordable Housing Requirement has resulted in the construction of affordable inclusionary units over the past 10 years, see Table 1-30, and has also resulted in the collection of in-lieu fees that are programmed for the construction of housing projects serving very low and low income households. During these years, market-rate housing has been affordable to moderate and above moderate income households, depending on the size and type of the housing unit, so it does not appear that the requirement has resulted in pricing moderate income households out of the housing market. The requirement may also serve as an incentive for developers to take the next step and increase their project's share of affordable units in order to be eligible for an increased density bonus.

Inclusionary requirements have been adopted by other jurisdictions in Sonoma County, including Santa Rosa, Petaluma, Healdsburg, Sonoma, Sebastopol, and Windsor. Jurisdictions in the vicinity of Cotati have affordable housing requirements ranging from 10 to 20 percent of units. However, most of the other jurisdictions only require low and/or moderate income units be provided. While the Affordable Housing Requirement does not appear to price households out of the market, it may reduce the amount of residential development that occurs in Cotati relative to other jurisdictions in the County since the City's overall requirement is higher than most other jurisdictions and its requirement for very low income units is also higher than other jurisdictions..

The City's Inclusionary Housing Fund includes in-lieu fees collected from residential projects to meet the Affordable Housing Requirement and non-residential projects consistent with the City's Affordable Housing Linkage Requirements. At the beginning of the 2014/15 fiscal year, the fund had a balance of \$3,370,514. In 2014, the City allocated \$414,965 from the fund to the 5-unit Habitat for Humanity project.

The Affordable Housing Requirement does not appear to be an obstacle to development, but may constrain the viability of some projects due to the increased costs and decreased profits. Affordable housing projects are eligible for density bonuses and incentives, as previously described, which would off-set some of the cost of providing affordable units. Further, the requirement may be adjusted in cases where the developer can demonstrate that the requirement results in a taking. While the Affordable Housing Requirement provides flexibility in how the requirement is met and allows for a reduction in the requirement for projects that cannot viably provide the affordable units, the requirement may encourage developers to seek to develop in outlying jurisdictions with lower requirements. This may result in a decrease in housing production in Cotati relative to other jurisdictions and may constrain the City from accommodating its fair share of regional housing needs. The Housing Plan includes a program (Program 2-2) to reduce the affordable housing requirement to be comparable to other jurisdictions in Sonoma County, which will remove the potential constraint of diverting residential development away from Cotati. The reduction to the affordable housing requirement may result in a 15 percent affordable housing requirement, evenly allocated between lower and moderate income households or a 12 percent affordable housing requirement, evenly allocated between very low, low, and moderate income households. While the change to the affordable housing requirement would reduce the number of affordable housing units constructed by an individual project, it may result in increased residential development in Cotati, which would ultimately yield more inclusionary, affordable units. This is particularly meaningful as housing development is occurring at a minimal pace with zero to two residential construction permits issued annually over the past five years.

SUBDIVISION ORDINANCE

The Subdivision Ordinance (Article 7 of the Land Use Code) regulates the subdivision of land and real property. The purpose of the Subdivision Ordinance is to adopt procedures and establish standards for the design and layout of subdivisions, and the design, construction or installation of public improvements within subdivisions. The Subdivision Ordinance implements and works with the Subdivision Map Act of the Government Code and does not create any undue obstacles or constraints to the provision of any housing type.

BUILDING CODES

Building Codes regulate the erection, construction, enlargement, alteration, repair, moving, removal, demolition, conversion, occupancy, equipment, wiring, plumbing, height, area, use and maintenance of all buildings and/or structures. The City has adopted the current State building and fire codes contained in the 2013 California Building Standards Code, Title 24, including the California Green Building

Standards Code (CalGreen), and other uniform codes, including the California Electric Code, California Mechanical Code, California Plumbing Code, California Energy Code, California Historical Building Code, and California Fire Code, with amendments necessary to address the City's climatic, geological, topographical, and health and safety conditions. The amendments address size and height of accessory structures; maximum height of driveways and sidewalks above grade; penalties associated with commencing work without permit issuance; re-inspection provisions; and the requirement that additions to existing residential buildings that increase the square footage by 50% or greater or increase the value beyond a specified level shall meet the requirements for a newly constructed building. In order to ensure that buildings and structures may be maintained and upgraded without undue costs, the City does not require renovations constituting 50 percent or less of the assessed value of the building and 50 percent or less of the building area to meet current building codes. The amendments do not constrain housing development and are comparable to those adopted by other jurisdictions in the County.

With adoption of the CalGreen code, the City discontinued its Sustainable Building Program. New development projects are required to comply with the Tier 1 CalGreen requirements. These requirements include mandatory requirements as well as a list of alternatives that a developer may choose. This uniform State-wide green building code provides developers with consistency from jurisdiction to jurisdiction in addressing green and sustainable development practices.

Code enforcement is conducted by the City first through the plan-check process for new construction, remodeling, and rehabilitation projects. The plan check process ensures that the plan and specifications are designed according to code. The second step is scheduled inspections during construction to ensure that the structure is built to the plan specifications. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. Local enforcement of these codes does not add significantly to the cost of housing in Cotati and maintains an acceptable standard of health and safety for all inhabitants.

ON-SITE AND OFF-SITE IMPROVEMENTS

Subdivisions and multi-family residential projects require on-site and off-site improvements necessary to provide services to the project. These requirements include constructing streets with curbs, gutters, and sidewalks, water and sewer lines in areas with these services, electrical and gas lines, fire hydrants, street lights, and drainage structures, where necessary.

Subdivisions are required to provide adequate access and streets, including paved access roads to all parcels. Neighborhood streets, which include curb, gutter, and sidewalk, are required to provide a total right-of-way of 56 feet, which includes 30 feet of pavement (two 8-foot vehicle traffic lanes with seven feet of curbside parking on each side) and a planting strip on either side of the pavement.

Residential developments that are included in a mixed-use project in a commercial area are required to provide streets to commercial street design standards. Commercial streets, which include curb, gutter, and sidewalk, are required to provide a total right-of-way of 68 to 80 feet, which includes 48 feet of pavement (two or four 11-foot vehicle traffic lanes with a 4- to 6-foot bike lane and 7 feet of on-street parking on each side of the street) and a planting strip on either side of the pavement.

Sites appropriate for subdivisions and multi-family developments are typically located in or adjacent to areas served by public water and sewer. Subdivisions and multi-family developments serviced by public infrastructure must provide on-site water, sewer, and drainage improvements, and also construct connections to the existing water and sewer lines.

Development of single family homes on existing lots requires connection to an existing road, water service, sanitary sewer service, and gas and electric utilities. The City's on-site and off-site improvement requirements are appropriate for public health and safety needs, including adequate circulation, water service, and sewer service, and do not create any undue obstacles or constraints to the provision of any housing type.

URBAN GROWTH BOUNDARY

The Cotati Urban Growth Boundary (UGB) was adopted by City voters in 1991 and amended in 1998. The UGB generally follows the City's Sphere of Influence (SOI) boundary, with the exception of the westernmost and northernmost sections of the UGB, which go beyond the SOI. The UGB promotes a compact urban form that ensures the efficient provision of services while preserving agricultural and open space outside of the boundary. The boundary can only be amended by a majority vote of City voters or to accommodate additional lands for residential use to comply with State Housing Element law. Although the UGB contains properties outside of the current city limits that could be used for future housing development, neither annexation of these areas, nor expansion of the UGB, is needed to provide adequate sites for accommodating the City's regional housing needs during this Housing Element planning period (see Chapter 3).

GROWTH MANAGEMENT

The City adopted Chapter 17.52, Growth Management, of the Land Use Code to phase development so that it does not exceed the resource, infrastructure, and public service capabilities of the City and so that the rate of development is compatible with the character of the City. The stated intent of this policy is not to stop or discourage growth, but to limit the rate of expansion to an amount in keeping with the financial limitations, resource constraints, and aesthetic goals of the community.

The Growth Management ordinance allocates 100 residential units to be permitted each calendar year, with a minimum of 25 units reserved exclusively for housing affordable very low and low income households. Second units are exempt and do not require an allocation. Allocations that are unassigned at the end of a calendar year are carried over and added to the number of dwelling units allocated for the following year, unless the City Council determines that water or sewer capacity will be insufficient to serve the additional units. An unassigned unit allocation that is carried over from one year to the next shall expire if not assigned during the third year after it was originally allocated. Prior to 2004, there was no carryover of affordable units and growth allocations were allocated by the Planning Commission. As part of the Land Use Code update in 2004, the Growth Management program was streamlined to: 1) allow carryover of all allocations (market rate plus affordable), 2) to remove the limitation of units allocated to small projects versus large projects, and 3) to simplify the allocation process by giving the Community Development Director rather than the Planning Commission the authority to allocate units.

Allocations are issued to development projects by the Community Development Director on a first-come-first-served basis as part of the building permit process. There is no separate application and there is no grading or points system. Once all available allocations (carryover allocations plus allocations for the current year) for a year have been distributed, no more allocations will be issued until the next annual allocation. It is noted that there have been unused allocations remaining every year and Cotati has never had development requests that would equal or exceed the number of available allocations.

The Growth Management ordinance has not affected the amount of residential development in the City since it was adopted in 1994, as the number of units requested has never exceeded the amount available. Indeed, the City has averaged only 49 units per year for the past eleven years (2000 through

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2010). While building permits reached highs of 168 in 2003 and 107 in 2000, the residential applications did not exceed the established threshold, including carryovers and exemptions for second units. Table 2-5 summarizes the growth management allocation history from 2000 through 2015. Please note that a very low or low income unit can be processed as a “general” or market rate allocation, but a market rate or moderate income unit cannot be processed as an affordable unit.

TABLE 2-5: GROWTH MANAGEMENT ALLOCATIONS

Year	Carryover Units from Previous Years		Allocation Available for Current Year		Total Allocation Available (Carryover plus Current Year Allocation)		Units Requested by Project Building Permits Requested ¹			Unused Allocation ²	
	General	Affordable	General	Affordable	General	Affordable	General	Affordable	Exempt	General	Affordable
2000	83 (<i>not categorized by year</i>)	N/A	75	25	158	25	90	2	15	68	23
2001	68 (2000)	N/A	75	25	118	25	35	25	0	83	0
2002	33 (2000) 50 (2001)	N/A	75	25	133	25	40	0	5	93	25
2003	43 (2001) 50 (2002)	N/A	75	25	168	25	52	25	91	116	0
2004	41 (2002) 75 (2003)	N/A	75	25	191	25	61	0	2	130	25
2005	55 (2003) 75 (2004)	25 (2004)	75	25	205	50	24	0	27	181	50
2006	75 (2004) 75 (2005)	25 (2004) 25 (2005)	75	25	225	75	38	0	6	187	50
2007	75 (2005) 75 (2006)	25 (2005) 25 (2006)	75	25	225	75	3	0	0	153	75
2008	75 (2006) 75 (2007)	25 (2006) 25 (2007)	75	25	225	75	3	0	0	223	75
2009	75 (2007) 75 (2008)	25 (2007) 25 (2008)	75	25	225	75	0	0	0	225	75
2010	75 (2008) 75 (2009)	25 (2008) 25 (2009)	75	25	225	75	0	0	0	225	75
2011	75 (2009) 75 (2010)	25 (2009) 25 (2010)	75	25	225	75	0	0	0	225	75
2012	75 (2010) 75 (2011)	25 (2010) 25 (2011)	75	25	225	75	1	0	0	224	75
2013	75 (2011) 75 (2012)	25 (2011) 25 (2012)	75	25	225	75	0	0	0	225	75
2014	75 (2012) 75 (2013)	25 (2012) 25 (2013)	75	25	225	75	1	1	0	224	74
2015	75 (2013) 75 (2014)	25 (2013) 25 (2014)	75	25	225	75	0	0	0	225	75

¹A “GENERAL” ALLOCATION CAN BE USED FOR A MARKET RATE OR AFFORDABLE UNIT, AN “AFFORDABLE” ALLOCATION IS LIMITED TO VERY LOW AND LOW INCOME UNITS. SECOND UNITS AND REMODELS/ADDITIONS ARE EXEMPT AND UNITS CONSISTENT WITH A SPECIFIC PLAN MAY BE EXEMPTED.

²PRIOR TO 2005, THE AFFORDABLE UNITS DID NOT CARRY OVER.

The City's 2014-2023 RHNA is 137 units. The City's entire RHNA can be accommodated with the allocations available in a single year. Due to the low amount of development in recent years, there are currently 300 allocations available, which include carryover (150 general and 50 affordable) and current year (75 general and 25 affordable) allocations. The available allocations in 2015 exceeds the City's remaining RHNA. Given Cotati's historical growth trends and the continued effects of the recession, it is unlikely that there will be demand for all of the allocations in any given year. While availability of allocations has never been an issue in the past, should there be a significant increase in demand for residential development, projects could be phased over multiple years. The Growth Management ordinance provides adequate capacity to accommodate the City's remaining share of the regional housing needs allocation and, thus, does not pose a constraint.

DEVELOPMENT REVIEW AND APPROVAL PROCEDURES

Developers must secure necessary approvals to build housing in Cotati. From the standpoint of the City, this process is necessary to ensure that new development adequately complies with local regulations that are meant to ensure the health, safety and welfare of the entire community. From the developer's standpoint, this process can complicate and lengthen the development process, increasing the difficulty and cost to develop new housing. The following is a brief description of the process to obtain permits to construct housing in Cotati. The Land Use Code provides for concurrent processing of permit applications for a project. Tables 2-5 and 2-6 summarize processing requirements and timelines.

Permit Types

Zoning Clearance

Zoning clearance is the procedure used by the City to verify that a proposed structure or land use is allowed in the applicable zoning district, and that the project complies with all applicable requirements of the Land Use Code. A zoning clearance is the minimum level of approval required for a development project.

Design Review

Design review approval is required for each project requiring the approval of a building permit, subdivision of five more parcels, and/or a planning permit, that involves construction, alteration of site or landscaping design, or other similar action. Design review addresses the design and aesthetic components of the project, including site plans, elevation drawings, and landscaping plans. Elements such as landscaping and irrigation, outdoor lighting, exterior materials and colors, exterior site furniture, signs, and trash enclosures are considered in the design review process. The Community Development Director has the authority for design review for a single-family or second unit at an administrative level without a public hearing. For all other projects, the Planning Commission has design review approval authority.

For projects that require Planning Commission approval, the design review process begins with a preliminary design review with the Design Review Committee that considers site planning and design, building architecture, landscaping, pedestrian and vehicle access and circulation, energy and resource conservation, solid waste, and other relevant issues. The Design Review Committee makes a recommendation on the project and the Planning Commission has the final approval authority. A public hearing is not required for design review. In order to approve a design, the Planning Commission must make the finding that project complies with the following criteria:

- Provides architectural design, building massing and scale appropriate to and compatible with the

site surroundings and the community;

- Provides attractive and desirable site layout and design, including building arrangement, exterior appearance and setbacks, drainage, fences and walls, grading, landscaping, lighting, signs, etc.;
- Provides efficient, safe, and visually attractive public access, circulation and parking;
- Provides appropriate open space and landscaping, including the use of water-efficient landscaping, and native plants where appropriate;
- Addresses impacts on city services, traffic flows and patterns, and environmental considerations in a manner that ensures maximum protection, efficiency and enhancement for the immediate area and the city as a whole;
- Is consistent with the General Plan; and
- Complies with any applicable city design guidelines, design standards, and/or design review policies.

The Downtown Specific Plan and Santero Way Specific Plan provide specific guidance regarding the allowed types and placement of buildings, which is taken into consideration as part of the design review process.

Design review is not onerous and does not restrict development, but rather ensures that: the design of proposed development and new land uses assists in maintaining and enhancing the city's small-town character; new uses and structures enhance their sites and are compatible with the highest standards of improvement in the surrounding neighborhood; development retains and strengthens the visual quality and attractive character of the community; new structures and site planning promote energy conservation; proposed landscaping emphasizes native species; the interdependence of land uses and circulation is recognized, and provide for an efficient and interconnected system of streets and pedestrian ways throughout the community; and development complies with all applicable city standards and guidelines, and does not adversely affect community health, safety, aesthetics, or natural resources.

The design review standards are compatible with a range of housing types and will not constrain developers from providing single family, multifamily, mobile home, or other housing types at a range of affordability levels suitable for a variety of households. Design review is typically performed concurrently with other planning and development permits.

Subdivision or Parcel Map Approval

The subdivision or parcel map approval process includes the filing of an application, payment of a deposit for application processing, staff review for completeness and public hearings before the Design Review Committee, Planning Commission, and City Council. The Planning Commission recommendation is advisory to the City Council, which has final authority over subdivision maps and parcel maps. Depending on the size of the subdivision and specific site development issues, varying levels of environmental review are also required. Small subdivisions are generally exempt from the CEQA process under an infill development exemption; larger subdivisions typically require an initial study and negative declaration or environmental impact report. For projects processed with a mitigated negative declaration, a typical small lot subdivision takes about six months to process from complete application to approval.

Use Permit

The findings required for a use permit are the same for all uses and address compliance with the General Plan, Land Use Code, and any applicable specific plan; compatibility of the project with land uses in the vicinity; physical suitability of the site for the type, density, and intensity of use being proposed; and the health, safety, and welfare of the public. The findings criteria are the same for any use requesting a use permit, and are similar or less restrictive than the conditions required for a use permit in many communities. The findings required for a use permit are straight-forward and are not subjective, which provides for certainty and streamlined review and processing. The requirements for a use permit for specific uses are straight-forward and do not unduly constrain the production of housing, nor do they increase the cost of housing nor cause delays in the development process.

Processing Times

The residential development process has various stages, each of which requires some form of City approval. Initial processing of a development application depends on the type of project proposed (e.g., apartment complex, mixed use development, subdivision, single family unit, etc.) as well as whether additional requirements will need to be met (e.g., rezoning of land, environmental review, etc.). Therefore, processing review times can vary depending on many different factors.

An application for a single family housing on a lot is approved administratively; administrative design review/zoning clearance is performed by planning staff and a plan check/building permit review is performed by building staff. Similarly, second units only require ministerial approval with zoning clearance performed by planning staff and a plan check/building permit review performed by building staff. A permit for a single family home or second unit can typically be processed in 2 to 4 months.

A single family subdivision would require zoning clearance, design review, a tentative and final subdivision map, and building permits. A single family subdivision is typically processed in 24 to 48 months. An affordable multifamily project in the NU, SPD, CG, CD, and CE zones would require zoning clearance, design review, and building permits and can be processed in 12 to 24 months.

A complex development project, such as a large project that would require a rezone or General Plan amendment, may require around 52 weeks if an environmental impact report is required under CEQA. The processing time frames are consistent with those in other communities within California and are not considered excessive. Tables 2-6 presents the typical processing time for a variety of residential project types with typical planning approvals, assuming that the project does not require a zone change or General Plan amendment and that the project does not have significant environmental issues. Table 2-7 presents the typical processing times for various permits.

TABLE 2-6: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE*

Project Type	Single Family Unit and Duplex	Single Family Subdivision	Multifamily Development	Second Unit
Typical Processing Requirements	Zoning Clearance Design Review Building Permit	Zoning Clearance/ Design Review Initial Study/ Negative Declaration Tentative Map Final Map Building Permit	Zoning Clearance/ Design Review Initial Study/ Negative Declaration Building Permit	Zoning Clearance Administrative Design Review

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TABLE 2-6: TYPICAL PROCESSING PROCEDURES BY PROJECT TYPE*

Project Type	Single Family Unit and Duplex	Single Family Subdivision	Multifamily Development	Second Unit
Review Authority	Staff	Planning Commission or City Council	Planning Commission	Staff
Estimated Processing Time	2 to 4 months	24 to 48 months	12 to 24 months	2 months

**Processing times and procedures are from time of complete application and do not include projects that do not require a use permit, variance, zone change, or General Plan amendment*

TABLE 2-7: APPLICATION PROCESSING TIMES

Type of Permit	Typical Processing Time (months)
Zoning Clearance	1
Design Review	1 - 3
Variance / Minor Variance	3 / 1
Conditional Use Permit	2 - 3
Zone Change	4 – 6
General Plan Amendment	4 – 6
Lot Line Adjustment	1 - 2
Certificate of Compliance	1
Tentative Parcel Map	3 – 5
Tentative Subdivision Map	3 – 8
Final Map	30 days following tentative map approval
Annexation	16
CEQA Analysis*	3 – 8: Initial Study/Negative Declaration 8 – 12: Environmental Impact Report

**The CEQA analysis occurs concurrently with the primary entitlement requested (Conditional Use Permit, Parcel Map, Zone Change, etc.) but depending on the issues specific to the project, the CEQA process may take longer than the review for the primary entitlement and thus may extend the overall processing time. The processing times include state-mandated public review periods.*

The permit and processing requirements for projects in Cotati are straight-forward and do not pose constraints to residential development or special needs housing. The City's permit and processing requirements do not unduly increase the cost of development nor cause unnecessary delays. Development standards are clearly stated in the Land Use Code and application processes, such as review for consistency with zoning clearance and design review requirements, are performed promptly.

GOVERNMENTAL FEES

Although governmental fees do contribute to the total cost of housing development, the extent to which these costs are passed on to the consumer depends on price sensitivity of each housing type and the ability of housing developers to absorb such cost increases and still maintain acceptable profit margins. Cotati's fees are in line with the range of development fees collected by other jurisdictions in Sonoma County and are not considered high in comparison with other local jurisdictions.

Government Code Section 66020 requires that planning and permit processing fees do not exceed the reasonable cost of providing the service, unless approved by the voters; agencies collecting fees must provide project applicants with a statement of amounts and purposes of all fees at the time of fee

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imposition or project approval. Table 2-8 presents the permit processing and planning/zoning fees for Cotati.

TABLE 2-8: PERMIT PROCESSING FEES AND PLANNING/ZONING FEES	
Building	Fee
Building Permit Fee	Based on Base Fee plus Valuation Calculation
<i>Total Valuation \$50,000</i>	\$1,018.45
<i>Total Valuation \$100,000</i>	\$1,555.98
<i>Total Valuation \$200,000</i>	\$2,416.98
<i>Total Valuation \$325,000</i>	\$3,493.23
Preliminary Plan Review	\$200
Plan Review Fee	65% of the Building Permit Fee
<i>Total Valuation \$50,000</i>	\$661.99
<i>Total Valuation \$100,000</i>	\$1,011.39
<i>Total Valuation \$200,000</i>	\$1,571.04
<i>Total Valuation \$325,000</i>	\$2,270.60
Planning and Application	Fee
Formal Conceptual Plan Review	\$2,025 ¹
Archaeological Inventory	\$140
Appeals	\$300
Conditional Use Permit – environmental impact review	\$2,700 ¹
Conditional Use Permit – no environmental impact review	\$1,400 ¹
Pre-consideration by Planning Commission (like/dislike)	\$400 ¹
Design Review – Single Family	\$500 ¹
Design Review - Multifamily	\$500 ¹
Design Review - Subdivisions	\$500/application with phased per unit schedule ¹
General Plan Amendment	\$6,800 ¹ (less if combined with other GPA requests)
Growth Management Review – 1 to 4 units	\$175/unit
Growth Management Review – 5 or more units	\$1,200 per application
Hillside Development Permit	\$1,365 ¹
Variance	\$1,750 ¹
Minor Variance	\$450 ¹
Land Use Code Amendment	\$3,000 ¹
Zoning Clearance or Research	\$80/written (No charge for verbal response)
Subdivision	Fee
Lot Line Adjustment	\$1,225 ¹
Tentative Parcel/Minor Subdivision Map	\$2,165 ¹
Tentative Subdivision Map	\$5,780 ¹
Map Extension	\$695
Engineering/Public Works	Fee
Engineering Plan Check	\$300 ¹
Grading Plan Check	\$640 ¹
Final Major Subdivision Improvement Plan Review	\$5,205 ¹
Final Minor Subdivision Improvement Plan Review	\$1,745 ¹
Environmental	Fee
Categorical Exemption	\$200
Negative Declaration	\$2,000 ¹
Environmental Impact Report	\$20,000 ¹

SOURCE: CITY OF COTATI, 2009; CITY OF COTATI, 2011

2. CONSTRAINTS

¹REQUIRED DEPOSIT, APPLICANT IS CHARGED ACTUAL COSTS BASED ON HOURLY STAFF COSTS.

Government Code Section 66000 et. seq. (Mitigation Fee Act) sets forth procedural requirements for adopting, and collecting capital facilities fees and exactions, and requires they be supported by a report establishing the relationship between the amount of any capital facilities fee and the use for which it is collected. Government fees in Cotati include charges from the City, Rancho Adobe Fire Protection District, and Cotati-Rohnert Park Unified School District, as shown in Table 2-9.

The City adopted these fees in accordance with the nexus requirements of the Government Code which requires that any city which establishes, imposes, or increases a fee as a condition of development approval do all of the following: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put; (3) determine how there is a reasonable relationship between the fee's use and the type of development project on which the fee is imposed; and, (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project upon which the fee is imposed. These fees were established through the preparation of a Development Impact Fee Justification Study, which includes an evaluation of the public facility needs and the corresponding costs. These fees are not excessive compared to other fees collected within other communities in California.

TABLE 2-9: DEVELOPMENT IMPACT FEES			
Type	Single Family	Multi-family – Family ¹	Multifamily – Senior ¹
Fees per Unit			
Water System Connection Fee	\$7,615 (3/4")	-	-
Water Meter Charge	\$120	-	-
Water Meter Install/Turn-On	\$150	-	-
Water Conservation Fee	\$1,750	\$1,750	\$1,750
Fire System Connection Fee	\$5,102	\$5,102	\$5,102
Sewer System Connection Fee	\$14,968	-	-
Traffic Mitigation	\$250	\$250	\$250
Park In-Lieu Fee	\$2,214 ³	\$2,214 ³	\$1,440 ¹
Subtotal	\$31,143	\$26,699	\$22,491
Fees per Project			
Water System Connection Fee	-	\$25,538 (1.5") ² \$129,454 (4") ²	\$25,538 (1.5") ² \$76,149 (3") ²
Water Meter Charge	-	\$420	\$310
Water Meter Install/Turn-On	-	\$150	\$150
Sewer System Connection Fee	-	\$49,844 (1.5") ² \$254,460 (4") ²	\$25,538 (1.5") ² \$133,234 (3") ²
School Fees	\$2.24/ sq. ft.	\$2.24 / sq. ft.	\$0

¹FAMILY PROJECT WITH 2 BEDROOM AVERAGE UNIT SIZE; SENIOR PROJECT WITH STUDIO/SMALL 1 BEDROOM UNITS

²METER COST IS PER METER AND ASSUMES ONE METER PER MULTIFAMILY BUILDING

³ESTIMATE – ACTUAL FEE BASED ON FAIR MARKET VALUATION OF PARK LAND

SOURCE: CITY OF COTATI, 2014

Building, planning, and impact fees in Cotati, summarized in Table 2-10, are comparable to other jurisdictions throughout Sonoma County. The total building permit, plan check, impact, and school fees for a 2,500 square-foot single family unit are \$44,660. The total fees for a 26-unit single family subdivision would be \$1,146,851⁶⁶, or approximately \$44,110 per unit. A 40-unit multi-family project with units averaging 950 square feet would pay fees of \$1.26 million, or approximately \$26,292 per unit.

2. CONSTRAINTS

Based on estimated land and building costs (see Nongovernmental Constraints discussion below), the City's fees represent 8.8% of the total development costs of a typical multifamily unit (estimated at \$300,000) and 11% of the total development costs for a 2,500 s.f. single family unit (estimated at \$400,000). A senior apartment complex, developed as a multi-story building composed of studio units in the downtown area, would have fees of \$527,158, or approximately \$17,572 per unit; this type of complex could also be used to provide efficiency units appropriate for extremely low income persons or transitional units. Multifamily projects are particularly affordable because they do not require a tentative subdivision map and the building permit valuation process and infrastructure connectivity fees result in lower fees per square foot for larger residential buildings, such as an eight-plex or single mixed-use building.

TABLE 2-10: FEE ESTIMATES FOR TYPICAL RESIDENTIAL DEVELOPMENT PROJECTS

Fee Type	Single Family Unit ¹	Single Family Subdivision ² 26 Units	Apartments - Family ³ 48 Units	Apartments - Senior ⁴ 30 Units
Planning and Building Fees				
Zoning Clearance	\$80	\$80	\$80	\$80
Design Review	\$500	\$2,575	\$8,000	\$7,500
Growth Management Review	\$175	\$1,200	\$1,200	\$1,200
Building Permit Fee	\$3,149	\$64,185	\$55,603	\$13,185
Plan Review Fee	\$2,047	\$41,720	\$36,142	\$8,570
Subdivision				
Tentative and Final Subdivision Map	-	\$5,780	-	-
Engineering Plan Check	\$300	\$3,900	\$3,600	\$3,600
Grading Plan Check	\$640	\$3,000	\$2,250	\$1,500
Improvement Plan Review	\$0	\$5,205	\$2,000	\$2,000
Environmental				
Mit. Negative Declaration	-	\$85,000	-	-
Categorical Exemption	\$0	\$0	\$200	\$200
Development Impact Fees				
Water System Connection Fee	\$7,615	\$197,990	\$204,304	\$76,149
Water Meter Charge	\$120	\$3,120	\$420	\$310
Water Meter Install/Turn-On	\$150	\$3,900	\$160	\$160
Water Conservation Fee	\$1,750	\$45,500	\$84,000	\$52,500
Fire System Connection Fee	\$14,968	\$382,148	\$133,234	\$79,781
Sewer System Connection Fee	\$5,102	\$132,652	\$398,752	\$153,060
Traffic Mitigation	\$250	\$6,500	\$12,000	\$7,500
Park In-Lieu Fee	\$2,214	\$57,564	\$106,272	\$66,420
School Fees	\$5,600	\$104,832	\$102,144	\$0
Total	\$44,659.57	\$1,146,850.66	\$1,262,013.05	\$527,158.09
Total per Unit	\$44,659.57	\$44,109.64	\$26,291.24	\$15,571.94

SOURCE: CITY OF COTATI, 2013; DE NOVO PLANNING, 2015

¹SINGLE FAMILY UNIT OF 2,500 S.F. WITH A VALUATION OF \$285,000

²SINGLE FAMILY SUBDIVISION UNITS OF 1,800 S.F. WITH A VALUATION OF \$205,200 PER UNIT

³FAMILY APARTMENTS WITH AVERAGE UNIT SIZE OF 950 S.F.; CONSTRUCTED IN 8-PLEXES WITH A VALUATION OF \$621,600 PER BUILDING

⁴SENIOR STUDIO APARTMENTS WITH AVERAGE UNIT SIZE OF 499 S.F.; CONSTRUCTED IN A SINGLE MIXED-USE BUILDING WITH A RESIDENTIAL VALUATION OF \$1,755,000

ENVIRONMENTAL CONSTRAINTS

A variety of environmental constraints can affect the development potential of land and thus affect new construction and significant remodels. While a range of potential constraints exists in the City, as described below, none of the constraints would disproportionately affect the development of the sites identified for affordable housing units (see Tables 3-5 and 3-6) when compared to other residential sites. There are no known constraints that would significantly limit the development of any of the affordable sites. Lands and waterways within the City provide habitat for a range of plant and wildlife species, including the California tiger salamander, western pond turtle, seaside tarplant, and Sebastopol meadowfoam. Wetlands, riparian areas, and other environmentally sensitive habitat areas, including nesting and foraging habitats for special-status species, are located in the City. Development in the City must address the potential for special-status species to occur on the project site or in its vicinity and incorporate measures to retain or replace protected habitats, as required by law. The General Plan provides measures that guide development in biologically sensitive areas. Identifying and addressing impacts to special-status species and protected habitats is required by multiple state and federal laws, including the California Environmental Protection Act, the Federal Clean Water Act, the Federal Endangered Species Act, and the California Endangered Species Act. Addressing impact to special-status species and protected habitats can increase the cost of the project, due to mitigation measures, and may delay the timeframe for construction of a project, typically to avoid nesting season for protected species.

Potential hazards affecting the City are described in detail in the General Plan Update Background Report. The primary hazards that may affect future development in Cotati involve flooding, geological hazards, and seismic hazards. Site disturbance associated with development may worsen some of these conditions. There are limited areas within the City subject to 100-year flood hazards and no areas within the City are designated as 200-year flood hazard areas. The majority of the City's inventory of vacant and underutilized residential sites, including the multifamily and mixed use sites, is located outside of the 100-year floodplain. Site 5 is located in the floodplain and is anticipated to yield approximately 14 units built to flood-safe standards. The City reviews new development to identify potential flooding concerns and, if necessary, requires new development to construct appropriate storm drainage and water detention features to reduce potential flood hazards.

Development in flood hazard areas is required to either: 1) obtain a letter of map amendment or a letter of map revision from FEMA, or 2) be built to flood-safe standards. While FEMA uses the most accurate flood hazard information available to its organization at the time of developing a flood insurance rate map, limitations of scale, topographic definition, or changes to existing conditions such as levee improvements, may result in areas shown as a special flood hazard area even though the parcel is on natural ground and at or above the BFE. In these instances, a project applicant may request a letter of map amendment or letter of map revision from FEMA.

Improvements, construction and developments within special flood hazard areas are generally subject to the following standards:

- All new construction and substantial improvements of residential buildings must have the lowest floor (including basement) elevated to or above the BFE;

- Buildings can be elevated to or above the BFE using fill, or they can be elevated on extended foundation walls or other enclosure walls, on piles, or on columns;
- Extended foundation or other enclosure walls must be designed and constructed to withstand hydrostatic pressure and be constructed with floodresistant materials and contain openings that will permit the automatic entry and exit of floodwaters; and
- Any enclosed area below the BFE can only be used for the parking of vehicles, building access, or storage.

While the approach varies based on the BFE, it is most common for a site to be developed by importing fill to raise the site to the level of the BFE. This approach does not require special construction techniques or raised buildings. In some cases, it may be more economic to raise the lowest floor above the BFE and providing parking at lower levels. While development of sites within a special flood hazard area will require additional measures to ensure public health and safety, these measures will not preclude development.

Geological hazards in Cotati regional seismic activity, liquefaction, and shrink-swell of soils. Given Cotati's relatively level topography, landslide risks are low. While no active faults are located within its boundaries, the City is located in a seismically active area subject to strong ground shaking. The San Andreas Fault, Rodgers Creek Fault, Healdsburg Fault, and Mayacama Fault are active faults located in the general vicinity of Cotati. Landslides and potential liquefaction are seismic hazards that could occur in specific areas of the City in the event of a seismic event of an adequate magnitude. The City does not have any areas designated as being high or very high risk for liquefaction, but does have areas generally along and east of the Laguna de Santa Rosa as well as a small area south of Highway 116 in western Cotati that are designated as having a moderate liquefaction susceptibility. These areas with moderate liquefaction susceptibility are generally associated with a high shrink-swell potential in the eastern area of the City and a moderate shrink-swell potential in the western area of the City.

Local and state regulations, including the General Plan, Land Use Code, Building Code (2010 California Building Standards Code), include requirements to address potential safety hazards and will reduce the potential for new development to be subjected to the aforementioned hazards. Geotechnical engineering, grading and lot preparation costs to reduce these potential hazards can increase the cost of development.

NON-GOVERNMENTAL CONSTRAINTS

Non-governmental constraints are those which are generated by the economic and social environment which are beyond the control of local governments. Some of the impacts of non-governmental constraints can be offset to a minimal extent by local governmental actions, but usually the effects are localized and have little influence on the housing need within the jurisdiction or market area. Non-governmental constraints to affordable housing consist of three major factors: land costs, cost of construction, and availability of financing.

The availability of financing is affected by factors that the local government cannot control, including capital levels of banks and investors, credit worthiness of borrowers, and the willingness of investors to supply capital for real estate. Regional demand for housing has a direct impact on the cost of land. The

local government can either limit or provide an adequate supply of entitled land for development in order to meet the regional demand. Construction costs are affected by a variety of factors, including the national demand for materials and commodities, and the supply of local construction labor. The state of the housing market, including land costs, cost of construction, and availability of financing, can affect the potential to develop housing projects.

California Housing Market Overview 2001 - 2014

National headlines from 2001 through 2005 spoke very positively toward the housing market. It was a time of rapid home value appreciation, which was spurred by an increase in demand for housing that appeared to not maintain pace with the supply. The increase in demand for housing during this period was fueled in part by loose lending standards, population growth, job growth, and increased non-owner occupied purchases (investor speculation). During this period many existing homeowners refinanced their homes to pull out equity, causing their true debt to income ratios to reach unsustainable levels. Additionally, loose lending standards allowed many borrowers to purchase a home when they would not normally be qualified.

Home sale volume peaked in most parts of California in 2005, while sale prices didn't peak until later in 2006. The sentiment in the national headlines turned negative in 2007 and dramatically worsened in 2008 as a result of high foreclosure rates, low sales rates, home value depreciation, tighter lending standards, high unemployment, and an increasing threat of a long-term recession with high inflationary risks. Sale volume and prices began to decline rapidly in 2007 and 2008. In recent years, the housing market has shown signs of recovery with average monthly sales prices in 2014 and 2015 comparatively higher to those prices experienced during the low points of the recession.

FORECLOSURES

During the first quarter of 2009 it was estimated that 30 percent of Californians have negative equity in their home. Foreclosures and short sales are currently the dominant mechanism working to eliminate the negative equity now plaguing many homeowners. Homeowners that sell short or are foreclosed upon, generally receive a discharge of the negative equity in their home. As home prices continue to correct with each foreclosure and short sale, homes become more affordable to the overall market. Prices will generally continue to correct until equilibrium is created between housing supply and demand.

Notice of Defaults, the first step in the foreclosure process, increased steadily from the peak of the market through 2008. In the first quarter of 2009, Notices of Default stayed at their historically high levels, while Notice of Trustee's Sale increased only modestly. This is believed to be in part from the passage of SB 1137, which requires lenders to make contact with troubled borrowers and explore their financial options before foreclosing. While data released by the State indicate loan modifications have trended upward significantly toward the end of 2008, some view this law as merely a delay in the foreclosure process, which is confirmed by a recent government study indicating more than one-third of modified loans were in default within six months of being modified.

Data collected since April 2008 indicates that the rate of pre-foreclosure activity and foreclosure activity has slowed in Cotati over the past several years. From August 2014 through February 2015, there were an average of 2.9 pre-foreclosures/Notices of Default monthly and 2.4 foreclosures/bank-owned properties monthly. This is a significant decrease from the pre-foreclosure and foreclosure activity experienced in 2008, 2009, and 2010, which experienced a high of 7.9 pre-foreclosures/Notices of Default monthly and 7.2 foreclosures/bank-owned properties monthly.

In February 2015, RealtyTrac shows that compared to Sonoma County, Cotati has a higher level of foreclosure activity (0.22% percent of units in Cotati compared to 0.07% of units County-wide) in terms.

TABLE 2-11: ANNUAL FORECLOSURE ACTIVITY IN COTATI

Type of Notice	April – December 2008		2009		2010		August 2014 through February 2015	
	# of Units	Average/ Month	# of Units	Average/ Month	# of Units	Average/ Month	# of Units	Average/ Month
Pre-foreclosure/ Notice of Default	51	5.7	76	6.3	95	7.9	20	2.9
Foreclosure/Auction	27	3.0	64	5.3	87	7.2	17	2.4

SOURCE: PRESSDEMOCRAT.COM, 2011; REALTYTRAC.COM, 2015

MORTGAGE LENDING

The mortgage lending market also enjoyed a boom from 2000 through 2006. During this period refinancing hit its highest point since the 1990s, and new loan products such as the interest-only, adjustable rates, negative amortization, 40-year fixed, 50-year fixed, and subprime mortgages were created and offered to borrowers as an alternative to the traditional 30 year fixed prime rate mortgages.

Following the boom in the mortgage lending markets, a financial crisis began in 2007. Its proximate cause was the end of the U.S. housing boom, which revealed serious deficiencies in securitized mortgage products that were offered leading up to 2006, particularly subprime mortgages with adjustable interest rates. Mortgage markets have been deeply affected by the financial crisis, with a historically high number of bank failures. Some banks and thrifts are still making new mortgage loans, but they have tightened terms considerably, essentially closing the private market to borrowers with weaker credit histories.

Fannie Mae, Freddie Mac, and Ginnie Mae currently are the only conduits through which mortgages can be securitized and sold to investors. By contrast, in 2005, these three entities represented only about 50 percent of the securitization market. The ability of Fannie, Freddie, and Ginnie to continue to securitize mortgages has largely depended on the confidence of investors that the government stands behind these organizations. During the summer of 2008 signs emerged that investors were beginning to lose confidence in Fannie and Freddie and the US Government began purchasing debt from these entities to help them and the overall mortgage market maintain solvency.

Until mid-2008, home mortgage financing was readily available at attractive rates throughout Sonoma County and California. Starting in late 2008, it became harder to get a home purchase loan, but the average interest rate has fallen to around five percent. In particular, people with short credit history, lower incomes or self-employment incomes, or those with other unusual circumstances, have had trouble qualifying for a loan or were charged higher rates. In 2015, the underwriting process continues to require a greater level of scrutiny than in 2000 through 2005; however, mortgage rates remain low (around or under four percent with an average rate of 3.71 percent in February 2015).

Construction loans for new housing are difficult to secure in the current market. In past years, lenders would provide up to 80 percent of the cost of new construction (loan to value ratio). In recent years, due to market conditions and government regulations, banks may require larger investments by the builder.

Financing Costs and Availability

One of the most significant factors related to the provision of adequate housing for all segments of the population is the availability of financing. The average mortgage interest rates from 2000 through 2014 are shown on a biennial basis in Table 2-12. In 2000, interest rates for a 30-year fixed rate mortgage were just over 8 percent. The rates fell by over a percent in 2001 and by another half a percent in 2002. In 2003 rates declined to 5.83 percent and held under six percent for the following two years. In 2006 as home prices peaked, interest rates climbed by a half a percent to 6.41 percent and held over 6 percent for the next two years. Rates dropped to 5.04 in 2008 and have remained below 5.0 percent from 2010 through the present, with average monthly rates in 2015 remaining below 3.75 percent.

TABLE 2-12: AVERAGE MORTGAGE INTEREST RATES 2000-2011	
2000	8.05
2002	6.54
2004	5.84
2006	6.41
2008	6.03
2010	4.69
2012	3.66
2014	4.17

SOURCE: FREDDIE MAC, MONTHLY AVERAGE COMMITMENT RATE AND POINTS ON 30-YEAR FIXED-RATE MORTGAGES

Generally speaking, households can afford to spend 30 percent of their monthly income on housing. This figure assumes that the household does not have an already high debt to income ratio, or other high monthly expenses. As discussed in Chapter 1, the State and federal median income levels do not always match current actual income levels in a jurisdiction. A moderate income, three-person household can afford a home sales price of approximately \$324,625 at an interest rate of 4.5 percent. If the interest rates were to rise to 6 percent, that same household would be able to afford a less expensive home, \$278,085.

Land Costs

According to the California Building Industry Association, the cost of land represents an ever-increasing proportion of the total housing development cost. Since the mid-1960's, raw land has cost significantly more in California than in the rest of the United States. Vacant land in Cotati listed "for sale" is limited and the price for potential residential lots varies widely. Land costs are based on a review of information available on zillow.com, landandfarm.com, and realtor.com in February 2015. Single family lots ranged from \$195,000 to \$246,000 per lot. Larger parcels designated for residential or mixed use and appropriate for subdivision or multifamily development are priced from approximately \$483,425 to \$1 million per acre. A 1.81-acre parcel with a previously approved 6-unit subdivision was priced \$875,000, which equates to \$145,833 per lot.

Measures to reduce land costs, which are traditionally available to Cotati, include the use of federal Community Development Block Grant (CDBG) and HOME funds, state CalHome funds, and local Housing Fund, as well as the use of government-owned surplus lands for housing projects. These measures generally benefit the construction of assisted, low-income housing.

Cost of Construction

Construction costs include both hard costs, such as labor and materials, and soft costs, such as architectural and engineering services, development fees and insurance. Rising costs of labor and materials have contributed to non-governmental constraints on housing development and improvements. These costs were a substantial part of the increased housing costs during the 1990s through 2005. Builders passed those increases along to the homebuyer or renter. As the value of homes has turned downward over the past few years, construction costs have also begun to come back down. The cost of residential construction varies significantly. A large production homebuilder can currently build a very modest home for around \$75 per square foot. The larger homebuilders are far more competitive as a result of their larger national contracts for commodities and materials such as lumber, concrete, pipe, wire, windows, etc. A smaller local contractor will likely incur costs of \$100 to \$150 per square foot for a modest home during 2015.

Current construction cost estimates for multifamily homes in Cotati, show that hard costs account for approximately 65 to 75 percent of the building cost and soft costs average around 10 percent (the remaining 15 to 25 percent is land costs). Estimates for single family homes, hard costs currently account for roughly 65 to 70 percent of the building cost, soft costs are 10 percent and land is the remainder.

One factor affecting costs is the use of prevailing wage labor. Construction costs for a typical apartment complex are estimated at around \$200,000 a unit for prevailing wage labor. It is estimated non-prevailing wage labor could decrease construction costs by 10 to 20 percent. Costs can change dramatically over time based on market conditions and inflation.

Consumer Preference

The increase in housing costs during the 1990s and first half of the 2000s was partially due to consumer preference and lifestyle expectations. The size of the typical single-family house increased and the amenities included in the housing package changed, as well as the number of bedrooms and size of living areas. All of these lifestyle choices have costs associated with them.

The general trend in consumer preference in California from 2000 through 2005 was toward larger homes, smaller lots, and more attached home products. As the real estate market began its downturn in 2006, the general trend in consumer preference in California has shifted back to smaller homes, larger lots, and more detached home products. With the market showing signs of recovery, the interest in smaller homes, townhomes, and more attached home products may be renewed.

AT RISK HOUSING UNITS

This section analyzes existing or potential “at-risk” assisted rental housing developments, which are eligible to convert to market-rate housing over the next ten years. The conversion may be due to the termination of a subsidy contract, mortgage prepayment, or expiration of use restrictions. “Assisted housing developments” are multi-family rental housing projects that receive or have received government assistance under federal programs listed in the Housing Element Law, state and local multi-family revenue bond programs, local redevelopment programs, the federal Community Development Block Grant Program, or local in-lieu fees.

AT RISK ASSESSMENT

Each property is assigned a level of risk of conversion. There are three levels of risk: At-Risk, Lower Risk and Low Risk. At Risk properties are at-risk of converting to market rate when they are within five years

of the end date of the most valuable subsidy or rent restriction. Lower Risk properties are at lower risk of conversion when their most valuable subsidy or rent restriction is scheduled to terminate within six to ten years of the current date. Properties are designated low risk when their subsidies and/or rent restrictions will expire more than 10 years in the future. If a property is owned by a nonprofit organization, the risk of conversion to market is one level lower than it otherwise would be. While this is not always accurate, on average the risk of conversion is lower when a property is owned by a nonprofit whose mission is typically to maintain the affordability of apartments for lower income households.

Databases of federal and state agencies and the California Housing Partnership Corporation (CHPC) database were reviewed and CHPC was contacted to ensure up-to-date information. The City also reviewed its records for assisted multi-family rental units constructed through its affordable housing program. Seven assisted multifamily affordable housing projects were identified in Cotati (see Table 1-30). Four of the assisted multifamily projects have received federal and/or state subsidies. One of these projects, Marvin Gardens, is at risk of losing affordability as its Section 8 contract expires annually. The other three federal/state assisted projects have affordability requirements through 2030 or longer. Three of the assisted multifamily affordable housing projects were constructed through the City's Affordable Housing Requirement. Of these, none are at-risk of expiring as all of the projects have affordability requirements through 2030 or longer. The at-risk project, Marvin Gardens, is a family complex with 37 units (28 2-bedroom and 9 3-bedroom) and all units are affordable to lower income households.

Costs Analysis

State Housing Element law requires that all Housing Elements include additional information regarding the conversion of existing, assisted housing developments to other non-low income uses (Statutes of 1989, Chapter 1452). This was the result of concern that many affordable housing developments throughout the country were going to have affordability restrictions lifted because their government financing was soon to expire or could be pre-paid. Without the sanctions imposed due to financing restrictions, affordability of the units could no longer be assured.

In order to provide a cost analysis of preserving “at-risk” units, costs must be determined for rehabilitation, new construction or tenant-based rental assistance.

1. Acquisition and Rehabilitation – The primary factors used to analyze the cost of preserving low-income housing include: acquisition, rehabilitation and financing. Actual acquisition costs depend on several variables such as condition, size, location, existing financing and availability of financing (governmental and market). There is currently one apartment complex in Cotati for sale that can be used to estimate the cost of acquisition; a four-unit complex on Lund Hill Drive has 4 2-bedroom units and is listed for \$775,900, an average unit price of \$193,975. It is anticipated that the per-unit acquisition and rehabilitation cost for a complex with a mix of two and three bedroom units, similar to the at-risk projects may have a per unit cost of \$215,000.
2. New Construction/Replacement – New construction implies construction of a new property with the same number of units and similar amenities as the one removed from the affordable housing stock. Burbank Housing, a local affordable housing provider, was contacted to determine new construction costs. Based on recent project pro-formas, it was estimated that the cost to develop new units, including land, soft costs, and construction, would range from \$300,000 to \$375,000 per unit.

3. **Tenant-Based Rental Assistance** – This type of preservation largely depends on the income of the family, the shelter costs of the apartment and the number of years the assistance is provided. If the average household living in the at-risk complexes is a very low income household, the affordable rent for a three-person household in a two bedroom unit would be \$930 per month and the affordable rent for a four-person household in a three-bedroom unit would be \$1,032 per month. HUD fair market rents for Cotati are \$1,370 for a two bedroom unit and \$2,109 for a three bedroom unit. The difference between the affordable housing cost and fair market rents would require a monthly subsidy of \$440 for a two-bedroom unit and \$1,077 for a three bedroom unit. The subsidy necessary to ensure that the units would remain affordable for a 30-year period would be \$158,400 for a two-bedroom unit and \$387,220 for a three-bedroom unit.

Summary. The acquisition and rehabilitation of existing units instead of new construction is the most cost effective approach toward the preservation of “at-risk” units, as shown in Table 2-13. The cost to provide a form of tenant-based rental assistance is similar to the cost to acquire the units.

TABLE 2-13: COST OF PRESERVING AT-RISK HOUSING	
	Marvin Gardens
Acquisition and Rehabilitation	\$7,955,000
New Construction/Replacement	\$11,100,000 to \$13,986,000
Tenant-Based Rental Assistance	\$7,924,680

SOURCE: DE NOVO PLANNING GROUP, 2015

Termination Notice Requirements

State law (§65863.10 of the Government Code) requires notice by owners who want to terminate their rental restrictions (Section 8 and federally assisted mortgages), whose restrictions expire (tax credit projects), or who want to sell an assisted property. The law applies to projects with low-income rental restrictions, including: 1) all types of project-based Section 8 developments; 2) projects with mortgages financed through the Section 221 (d) (3) BMIR, Section 236, Section 202 programs or Section 515; and 3) projects that have received an allocation of tax credits under Section 42.

Two notices are required: one at twelve months prior to termination or expiration of the restrictions, and a second notice at six months. The purpose of these notices is to inform tenants, local governments, local housing authorities, and the California Department of Housing and Community Development (HCD) of the owner’s intention to terminate restrictions.

California law also contains an “option to make an offer to purchase” (Section 65863.11 of the Government Code). The purpose of this provision is to provide buyers willing to preserve an assisted project with an opportunity to try to purchase the development from the seller. An owner who chooses to terminate rental restrictions or whose restrictions are expiring is required to provide a notice to potential qualified buyers. An owner with an assisted project also must provide notice if selling the project would result in discontinuance of the use restrictions.

A notice must be sent to all qualified entities who register with the State Housing and Community Development Department (HCD) on their website or who contact the owner directly. This notice must be sent 12 months prior to sale or termination by registered or certified mail, as well as posted in the project.

Active Termination Notices

There are not currently any owners of assisted multifamily rental housing units who are considering no longer providing rental restrictions and converting restricted units to market-rate units that have filed notice with the California Housing and Community Development.

Resources

There are a number of public and private non-profit corporations that have legal and managerial capacity, and interest in acquiring and managing assisted housing developments. The Housing and Community Development Department maintains a list of qualified entities who are interested in purchasing and are capable of operating government-subsidized multifamily housing projects. The current list of Qualified Entities for Sonoma County includes Affordable Housing Foundation, Burbank Housing Development Corporation, Divine Senior Apartments, SWJ Housing, Pacific Community Services, Petaluma Ecumenical Properties, and Sonoma County Community Development Commission. There are additional entities who have indicated an interest in all counties in the State. Contact information for qualified entities is available at: <http://www.hcd.ca.gov/hpd/hrc/tech/presrv/>.

There is a range of funding sources available to assist with the cost of constructing, acquiring, rehabilitating, and subsidizing housing that is at-risk of converting to market rate. These sources are listed in Chapter 3, Resources.

3. RESOURCES

This section discusses resources available for the accommodation and development of the City's housing needs. One of the most important resources is adequate land to accommodate future housing. Other resources include financial assistance programs for the development and maintenance of housing, supportive services provided to special needs populations, and incentives provided by the City to encourage the development of housing affordable to all income levels.

HOUSING SITE INVENTORY

Regional Housing Needs Allocation

The City of Cotati was allocated 137 housing units as part of the regional housing allocation process conducted by the state Department of Housing and Community Development and Association of Bay Area Governments. Of the 137 units allocated, two units have been constructed to date, 236 units have been approved, and an additional 177 units are planned. After considering the units that have been constructed or planned, 23 very low income units remain to be accommodated, while all of the low, moderate, and above moderate income units have been accommodated. Table 3-1 identifies the allocation from the 2014-2022 cycle, the number of units constructed or permitted to date, and the remaining allocation.

TABLE 3-1: REGIONAL HOUSING NEEDS ALLOCATION – 2014 THROUGH 2022					
	Very Low	Low	Moderate	Above Moderate	Total
2014-2022 Allocation	35	18	18	66	137
Housing Units Constructed	0	1	0	1	2
Housing Units Approved ¹	5	13	18	200	236
Housing Units Pending ¹	7	8	8	154	177
REMAINING ALLOCATION	23	(4)	(8)	(289)	(278)

¹ SEE TABLE 3-4 FOR DETAILS OF APPROVED AND PENDING PROJECTS

SOURCE: ABAG, 2013; CITY OF COTATI, 2015; DE NOVO PLANNING GROUP, 2015

This chapter provides an inventory of all vacant and underutilized housing sites and identifies housing opportunities in Cotati for all income levels in accordance with the Government Code. The ability to provide suitable housing that meets the needs of residents from all income levels is largely dependent on the availability of vacant and underdeveloped sites that can accommodate a range of housing unit types. Housing opportunities are also affected by infrastructure availability and capacity. Lastly, land use controls, environmental constraints, and market conditions, which are addressed in Chapter 2, also affect housing opportunities.

LAND AVAILABILITY

The amount of land available for new housing development is the crucial first step in determining whether a jurisdiction can accommodate its fair share of housing needs. There must be sufficient underdeveloped or vacant parcels within the City already zoned and designated to accommodate residential uses for a variety of income levels. GIS data, assessor data, aerial maps, General Plan maps, and zoning maps were reviewed in order to identify vacant parcels that could accommodate residential uses, as well as underutilized sites that have the potential for redevelopment or additional housing units. Potential residential sites in Cotati are illustrated in Figure 3-1 and summarized in Table 3-2. A

3. RESOURCES

detailed list of parcels is provided in Table 3-4 (Approved and Pending Projects), Table 3-5 (High Density Residential Parcels), Table 3-6 (Mixed Use Sites), and Appendix A (Single Family Parcels).

Approximately 79.51 acres of land were identified that are both suitable for residential development and constitute realistic sites for residential development. Available sites could yield approximately 999 housing units (Table 3-2). There is adequate capacity on appropriately zoned and designated sites to accommodate Cotati's 2014-2023 RHNA. Appendix A includes an inventory of each site by assessor's parcel number, acreage, General Plan land use designation, zoning designation, and realistic unit yield. Figure 3-1 identifies the location of available housing sites in the City.

TABLE 3-2: SUMMARY OF HOUSING SITES		
Zoning	Acreage	Realistic Unit Yield
RR	4.58	5
RVL	1.28	2
NL	10.54	53
NM	3.73	52
NU	4.89	56
SPD	26.57	377
SPSW	8.13	219
CG	19.64	233
CD	0.15	2
TOTAL	79.51	999

SOURCE: DE NOVO PLANNING GROUP, 2015

As shown in Table 3-2, the City has 79.51 acres of vacant and underutilized land that allow residential uses. Of these parcels, 25.02 acres are designated for residential uses (RR, RVL, NL, NM, and NU zones). Residential uses are a permitted use on these parcels and require zoning clearance and design review, as described in Chapter 2.

Historically, single family projects between 10 and 70 units and multi-family projects between 15 and 40 units are typical of residential developments in Cotati. Table 3-3 presents the number of parcels within various size classes. As described in greater detail below, there are a variety of parcels in Cotati that can accommodate single family and multifamily development projects in the 25- to 100-unit range and there are adequate sites to accommodate the City's lower, moderate, and above moderate income housing needs.

TABLE 3-3: VACANT AND UNDERUTILIZED PARCELS BY SIZE				
Zoning Designation	<1 Acre	1-5 Acres	>5 Acres	Total Parcels
RR	0	1	0	1
RVL	2	0	0	2
NL	2	0	1	3
NM	47	0	0	47
NU	1	2	0	3
SPD	11	4	1	16
SPSW	10	1	0	11
CG	5	2	2	9
CD	1	0	0	1
TOTAL	79	10	4	93

SOURCE: COTATI GENERAL PLAN; COTATI ZONING ORDINANCE; SONOMA COUNTY ASSESSOR DATA, 2015; DE NOVO PLANNING GROUP, 2015

Pending Housing Projects

In Cotati, eight housing projects have been recently approved but not yet constructed. A 48-unit single family project that would include four lower income units has been approved at 100 Valparaiso. A 46-unit subdivision, which would include 9 lower income units, has been approved in eastern Cotati. Six additional projects have been approved that would provide 3 very low, 3 low, and 5 moderate income

units. An additional pending project is proposed at 8354 and 8360 Santero Way. The Cotati Station Apartments project proposes 154 total units, with 7 very low, 8 low, and 8 moderate income units on approximately 5.18 acres, and an overall density of 29.7 units/acre. Details regarding the approved and pending projects are provided in Table 3-4.

TABLE 3-4: PENDING RESIDENTIAL PROJECTS								
Map # / APN	Zoning	General Plan	Acres	Use/Description	Number of Units ¹			
					VL	L	Mod	Total
#1: 144-301- 012	NM	MDR	0.69	Approved project. Vacant. The City is working with Housing Land Trust of Sonoma County to provide 6 very low and moderate income single family units on the parcel. Affordability will be permanent, as the land will be deed-restricted and owned in perpetuity by the Housing Land Trust. Individual homes will have a ground lease that includes resale restrictions. Density: 8.7 units/acre.	2	-	4	6
#2: 144-650- 020	NL	LMDR	0.75	Approved project and under construction. The Redevelopment Successor Agency is working with Habitat for Humanity to provide 5 self-help very low income single family units on the parcel. One of the five units was completed in 2014 and a second thus far in 2015. The remaining three units will be completed in 2015/2016. Affordability is a condition of project approval and will be ensured through deed restrictions. Density: 6.7 units/acre.	1	4	-	5
#3: 144-292- 027 through 144-292- 072	NM	MDR	3.04	46-unit subdivision approved, final map filed, and under construction (Standard Pacific project). Project includes 26 single-family detached units and 20 duplex and triplex units on 3.88 acres. Nine units are required to be constructed as lower income housing on 0.02- and 0.03-acre parcels. The market rate rental/sales prices for the duplex and triplex units are anticipated to be affordable to moderate income households, with prices anticipated from \$220,000 to \$295,000 based on home sales prices in 2012. Affordability is a condition of project approval and is ensured through an Inclusionary Housing Agreement and subsequent deed restrictions. Density: 15.1 units/acre.	-	9	11-	46
#4: 144-450- 002	NL	LMDR	9.6	Approved, with pending revisions to the tentative map. 100 Valparaiso project. – 48-lot residential subdivision and community center on 9.6 acres. Includes 2 very low, 2 low, and 2 moderate income	2	2	2	48

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TABLE 3-4: PENDING RESIDENTIAL PROJECTS

Map # / APN	Zoning	General Plan	Acres	Use/Description	Number of Units ¹			
					VL	L	Mod	Total
				units. Affordability is a condition of project approval and is ensured through an Inclusionary Housing Agreement and subsequent deed restrictions. Density: 4.4 units/acre.				
#6: 144-110-010	RR	LDR	4.6	Project approved and final map recorded. 780 West Cotati Ave. 5-lot subdivision on 4.58 acre site.	-	-	-	5
#7: 144-440-024	RVL	LDR	0.8	Approved and under construction. 8710 Cypress Avenue. Demolition of a single family dwelling and construction of a single family dwelling and second unit.	-	-	1	1
#10: 046-630-045	NL	LMDR	0.2	Approved project. Aguirre Way. Construction of a single family home.	-	-	-	1
#11: 144-480-014	SPSW	SP	1.85	Proposed project. 8354 and 8360 Santero Way. Cotati Station Apartments. Includes 154 total units, with 7 very low, 8 low, and 8 moderate income units on approximately 5.18 acres. Density 29.7 units/acre.	7	8	8	154
#14: 144-370-023	RVL	LDR	0.51	Approved and under construction. 124 Cervantes Court. Single family home.	-	-	-	1
Total Approved and Pending Residential Units					12	22	15	260

¹PROVISION OF VERY LOW, LOW, AND MODERATE INCOME UNITS IS A CONDITION OF PROJECT APPROVAL AND WILL BE ENSURED THROUGH AN INCLUSIONARY HOUSING AGREEMENT FOR EACH PROJECT. SINGLE FAMILY UNITS WILL HAVE A DEED RESTRICTIONS OR GROUND LEASE.

SOURCE: CITY OF COTATI, 2015

Lower Income Housing Sites

Cotati's RHNA for very low and low income housing units is 53 units. One unit has been constructed. The City has approved and pending development projects that would provide 34 very low and low income units (see Table 3-4). The City's remaining RHNA allocation is for 19 units. The City has adequate sites to accommodate 213 multifamily units on high density residential sites (Table 3-5) and capacity to accommodate an additional 455 multifamily/high density residential units in mixed use projects (Table 3-6).

As shown in Tables 3-5, and 3-6, the City has an excess of sites to accommodate its remaining allocation for lower income units. These sites will accommodate densities and project types that are similar to those that have been constructed or recently approved to provide affordable housing (see Tables 2-4 and 3-4).

Over the past decade, affordable housing in the City has been constructed on a variety of sites, including NM, NU, SPD, and CE sites. Larger multifamily developments that primarily serve lower income households were built on both NM and NU sites. In addition to multifamily projects that provide entirely lower or low/moderate income housing, mixed income projects, such as Cotati Co Housing and

Park Meadows, and mixed use projects, such as Cotati Co Housing, Myrring/Jinks, and Avila/Young, have also contributed to the City's affordable housing stock. Consistent with the requirements of Government Code Section 65583.2, Chapter 2 of this Housing Element analyzes how the City's (adopted land use regulations, including zoning, density, and other requirements, have successfully accommodated affordable projects (see all of Chapter 2, with an emphasis on Table 2-4 and related discussion).

The City's General Plan, Land Use Code, and the programs in this Housing Element will ensure that affordable lower income housing will be constructed by:

- Ensuring that development projects provide a portion of housing units that are affordable to lower and moderate income households;
- Providing a density bonus of up to 35 percent for affordable housing. Rather than rezoning land to allow higher densities which would immediately drive up the price of land and also could result in the loss of affordable sites to high density market-rate development, this approach ensures that affordable housing developers can develop at higher densities without paying increased land costs commensurate with higher zoning.
- Continuing to encourage affordable housing on the NM, NU, SPD, and CE sites, which have been successful in accommodating affordable units in the past.
- Ensuring that the City's land use requirements continue to reduce sprawl, encourage a mix of land uses, and prioritize affordable, higher density housing options.
- Ensuring that adequate sites are available to accommodate higher density multifamily projects (see Table 3-5) as well as mixed-use projects that include a high density residential component (see Table 3-6).

Realistic Development Capacity

The development capacity of available sites was determined based on: 1) historical and recently approved projects; 2) densities that can realistically be accommodated based on the development standards; and 3) input from several local affordable housing developers.

Tables 2-4 and 3-4 demonstrate that the City can accommodate its lower income and special needs housing using a range of densities (6.7 to 23.7 units per acre) and housing types, including multifamily, single family, and mixed use units. Affordable units constructed at lower densities were often inclusionary units, provided as part of a larger project, or a small affordable project in the NL or NM zoning districts. The City's higher density NU sites were developed at 18 and 23.7 units per acre. The City's mixed use sites were developed at 10.9 to 20.7 units, with two projects providing low and moderate income units at densities of 17 and 20.7 units per acre.

In order to be conservative, this analysis anticipates that lower income units will be accommodated primarily on sites designated NU and SPD, with additional capacity provided by zoning designations that accommodate higher density, mixed-use developments. Based on this historical data, it is realistic to anticipate that the City's NU sites could be developed at 20 units per acre for affordable housing projects and that the City's mixed use and downtown specific plan sites would primarily be developed at 15 to 20 units per acre.

In the case of the Downtown Specific Plan (DSP), the DSP was approved in 2009 during the current economic downturn and no new projects have been constructed in the DSP area using the development standards established by the DSP. Therefore, realistic capacity for the DSP was based on a review of the

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development standards provided for each district in the Downtown Specific Plan as well as discussions with an affordable housing developer, Burbank Housing, which is considering a project in the Downtown Specific Plan area.

Input from local affordable housing developers, including Burbank Housing and Petaluma Ecumenical Properties (PEP), indicates that developers of lower income housing typically need to receive some sort of financial assistance to develop lower income housing. Each developer pointed out that it is extremely difficult to have projects be financially feasible. Burbank Housing and PEP each stated that they typically build as many units as possible under a local jurisdiction's standards in order to maximize the cash flow and reduce the financing gap. Burbank Housing, Sonoma County Housing Land Trust, and Habitat for Humanity each indicated that Cotati's support of affordable housing, through assistance in acquiring sites, providing density bonuses and other incentives, and financial assistance through the Redevelopment Successor Agency and in-lieu housing fees that the City has collected, has been crucial in order for each of these developers to have a viable project in Cotati. Each developer indicated that the densities allowed in the City, ranging from the lower densities in the NM designation to the higher densities in the DSP, accommodated their constructed and/or proposed affordable housing.

After reviewing historic densities and speaking with affordable housing developers, it was determined that review of realistic capacity based on the City's multifamily development standards and on-site improvement requirements (e.g., setbacks, building height, parking and open space requirements) would be most appropriate to determine approximate density and unit yields for each zoning district. Realistic yields were determined as follows:

- **NU:** Minimum density of 12 units per acre is required, with a maximum of 15 units per acre without a density bonus 20.25 units per acre allowed with a density bonus. The City's development standards, which allow heights up to 28 feet (2 to 2.5 stories) without a use permit, lot coverage of 60%, and setbacks of 15 feet (lower setbacks for single story buildings and rowhouses), would readily accommodate development at 21 units per acre, anticipating a range of studio through three bedroom units, infrastructure/utilities, and parking at 2 spaces per unit. As such, the development standards would accommodate the maximum density allowed for lower income development, 20.25 units per acre with a density bonus. In order to be conservative, a realistic capacity of 18 units per acre was used to determine the number of lower income units that could be accommodated on the vacant and underdeveloped NU sites.
- **SPD:** The Downtown Specific Plan encourages minimal setbacks and dense pedestrian-oriented development that will accommodate high density residential uses, based on development standards. Densities that can be accommodated vary by district within the SPD zone:
 - **SPD - Northern Gateway/Residential Only:** Residential-only development is allowed in the Northern Gateway district on the sites identified in Table 3-5. The DSP development standards allow development with no setback from the front and side yards, and a maximum setback of 10 feet in these locations. Rear yard setbacks are a minimum of 10 feet. Building heights of up to 50 feet are allowed. Floor area ratios up to 2.15 are allowed; there are no additional lot coverage requirements. Parking can be accommodated through on-site tuck under or surface parking, an underground garage, or an above ground garage. These development standards readily accommodate three-story multifamily development of densities in the range of 35 to 42 units per acre, depending on the unit size. While higher densities could be achieved, this analysis anticipates that the typical density range would be 20 to 31 units per acre and that

realistic capacity for multifamily developments in the Northern Gateway district is approximately 20 units per acre.

- **SPD – Northern Gateway/Mixed Use:** Mixed use sites in the Northern Gateway district are summarized in Table 3-6. As previously described, the Northern Gateway district has minimal setback requirements, a height allowance of 50 feet, and allows a maximum floor area ratio of 2.15. Parking can be accommodated through on-site tuck under or surface parking, an underground garage, or an above ground garage. The mixed use sites limit uses on the lower story to commercial uses and allows up to two stories of residential uses above commercial uses. The floor area of residential uses may not exceed 1.15. Residential densities, as part of a mixed use project in the Northern Gateway district, could occur at 15 to 25 units per acre. This analysis assumes that realistic development capacity in the Northern Gateway district is 16 units per acre for a mixed use project.
- **SPD – Commerce Avenue and La Plaza districts/Mixed Use:** The DSP development standards allow development with no setback from the front and side yards, and a maximum setback of 10 feet in these locations. Rear yard setbacks are a minimum of 10 feet. Building heights of up to 35 feet are allowed. Floor area ratios up to 2.15 are allowed; there are no additional lot coverage requirements. Parking can be accommodated through on-site tuck under or surface parking, an underground garage, or an above ground garage. While residential densities could range from 18 to 22 units per acre, the available lots in these districts are smaller than those in the Northern Gateway district and it is anticipated that lower income development would occur at densities of 10 to 22 units per acre in the Commerce Avenue and La Plaza districts. This analysis assumes that realistic development capacity in these districts is 12 units per acre for a mixed-use project.
- **CG and CD districts/Mixed Use:** The CG and CD districts allow multifamily development at densities up to 15 dwelling units per acre, as part of a mixed use project. Setbacks are from zero to 10 feet for front and side yards in both districts, 10 feet for rear yards in the CD district, and from 10 to 20 feet for rear yards in the CG district. Building heights up to 35 feet are permitted without a use permit. Lot coverage of 80 percent is allowed in the CG district and 100 percent is allowed in the CD district. While the development standards would accommodate residential densities at higher than 20 units per acre, densities are only allowed from a minimum of 12 to a maximum of 15 units per acre. The minimum allowed density of 12 units per acre was used in calculating the realistic development capacity on CG parcels.

Table 3-5 below identifies the capacity for lower income residential uses on the sites that are designated to allow solely residential development (no mixed use requirement). These sites could accommodate 56 residential units on parcels zoned NU and 157 units on parcels zoned SPD. These sites include several smaller sites that may be appropriate for special needs housing, including transitional housing, housing for persons with disabilities, or extremely low income housing, since these special needs housing types typically require deeper subsidies per unit and, as a result, are often developed as smaller projects. Table 3-6 identifies the capacity for lower income residential uses on sites that allow residential development as part of a mixed use project and accommodate densities of 15 units per acre or higher; these sites could accommodate 455 units.

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TABLE 3-5: VERY LOW AND LOW INCOME VACANT AND UNDERUTILIZED HIGH DENSITY RESIDENTIAL SITES							
Map #	APN	Zoning	General Plan	Minimum to Maximum Densities ¹	Acres	Use/Description	Realistic Capacity
Neighborhood Urban Zone - High Density Residential Sites							
5	144-282-030	NU	HDR	12 – 15 du/ac (20.25 w/ density bonus)	1.02	Underdeveloped – duplex.	14
8	144-282-009	NU	HDR	12 – 15 du/ac (20.25 w/ density bonus)	0.96	Underdeveloped - 1 single family unit plus small outbuildings.	14
9	144-282-008	NU	HDR	12 – 15 du/ac (20.25 w/ density bonus)	2.91	Underdeveloped. This site has 19 multifamily units that are clustered in two areas of the site. The remainder of the site is undeveloped. Utilities and site access are in place. This parcel could be consolidated with #144-282-009 to yield 42 new units.	28
Subtotal High Density Residential Capacity							56
Downtown Specific Plan –Multifamily Residential Sites							
13	144-060-014	SPD-NG	SP	20 - 31 du/ac	0.3	Vacant. Northern Gateway district.	6
15	144-080-022	SPD-NG	SP	20 - 31 du/ac	0.44	Vacant. Northern Gateway district.	9
21	144-170-009	SPD-NG	SP	20 - 31 du/ac	10.8	Underdeveloped. Northern Gateway district. St. Joseph's Catholic church property. Site is partially developed; approximately 10.8 acres are vacant. While the undeveloped area is large and could accommodate 270 units, it is not anticipated that a project over 140 units would be developed on the site based on historical development in Cotati. This site is considered to be appropriate for multifamily development, as the owner could opt to split the parcel and sell a portion (which happened previously) or could choose to develop the parcel themselves.	140
27	144-274-009	SPD-LP	SP	15 – 22 du/ac	0.06	Underdeveloped – accessory building. La Plaza district. Small site could accommodate a duplex with two one or two bedroom units.	2

TABLE 3-5: VERY LOW AND LOW INCOME VACANT AND UNDERUTILIZED HIGH DENSITY RESIDENTIAL SITES

Map #	APN	Zoning	General Plan	Minimum to Maximum Densities ¹	Acres	Use/Description	Realistic Capacity
Subtotal Downtown Specific Plan –Multifamily Residential Capacity¹							157
TOTALS						Acres	Residential Capacity
Total High Density/Multifamily Residential Capacity						16.49	213
Subtotal - Multifamily Parcels with capacity for 20 or more units						13.71	168
Subtotal – Multifamily Parcels with capacity for 1-19 units						2.78	45

¹The SPD SITES DO NOT HAVE ESTABLISHED MINIMUM DENSITIES, THEREFORE, THE REALISTIC RANGE OF DENSITIES FOR EACH SPD DISTRICT IS IDENTIFIED.

TABLE 3-6: VERY LOW AND LOW INCOME VACANT AND UNDERUTILIZED MIXED USE SITES

Map #	APN	Zoning	General Plan	Minimum to Maximum Densities ¹	Acres	Use/Description	Realistic Capacity ²
Downtown Specific Plan Sites –Mixed-Use Multifamily Residential Sites							
12	144-070-028	SPD-CA	SP	10 - 22 du/ac	0.47	Vacant. Commercial Avenue district.	6
16	144-170-010	SPD-NG	SP	15 - 25 du/ac	0.93	Vacant. Northern Gateway district.	15
17	144-680-051	SPD-NG	SP	15 - 25 du/ac	1.25	Vacant. Northern Gateway district.	20
18/19	144-170-011/ 144-170-008	SPD-NG	SP	15 - 25 du/ac	6.94	Vacant. Northern Gateway district.	111
20	144-200-004	SPD-NG	SP	15 - 25 du/ac	2.91	Underdeveloped - 10 residential units. Northern Gateway district.	37
22	144-190-030	SPD-NG	SP	15 - 25 du/ac	0.84	Vacant. Northern Gateway district.	13
23	144-272-010	SPD-NG	SP	15 - 25 du/ac	0.24	Vacant. Northern Gateway district.	4
24	144-274-002	SPD-LP	SP	10 - 22 du/ac	0.18	Vacant. La Plaza district.	2
25	144-274-015	SPD-LP	SP	10 - 22 du/ac	0.29	Vacant. La Plaza district.	3
26	144-274-014	SPD-LP	SP	10 - 22 du/ac	0.41	Vacant. La Plaza district.	5
28	144-351-004	SPD-HC	SP	10 - 22 du/ac	0.44	Underdeveloped - very small single family home or structure. Historic Core district.	4
Subtotal Downtown Specific Plan –Multifamily Residential Capacity¹							220
General Commercial – Mixed-Use Multifamily Residential Sites							
29	144-050-009	CG	GC	12 - 15 du/ac	7.19	Vacant	86
30	046-286-021	CG	GC	12 - 15	0.66	Vacant	8

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TABLE 3-6: VERY LOW AND LOW INCOME VACANT AND UNDERUTILIZED MIXED USE SITES

Map #	APN	Zoning	General Plan	Minimum to Maximum Densities ¹	Acres	Use/Description	Realistic Capacity ²
				du/ac			
31	046-286-019	CG	GC	12 - 15 du/ac	6.68	Vacant	80
32	046-286-020	CG	GC	12 - 15 du/ac	1.29	Vacant	15
33	046-286-017	CG	GC	12 - 15 du/ac	0.61	Vacant	7
34	144-060-005	CG	GC	12 - 15 du/ac	0.22	Vacant	2
35	144-050-004	CG	GC	12 - 15 du/ac	0.47	Vacant	5
36	144-050-005	CG	GC	12 - 15 du/ac	2.4	Vacant	29
37	144-130-026	CG	GC	12 - 15 du/ac	0.12	Vacant	1
38	144-261-003	CD	GC	12 - 15 du/ac	0.15	Underdeveloped - Residential accessory structure (no dwelling units)	2
General Commercial – Mixed Use Capacity							235
TOTALS						Acres	Residential Capacity
Total High Density Residential – Mixed Use Parcels						47.62	455

¹THE SPD SITES DO NOT HAVE ESTABLISHED MINIMUM DENSITIES, THEREFORE, THE REALISTIC RANGE OF DENSITIES FOR EACH SPD DISTRICT IS IDENTIFIED.

²CAPACITY OF INDIVIDUAL PARCELS IN THE DOWNTOWN SPECIFIC PLAN IS 377; HOWEVER, EACH DISTRICT ONLY ALLOWS A MAXIMUM NUMBER OF DWELLING UNITS (HC-71, LP-89, NG-229, CA -61). WHEN THE CAPS ARE APPLIED TO EACH DISTRICT, A TOTAL OF 263 UNITS CAN BE ACCOMMODATED.

Moderate Income Housing

Rowhouses, condominiums, and townhomes, as well as two-family to four-family developments (duplex, triplex, and fourplex) and lower density mixed use projects, are most likely to accommodate the moderate income group. These uses could be built on sites designated NM, NU, or for mixed use development. The duplex and triplex units that are included in the approved projects identified in Table 3-4 could accommodate moderate income housing. A portion of the mixed use parcels identified in Table 3-6, as well as the mixed use parcels in the Santero Way Specific Plan (Table 3-7), could include and accommodate moderate income housing. Further, Appendix A identifies 1.29 acres of sites designated NM, which allows duplex units without a use permit; these sites could accommodate an additional 31 units of moderate income housing. The smaller SPD and NU sites that may accommodate a duplex, triplex or fourplex also add to the inventory of potential moderate income sites.

TABLE 3-7: MODERATE INCOME SANTERO WAY SPECIFIC PLAN MIXED USE SITES

Map #	APN	Zoning	General Plan	Allowed Density	Acres	Use/Description	Realistic Capacity
39	144-320-022	SPSW	GC	10 du/ac	0.47	Vacant	5
40	144-302-048	SPSW	GC	10 du/ac	0.76	Vacant	8
41	144-480-021	SPSW	GC	10 du/ac	0.86	Vacant	9
42	144-320-024	SPSW	GC	10 du/ac	0.46	Vacant	5
43	144-320-023	SPSW	GC	10 du/ac	0.23	Vacant	2
44	144-320-015	SPSW	GC	10 du/ac	0.97	Vacant	10
45	144-320-016	SPSW	GC	10 du/ac	0.96	Vacant	10
46	144-790-017	SPSW	GC	10 du/ac	0.65	Vacant	7
47	144-480-019	SPSW	GC	10 du/ac	0.51	Vacant	5
48	144-320-008	SPSW	GC	10 du/ac	0.41	Vacant	4
Santero Way Specific Plan - Mixed Use Capacity²							65

²Capacity of individual parcels in the Santero Way Specific Plan is 84 units; however, the plan limits total residential development to 198 units. 100 units have been constructed, so capacity remains for 98 units.

Above Moderate Income Housing

The City's above moderate income housing needs are anticipated to be accommodated primarily by single family parcels in the RR, RVL, and NL zones. As shown in Table 3-2, the City has 16.4 acres of parcels in the RR, RVL, and NL that will realistically accommodate approximately 60 units. Additionally, as shown in Tables 3-1 and 3-4, there are several pending or approved projects which would provide for an additional 354 above moderate income housing units, which is more than adequate to accommodate the City's fair share of above moderate income housing needs.

Extremely Low Income and Special Needs Households

Extremely low income households are most likely to be accommodated by lower income multi-family developments with an extremely low income component in the NU zone and in the Northern Gateway district of the SPD zone. Extremely low income units require deep subsidies in order to make the units financially feasible to construct and operate. The smaller NU and SPD sites (sites accommodating up to 25 units) identified in Tables 3-5 and 3-6 may be appropriate for extremely low income and special needs housing. Both of these housing types typically require deeper subsidies per unit and, as a result, are often developed as smaller projects. The sites shown in Tables 3-5 and 3-6 that would accommodate 2- to 70 unit multi-family projects would also be appropriate for single room occupancy, multi-family development for a variety of household sizes, small group care facilities, transitional and supportive housing, and large group homes; all of these project types can be appropriate for extremely low income and special needs households.

Available sites in the NU, SPD, CG, and CD designations will accommodate extremely low income and special needs households, including farmworkers, seniors, and large families. Farmworkers may also be accommodated on agricultural parcels. The Housing Plan includes programs to encourage development of extremely low income, and other special needs housing, as well as programs to remove constraints to the development of these housing types.

INFRASTRUCTURE

The ability to provide adequate infrastructure and services (roads, water, sewer, drainage, etc.) for new housing developments is an essential element in meeting future housing needs. The cost of providing significant infrastructure, when weighed with other development costs such as property, construction, and carry costs, can prohibit the ability of a developer to achieve a profitable return on investment in today's market climate.

An assessment of the utility infrastructure and the public services available to operate and maintain the infrastructure is provided below. The assessment discusses infrastructure/service limitations for current and future development as well as infrastructure fees. This discussion is based on information that was obtained from the City of Cotati 2010 Urban Water Management Plan, City of Cotati Water Distribution System Master Plan, Sonoma County Water Agency 2010 Urban Water Management Plan, City of Cotati Sewer Collection System Master Plan, and the City of Cotati General Plan Update Background Report; all of these documents were published in 2011. As described below, there is adequate existing and planned water supply, wastewater disposal, transportation system, and public services capacity to accommodate the City's fair share of regional housing needs.

Water Services

The City of Cotati owns and operates a water supply and distribution system that supplies potable water to residences and businesses within the City limits. The City's potable water supply comes primarily from water purchased from the Sonoma County Water Agency (SCWA) and water pumped from groundwater wells owned and operated by the City.

WATER SUPPLIES

The City's main water supply is water that it receives from the SCWA. The SCWA water supply is comprised of ground water from the Russian River permitted under a surface water diversion right for infiltration and groundwater from SCWA wells. In addition to the primary SCWA water supply, the City uses local groundwater supply from three municipal well sites located within the city limits. Prior to 1992, the City used groundwater to supply more than half of its demands. More recently, the City's water strategy has been to supply its demands by use of its SCWA water supply and to use its local groundwater supplies to supplement its needs during peak periods and also during periods of drought. The City's local groundwater supply is a key element of its drought contingency plan and is planned to remain as such throughout the 25-30 year planning horizon of the 2010 UWMP. (Cotati UWMP, 2011) The City actively seeks to balance the use of its SCWA water supplies and its local groundwater supplies in a way that ensures a sustainable yield of local groundwater.

Additionally, as described in the City's 2010 UWMP, the City desires to implement a system that would allow for the delivery and use of recycled wastewater that is treated at the Santa Rosa Subregional System. Table 3-8 summarizes the City's current water supply as well as future (planned) water supplies during normal water years through 2030. The City's planned water supplies exceed the amount necessary to accommodate the City's remaining RHNA, other approved and pending development, and additional residential, commercial, and other development allowed under the General Plan.

TABLE 3-8: CURRENT AND PLANNED WATER SUPPLIES (AFY)

Water Supply Sources	2010	2015	2020	2025	2030	2035
SCWA water supply	646	816	974	1,065	1,155	1,246
Supplier Produced Groundwater	295	530	530	530	530	530
Recycled Water	0	13	32	32	32	32
Future Water Conservation ^(A)	-	104	148	191	232	268
Total	941	1,463	1,684	1,818	1,949	2,076

SOURCE: CITY OF COTATI 2010 URBAN WATER MANAGEMENT PLAN, TABLE 4.6;

(A): BASED ON 2010 URBAN WATER MANAGEMENT PLAN WATER DEMAND ANALYSIS AND WATER CONSERVATION MEASURES UPDATE (MADDEUS WATER MANAGEMENT).

WATER DISTRIBUTION INFRASTRUCTURE

The water system is comprised of three groundwater wells, two turnouts from the Sonoma County Water Agency (SCWA), two storage facilities (only one in operation with a 1.0 million gallon capacity), and approximately 150,000 lineal feet of distribution piping ranging in size from 2-inch to 24-inch pipes. The existing water distribution system consists of a single pressure zone with an approximate hydraulic grade line elevation ranging from 288 to 294 feet (Cotati Downtown Specific Plan Water Supply Assessment, Winzler and Kelly, 2008). Many of the vacant and underdeveloped parcels shown on Figure 3-1 are adjacent to existing water distribution infrastructure and will need to construct minimal improvements to provide on-site water service.

Wastewater Services

The City of Cotati owns and operates a wastewater (sewer) collection and transmission system. Sewage is conveyed to the Santa Rosa Subregional Wastewater Reclamation System for treatment at the Laguna Treatment Plant.

COTATI WASTEWATER COLLECTION SYSTEM

The City owns and operates a sanitary sewer collection system that provides sanitary sewer, or wastewater, service to approximately 1,200 acres in and around the City's limits. The sanitary sewer system is comprised of four lift stations, approximately 140,300 lineal feet of collection piping ranging in size from six inches to 24 inches, approximately 484 manholes, approximately 150 cleanouts, and a 24-inch transfer interceptor which carries wastewater to the Santa Rosa Subregional Treatment Plant (also referred to as the Laguna Wastewater Treatment Plant LWWTWP) for treatment.

The City of Cotati's wastewater flows and projected ADWF are shown below in Table 3-9.

TABLE 3-9: CITY OF COTATI WASTEWATER FLOWS

	Existing (2010)	Buildout (2035)
Average Dry Weather Flow	0.46 mgd	0.66 mgd
Design Flow	3.90 mgd	4.60 mgd
Peaking Factor	8.5	7.0

SOURCE: SCSMP, PAGE 4-16

Many of the vacant and underdeveloped parcels shown on Figure 3-1 are adjacent to existing wastewater distribution infrastructure and will need to construct minimal improvements to provide on-site wastewater service.

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WASTEWATER TREATMENT

The City of Santa Rosa Utilities Department is responsible for managing the Subregional Wastewater Treatment and Reclamation system, which handles the wastewater treatment for the City of Cotati. Wastewater generated by the City of Cotati is treated at the Laguna Wastewater Treatment Plant, located at the south end of Santa Rosa.

In 1975, the City of Santa Rosa executed an Agreement with the Cities of Rohnert Park, Sebastopol and the South Park County Sanitation District for treatment of wastewater at the Laguna Treatment Plant. At that time, Cotati's wastewater flowed through Rohnert Park's collection system and the combined flow continued to the Laguna Treatment Plant. In 2002, under the Fourth Amended Agreement, Cotati's flow allocation was increased to 0.76 mgd to incrementally meet treatment capacity needs for its General Plan buildout. This available capacity will accommodate the City's remaining RHNA, approved and pending development projects, as well as additional residential, commercial, and other development envisioned in the General Plan.

Circulation System

Two state highways, US 101 and the Gravenstein Highway (SR 116), pass through Cotati and provide access to other parts of Sonoma County and the greater San Francisco Bay Area. Three regional arterials pass through Cotati into the City of Rohnert Park or Sonoma County: Old Redwood Highway, East Cotati Avenue, and Commerce Boulevard. The City's commercial areas are laid out in a linear fashion along the major collectors of East Cotati Avenue, Gravenstein Highway and Old Redwood Highway. Housing closest to downtown is the most compact, residential neighborhoods adjacent to the hub have a typical suburban form, and development west of US 101 is appreciably less dense and rural in context. Cotati's relatively small land area and flat topography create many opportunities for residents to walk and bicycle to destinations throughout the community.

Local streets provide access to neighborhoods, parks, and shopping areas. Public transit is provided by Sonoma County Transit, Golden Gate Transit, and Paratransit. The City has two park and ride lots and SMART commuter rail system is planned to run through, and stop, in Cotati. The City's approach to traffic seeks alternatives to traditional traffic solutions (e.g., road widening to maintain high levels of service) and instead emphasizes use of public transit and the bicycle and pedestrian system to allow the urban core to be accessible via non-motorized transportation and to ensure safe traffic conditions. The City collects a Traffic Mitigation fee to address circulation improvements necessary to serve planned growth. Individual development projects are required to provide roadway improvements as described in the On-Site and Off-Site Improvements subsection. The City's existing and planned circulation system has been planned to accommodate designated land uses, including more residential units than necessary to accommodate the City's fair share of regional housing needs.

The City is in the process of developing a master plan for traffic improvements along Old Redwood Highway, which will facilitate development of parcels in the Downtown Specific Plan. The City's Traffic Mitigation Fee (\$250 per unit) allows new development to pay its fair share toward needed new traffic lanes or intersection signalizations, rather than constructing capacity-increasing improvements. This approach relieves individual projects of the cost-burden and time necessary to construct individual traffic improvements and allows for traffic improvements to be planned and constructed by the City.

As individual development projects are proposed in Cotati, they are reviewed for their potential to result in project-level traffic impacts or contribution to cumulative adverse traffic conditions. Individual development projects are reviewed for traffic impacts and appropriate improvements, which may include stop signs or turn lanes, to reduce significant impacts, unless the City determines that there are

considerations, such as social, economic, or other benefits from a project that override the project's contribution to adverse traffic impacts.

Public Services

Other local services, such as fire, police protection, and schools, are funded through the General Fund, development impact fees to address the demands of new growth, and other funding sources and would not constitute a constraint to residential development.

FINANCIAL AND ORGANIZATIONAL RESOURCES

A range of financial resources is available to the City, developers, and non-profit organizations for the construction, maintenance and preservation of affordable housing and housing for special needs populations. Organizational resources are available to City residents to assist with housing and other life needs. These programs are described below.

Local Financial Resources

Affordable Housing Fund. The Affordable Housing Fund is one of two funds that the City has direct access to use for affordable housing. The Affordable Housing Fund receives in-lieu fees collected to address the Affordable Housing Requirement, including both the residential requirement and non-residential affordable housing linkage. This fund may be used to fund very low, low, and moderate income housing; however, the majority of the fees collected are to fund very low income housing as many developers will provide the low and moderate income units either on- or off-site. This fund has a balance of approximately \$3.1 million.

Community Foundation Sonoma County. This organization provides grants to nonprofit agencies to operate programs that provide services to lower-income and homeless residents, with an emphasis on services to teen mothers and other families with children.

Redevelopment Successor Agency Tax Increment Funds. On December 29, 2011, the California Supreme Court issued its opinion which upheld the validity of AB1x26 which dissolves all the redevelopment agencies in the State. As a result of the Court's ruling, the dissolution of Cotati's Community Redevelopment Agency was effective as of February 1, 2012. The Cotati Community Redevelopment Successor Agency was created to address the assets and obligations of the Redevelopment Agency. Funding for projects is limited to existing obligations of the Redevelopment Agency.

The Redevelopment Successor Agency has identified the Habitat for Humanity and Sonoma County Housing Land Trust projects as existing obligations of the Redevelopment Agency and has included approximately \$1.1 million in funding for these projects on the Recognized Obligation Payment Schedule, which is submitted to a County oversight board and the State Department of Finance for approval. The oversight board is responsible for directing Successor Agencies in winding down redevelopment activities and must approve certain actions taken by Successor Agencies. Any action by the Oversight Board may be reviewed by the State Department of Finance.

United Way. The United Way provides grants to nonprofit agencies to operate programs that provide services to lower-income and homeless persons.

Urban County – CDBG, HOME, and ESG Funding. The City of Cotati, along with six other cities and the unincorporated County, is part of the Sonoma County Urban County and HOME Consortium, which gives the City and its residents access to federal funding programs for housing rehabilitation, new housing construction, and homebuyer assistance program through the Community Development Block Grant (CDBG) and Housing Investments Partnership Program (HOME), as well as CDBG community services

3. RESOURCES

funds and Emergency Shelter Grant (ESG) homeless prevention funds. The Urban County is administered by the Sonoma County Community Development Commission (CDC) on behalf of the Urban County and HOME Consortium. In fiscal year 2011/2012, the Urban County/Consortium received \$1.79 million in CDBG funds, \$121,916 in Emergency Shelter Grants (ESG), and \$1.1 million in HOME funds. Cotati must compete with other small cities in the County each year to receive funding for specific programs and services. In 2011, the Housing Land Trust project in Cotati will receive \$100,320 in CDBG funds. A program is included in the Housing Plan to seek annual funding from the Urban County to help the City address its housing needs. Consortium funds have been provided to affordable housing developments in the City.

The primary objective for CDBG funding is to develop viable urban communities, principally for low and moderate income persons. Eligible CDBG activities include: housing assistance programs; public improvement projects, such as parks and infrastructure; land acquisition; business assistance programs that promote economic development; programs that support community organizations that work directly with low and moderate-income residents; and planning and administration.

The ESG program is authorized under subtitle B of Title IV of the Stewart B. McKinney Homeless Assistance Act of 1987. This program is designed to prevent homelessness and to enable homeless individuals and families to move toward independent living. Funds can be used toward essential services, homeless prevention, and operation of homeless shelters and the overall program.

Federal Financial Resources

Community Development Block Grant Program. CDBG funds, received since FY 1982-83 and averaging approximately \$2 million annually, are administered by Sonoma County on behalf of the Urban County. CDBG funds are used mainly for housing or housing related activities, including infrastructure improvements, and do allow a small portion to be used for public services. The most current annual allocation of funds is approximately \$1.6 million.

Emergency Shelter Grants Program. ESG funds are used for the administration and operation of emergency shelters, essential services for homeless persons, and homeless prevention programs. The ESG allocation had been averaging \$88,000 annually and recently increased to \$135,863. The County will continue to use these funds for shelter operations and homelessness prevention activities to assist Urban County residents.

Section 8 Housing Choice Voucher Program. The Section 8 Housing Choice Voucher Program provides monthly rental assistance payments to private landlords on behalf of low-income families who have been determined eligible by the Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that families may lease safe, decent, and sanitary housing units in the private rental market. The program is designed to allow families to move without the loss of housing assistance. Moves are permissible as long as the family notifies the Housing Authority ahead of time, terminates its existing lease within the lease provisions, and finds acceptable alternate housing. In Cotati, 30 households are assisted through the Housing Authority Section 8 and Shelter Plus Care Programs.

Section 8 – Project Based Assistance. The Section 8 Project-Based program is a component of the Housing Choice Voucher program. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents. There are two Project-Based properties located within Cotati. Under the Project-Based program, the

assistance is tied to the unit. A family who moves from the Project-Based unit does not have any right to continued housing assistance. Section 8 contracts may be renewed on an annual basis.

Federal Emergency Management Agency (FEMA). Since 2000, the Commission has administered the elevation program, prioritizing assistance to properties owned and/or occupied by lower-income households.

Federal Home Loan Bank System. The Federal Home Loan Bank System facilitates Affordable Housing Programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low income households must occupy at least 20 percent of the units for the useful life of the housing or the mortgage term.

Housing Investment Partnerships Program. The HOME program is authorized under Title II of the Cranston-Gonzales National Affordable Housing Act that was signed into law on November 28, 1990. The intent of the HOME Program is to expand the supply of decent, safe, sanitary and affordable housing for very low and low income households. HOME Program funds are to be used for affordable rental housing projects, through funding of new development, acquisition/rehabilitation of existing developments, or through tenant-based rental assistance. Historically, the Urban County receives approximately \$1.2 million each year and the program requires a 25 percent local match of funds. The most recent annual allocation is \$677,686.

HUD Section 811/202 Programs. Through the Section 811/202 programs, HUD provides long term financing for disabled and elderly rental housing affordable to lower income households.

Low-Income Housing Preservation and Residential Home Ownership Act (LIHPHA). LIHPHA requires that all eligible HUD Section 236 and Section 221(d) projects “at-risk” of conversion to market-rate rental housing through the mortgage prepayment option be subject to LIHPHA Incentives. The incentives to owners include HUD subsidies which guarantee owners an eight percent annual return on equity. Owners must file a Plan of Action to obtain incentives or offer the project for sale to a) non-profit organizations, b) tenants, or c) public bodies for a 12 month period followed by an additional three-month sale to other purchasers. Only then are owners eligible to prepay the subsidized mortgages.

McKinney Vento Homeless Assistance. Since 1997, Sonoma County’s Housing Authority and nonprofit agencies have received funding under the Supportive Housing and Shelter Plus Care programs.

Low Income Housing Tax Credits (LIHTC). The LIHTC program has provided a large portion of financing for affordable rental projects in Cotati over the past decade. Through this program, private investors receive federal tax credits and other tax benefits in consideration for the equity financing they provide to rental projects targeted to extremely-low and low-income persons. Under the HEARTH Act, Sonoma County expects to continue to receive McKinney Vento funding for the SHP and S+C programs.

State Financial Resources

Affordable Housing Innovation Program (AHIP) – Loan and Practitioner Funds. The AHIP is administered by the state Department of Housing and Community Development (HCD) and provides acquisition financing to developers, through a non-profit fund manager, for the development or preservation of affordable housing.

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Building Equity and Growth in Neighborhoods (BEGIN). BEGIN, administered by HCD, provides grants to local jurisdictions to make deferred payment second mortgage loans to qualified first-time low- and moderate-income home buyers for the purchase of eligible newly constructed homes.

CalHOME Program. CalHome provides grants to local public agencies and non-profit developers to assist households in becoming homeowners. CalHome funds may be used for predevelopment, development, acquisition, and rehabilitation costs as well as downpayment assistance.

California Housing Finance Agency (CalHFA). CalHFA offers multiple financing programs, including permanent financing for acquisition and rehabilitation to for-profit, non-profit, and public agency developers seeking to preserve "at-risk" housing units and tax-exempt bond financing to rental projects that also receive federal 4% low income housing tax credits. In addition, CalHFA offers low interest predevelopment loans to nonprofit sponsors through its acquisition/rehabilitation program. CalHFA provides below-market rate first mortgages and subordinate financing to eligible homebuyers.

Community Placement Plan (CPP) Funds. In collaboration with the regional center, the California Department of Developmental Services uses CPP funds to develop homes as an alternative for individuals with developmental disabilities to reside in the community instead of institutional settings.

Emergency Housing and Assistance Program (EHAP). EHAP provides funds to local government agencies and non-profit corporations for capital development activities and facility operation for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.

Housing Enabled by Local Partnerships (HELP). The HELP Program, administered by CalHFA, awards 10-year low-interest rate loans to local jurisdictions to finance development of affordable housing.

Infill Infrastructure Grant Program. The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed use infill projects and infill areas.

Joe Serna Jr. Farmworker Housing Grant Program (Serna). The Serna program finances the new construction, rehabilitation and acquisition of owner- and renter-occupied housing units for agricultural workers, with a priority for lower income households.

Low Income Housing Tax Credits. The California Tax Credit Allocation Committee (CTCAC) administers the federal and state Low-Income Housing Tax Credit Programs. Both programs were created to encourage private investment in affordable rental housing for households meeting certain income requirements. Under these programs, housing tax credits are awarded to developers of qualified projects. Twenty percent of federal credits are reserved for rural areas, and ten percent for non-profit sponsors. To compete for the credit, rental housing developments have to reserve units at affordable rents to households at or below 46 percent of area median income. The assisted units must be reserved for the target population for 55 years. The federal tax credit provides a subsidy over ten years towards the cost of producing a unit. Developers sell these tax benefits to investors for their present market value to provide up-front capital to build the units. Credits can be used to fund the hard and soft costs (excluding land costs) of the acquisition, rehabilitation, or new construction of rental housing. Projects not receiving other federal subsidy receive a federal credit of nine percent per year for ten years and a state credit of 30 percent over four years (high cost areas and qualified census tracts get increased federal credits). Projects with a federal subsidy receive a four percent federal credit each year for ten years and a 13 percent state credit over four years. The CTCAC also administers a Commercial Revitalization Deduction Program.

Local Housing Trust Fund Program. The Local Housing Trust Fund program, also funded through HCD, provides matching grants to local housing trust funds.

Multifamily Housing Program (MHP). MHP administered by State Department of Housing and Community Development (HCD), assists rental housing developments that will be affordable to extremely low- and low-income households.

Preservation Interim Repositioning Program (PIRP). PIRP is a short-term loan program designed to preserve housing at risk of conversion to market rates. Only non-profits, dedicated to the provision of affordable housing, may apply. Local matching funds, together with PIRP funds, may not exceed 20 percent of total costs.

ORGANIZATIONAL RESOURCES

The following organizations providing housing and human services that benefit lower income households, with a focus on households and individuals with the highest needs, including extremely low income, senior, disabled, homeless, and other at-risk/special needs households.

2-1-1 System. An information and referral hotline and website, made possible by a four-way funding partnership that includes the County of Sonoma, the local United Way, the Volunteer Center and the Community Foundation Sonoma County, allows callers and internet users to find out where to get food, shelter, clothing, counseling, mental health aid, alcohol treatment, transportation, elder care, or job search assistance information.

Area Agency on Aging. Coordinates planning and funding for programs allowing persons sixty years of age and older to maintain maximum independence in the community. The AAA Advisory Council, a 21-member volunteer committee, works closely with the Agency in the areas of planning, funding, and advocacy. The Council makes recommendations to the Board of Supervisors on the needs of seniors, adults with disabilities, and their caregivers.

Cal-Learn. Cal-Learn is a special CalWORKs program for parenting or pregnant teenagers who have not earned a high school diploma or its equivalent. Case management services and supportive services (child care, transportation, school supplies) are provided to these parents to encourage them to stay in school or return to school until graduation or earning a high school equivalency certificate. Teen parents earn bonuses for successful participation.

California Department of Developmental Services (DDS) and Department of Rehabilitation (CDR). DDS is the agency through which the State of California provides services and supports to individuals with developmental disabilities. CDR works in partnership with consumers and stakeholders to provide services and advocacy resulting in employment, independent living and equality for individuals with disabilities.

Disability Rights California. Disability Rights California provides advocacy help for Californians with disabilities.

SonomaWORKs and the Welfare to Work Program. SonomaWORKs provides temporary cash assistance and/or food stamps for needy families. Eligibility workers determine initial and on-going eligibility for cash assistance. Unless exempt, parents and caretaker relatives are required to participate in Welfare to Work activities. Employment and Training Workers provide Welfare to Work case management services, which include referrals for education, training, and jobs, as well as supportive services – child care, transportation, and other services needed for work and training activities.

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Community Support Network. Community Support Network (CSN) is a non-profit agency which provides a wide range of psychosocial rehabilitative services to mentally ill and homeless adults by working with families, community agencies, support groups, health care resources and service providers. CSN operates North Housing and A Step Up, both residential supportive housing programs, and also provides homeless services and case management.

Continuum of Care Planning Group. This group is comprised of a broad range of public, private nonprofit and for-profit entities, as well as private citizens, meets to discuss, develop and implement homeless prevention and intervention goals. The Continuum of Care addresses the full spectrum of shelter, housing and service needs for all homeless subpopulations in Sonoma County.

Disability Services and Legal Center (DSLC). DSLC trains and assists disabled individuals or households with a disabled member to search for housing and assists in the application process for various funds for rental deposits or late rent depending on qualifications. DSLC's housing team is actively involved in advocacy efforts on behalf of individuals and directed at systems change.

Food Stamps. Eligibility Workers determine initial and on-going eligibility for CalFresh food stamps. Some people who receive Food Stamps also receive CalWORKs cash assistance. To remain eligible for Food Stamps, most recipients must complete and submit a Quarterly Status Report.

HCA Homeless Prevention Fund. This fund was established by a private individual and is administered by Community Action Partnership of Sonoma County. This fund provides short-term financial assistance to lower-income persons needing assistance to avoid loss of their housing.

Homeless Prevention Program. The Cotati-Rohnert Park Homeless Prevention Program is operated by Sonoma County Adult and Youth Development. The program provides one-time financial assistance and can help with back rent, current rent or security deposit for current Rohnert Park - Cotati residents or Sonoma County residents who are planning to move to Rohnert Park - Cotati.

In-Home Supportive Services. Provides in-home care to low income older adults and people with disabilities in order to help clients remain safely and independently in their homes. IHSS social workers conduct home visits to assess the client's needs and determine the number of hours a client can hire a caregiver. IHSS Payroll staff issue and process IHSS provider timesheets.

Linkages. A case management program for frail elderly adults and adults with disabilities, age 18 years and older. The purpose of the program is to promote client independence through arranging and coordinating services that help support individuals to remain safely at home.

Medi-Cal. Medi-Cal is California's Medicaid health care program. This program pays for a variety of medical services for children and adults with limited income and resources. Medi-Cal is supported by federal and state taxes. Sonoma County operates MediCal and supplements it with County Medical Services Program, which assists with medical, dental, emergency services, and medicines for low income families, individuals, and children.

Mental Health Association in California. Provides advocacy, education, information and other assistance necessary to ensure that all people who require mental health services are able to receive the mental health and other services that they need.

North Bay Regional Center (NBRC). NBRC provides services to persons who are or at risk of having a developmental disability and live in Sonoma, Solano or Napa counties. NBRC provides assessments to determine the specific services an individual is eligible to receive. Services include diagnosis and evaluation, individual program planning prevention services, crisis intervention, family support services,

advocacy consultation with other agencies, program evaluation, community education, community resource development, coordination of services with community providers such as school, health, welfare and recreation resources, transition planning, and admissions to and discharges from state developmental centers. The NBRC provides Alternate Living Arrangement (ALA) services; an ALA is a service to individuals who are unable to live at home and cannot live independently without special support. The most common types are family care homes, extended family homes, group homes, and intermediate care or skilled nursing facilities. "Supported living arrangements" are becoming more common. This is where clients own or rent their own homes even though they may need significant support.

Rebuilding Together – Rohnert Park and Cotati. Rebuilding Together repairs, rehabilitates, and modifies the homes of low-income homeowners, particularly those who are elderly, disabled or families with small children, so that they may continue to live independently with dignity in the warmth, and safety of their own home. Rebuilding Together also works with other non profit organizations to facilitate necessary repairs and renovations.

Religious Organizations. Religious organizations located throughout Sonoma County provide varying levels and types of services and financial assistance to low-income, seniors, disabled, and homeless persons, taking an active role in recruiting their members to volunteer at the local shelters and other facilities serving the homeless.

Sonoma County Housing Authority. The Housing Authority provides rental housing assistance through multiple programs. The Housing Choice Voucher program is the federal government's major program for assisting very low-income families, the elderly, and the disabled to rent decent, safe, and sanitary housing in the open market. The Family Self-Sufficiency Program is a HUD program for Section 8 Housing Choice Voucher holders that encourages households to obtain employment that will lead them to economic independence and self-sufficiency. The Housing Authority also operates the Family Unification, Tenant-Based Rental Assistance, and Shelter Plus Care Programs.

Sonoma County General Assistance. Provides assistance with shelter, food and employment services for individuals who are disabled or unemployed and not supported financially by friends, family or any private or public assistance program.

Sonoma County Job Link. Sonoma County Job Link provides accessible services for persons with disabilities. These services include accommodations for all customers of Job Link and individualized services for customers who qualify, based on their disability.

Sonoma County Task Force for the Homeless. The Task Force is a central clearing house for information about local shelters and services, including human services, food banks, clothing assistance, and utilities assistance, for households living throughout Sonoma County. The Task Force disseminates information on funding and is a pivotal component of the County's Continuum of Care for the homeless. The Task Force convenes meetings of housing and service providers to facilitate information sharing and coordination of services and provides financial assistance to providers.

Veterans Service Office. Provides assistance and advocacy for veterans and their dependents and survivors, and other eligible individuals and organizations to claim state and federal benefits. Provides information, assistance and referral in obtaining medical and other services.

Women, Infants, and Children. The Sonoma County Department of Health Services operates the WIC program, which provides financial assistance to purchase healthy food as well as nutrition services and health referrals.

ENERGY CONSERVATION

Energy conservation associated with residential development primarily occurs in two ways: 1) reducing the energy demands associated with the operation and maintenance of the residence and property (e.g., design for passive/natural cooling, natural lighting, efficient heating and cooling mechanisms, insulation, energy efficient appliances and lighting, “smart” switches, etc.) and 2) reduce energy demand associated with vehicle use.

Energy conservation improvements offer the most viable means of addressing high-energy costs. The City encourages energy conservation in new development and retrofit projects. The building orientation, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed in order to maximize solar access and energy conservation. The objective of energy conservation efforts directed towards new development includes the maximum feasible use of passive or natural cooling and lighting, water conservation, and walkability/connectivity to other neighborhoods and community destinations. Examples of passive cooling opportunities include the design of lots to allow the proper orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include the design of lots to allow structures to be aligned in an east-west direction for southern exposure.

There are a number of methods available to improve conditions of existing structures and to decrease their energy demand, all of which fall under the general label of “retrofit.” Among the most common techniques for increasing building efficiency are: insulation of ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; night setback thermostats; spark ignited pilot lights; low-flow shower heads; window treatment to provide shade; and furnace efficiency modifications. Weatherization in existing dwellings can greatly cut down heating and cooling costs. Weatherization is generally done by performing or improving attic insulation, caulking, weather stripping and storm windows, furnace efficiency modifications, and certain mechanical measures to heating and cooling systems. Other means of energy conservation in retrofitting residential structures includes proper design and location of windows, window shades, orientation of the dwelling in relation to sun and wind direction, and roof overhang to let the winter sun in and block the summer sun out.

City of Cotati Sustainable Development and Energy Efficiency Requirements

CALIFORNIA GREEN BUILDING STANDARDS CODE

In March 2011, the City repealed its Sustainable Building Program and adopted CalGreen, the California Green Building Standards Code. The City’s adoption of CalGreen included mandatory compliance with Tier 1 standards. CalGreen addresses five areas of green building: 1) planning and design, 2) energy efficiency, 3) water efficiency and conservation, 4) material conservation and resources efficiency, and 5) environmental quality. The mandatory requirements are separated into non-residential and residential projects. Tier 1 requires development projects to: comply with baseline measures, exceed 2008 Energy Efficiency Standards by 15 percent, and comply with one measure from each of the sites, water, materials, and environmental categories, as well as one additional measure from any of the five categories.

CITY OF COTATI MUNICIPAL CODE CHAPTER 17

Title 17 of the Cotati Municipal Code includes a variety of standards that interact to implement resource conservation goals. These standards provide for: development that is mixed use and walkable; housing for diverse family types (including multifamily, single family, and second units); street widths that are the minimum necessary to accommodate safe and convenient transportation; and the preservation of habitat, wetlands, trees and other environmental resources.

Chapter 17.51, Resource Conservation, provides standards to assist new development in achieving the conservation of energy and other resources within the community, primarily through requiring compliance with CalGreen provisions, including Tier 1. This chapter also provides cross-references to other sections of Chapter 17 (land use code) that address resource conservation issues in relation to the topics of those regulations (e.g., subdivision design, exterior lighting, etc.). Remodeling or other alterations to an existing structure are required to comply with Chapter 17.51 only if the proposed extent of change to the existing structure is sufficient that the building code would otherwise require that the entire structure comply with all applicable current building code requirements.

Collectively, the resource conservation standards of the Land Use Code are intended to reduce per capita energy consumption, and its contributions to global greenhouse gas production, potable water consumption and resulting wastewater production, and solid waste production. The provisions of this chapter apply to all proposed development and new land uses.

GENERAL PLAN

The General Plan includes Goal 9 to promote conservation of energy and other natural resources. Policies 9.1.1 and 9.1.2 and associated actions ensure that a high level of energy efficiency is achieved in both new development and modifications to existing development. Policies 9.2.1 through 9.2.5 and associated actions ensure that land use design features, including solar access, street layout, and tree planting, maximize energy conservation. Policies 9.3.1 and 9.3.3 and associated actions include use of trees, minimization of pavement, and development of green open spaces to enhance the City's micro-climate. Policy 9.4.1 allows for mixed residential and commercial uses while Policy 9.4.2 ensures that non-residential uses are compatible with the neighborhood. Policies 9.5.1 through 9.5.5 are designed to reduce consumption of natural resources through promoting water conservation, encouraging transportation alternatives to autos and trucks, and promoting the City's recycling program. The Housing Plan includes Goal 5, Policy H-5-1, and Program 5-1 in support of sustainable housing development, including energy conservation and efficiency measures.

Incentives

STANDARDIZED PERMIT SUBMITTAL – RESIDENTIAL PHOTOVOLTAIC SYSTEMS

The Redwood Empire Chapter of Code Officials has developed a standardized permit submittal for residential (one and two family dwellings) roof mounted photovoltaic (PV) systems of up to 5 KW in an effort to provide consistent processing requirements among local jurisdictions. If the project is located in a historical district or is a ground mount system, additional requirements for review may be required. The City of Cotati has adopted the standardized permit submittal requirements to encourage installation of residential PV systems.

SONOMA COUNTY ENERGY INDEPENDENCE PROGRAM

Sonoma County's Energy Independence Program is a new opportunity for property owners to finance energy efficiency, water efficiency and renewable energy improvements through a voluntary assessment. These assessments will be attached to the property, not the owner and will be paid back through the property tax system over time, making the program not only energy efficient but also affordable. Program specifics include:

- Participation in this Sonoma County program is completely voluntary.
- Energy efficiency, water conservation and renewable energy generation upgrades must be permanently attached to the property to qualify. Items not permanently attached such as dishwashers and other appliances are not allowed. Improvements like insulation, cool roofing,

3. RESOURCES

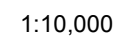
heating and air conditioning systems, waterless urinals, solar panels and energy efficient windows are acceptable.

- Improvements must be for existing buildings; new construction does not qualify.
- Assessments are a lien on the property itself: when the property is sold, the assessment stays with the property.
- Repayment is made through the property tax bill over time.

 Residential Site

	A - Agriculture
	RR - Rural Residential
	LDR - Low Density Residential
	LMDR - Low/Medium Density Residential
	MDR - Medium Density Residential
	HDR - High Density Residential
	GC - General Commercial
	OSP - Open Space/Parks
	PF - Public Facilities
	CI - Commercial Industrial
	SP - Specific Plan

 Santero Way Specific Plan
 Downtown Specific Plan
 City Boundary
 Sphere of Influence/ Urban Growth Boundary



4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

Note: This section does not show changes in highlight as it has been completely updated to review the 2012 Housing Element.

Accomplishments under the 2012 Housing Element are evaluated in this chapter in order to determine the effectiveness of the previous housing element, the City's progress in implementing the 2012 Housing Element, and the appropriateness of the housing goals, objectives, and policies.

REVIEW OF THE PREVIOUS HOUSING ELEMENT

The 2012 Housing Element program strategy focused on achieving an adequate supply of safe, decent housing for all residents of Cotati through maintaining and preserving the existing housing stock, preserving the character of Cotati's residential neighborhoods, meeting the City's regional housing needs allocations; and providing additional affordable housing. The 2012 Housing Element identified the following goals:

- | | |
|-----------------|---|
| Goal H-1 | Conserve and improve the existing housing stock to provide adequate, safe, and decent housing for all Cotati residents |
| Goal H-2 | Provide adequate sites to accommodate the housing needs of all economic segments of the community |
| Goal H-3 | Expand affordable housing opportunities for lower income households and persons with special housing needs, including seniors, disabled persons, large households, and homeless persons and families |
| Goal H-4 | Promote housing opportunities for all persons regardless of race, gender, age, marital status, ancestry, national origin, color, or sexual orientation |
| Goal H-5 | Promote energy efficiency and conservation in residential development |
| Goal H-6 | Ensure public participation in the development of the City's housing policies |

The 2012 Housing Element included policies and programs to achieve the identified goals. Table 4-2 analyzes each implementation program provided in the 2012 Housing Element, describing the results of the program and recommending whether each policy or implementation program should be kept, modified, or removed in this update to the Housing Element.

Effectiveness of the Previous Housing Element

The 2012 Housing Element resulted in significant changes to the City's Land Use Code and adoption of an Affordable Housing Program that resulted in the development of very low, low, moderate, and above moderate income housing, as well as special needs housing. While the City had a limited amount of time to implement the 2012 Housing Element, the 2012 Housing Element was effective in ensuring changes to the Land Use Code that facilitate development of affordable and special needs housing and providing a framework to ensure that the City has a safe and decent supply of housing affordable to a range of household income levels.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

The 2012 Housing Element addressed the City's housing needs for the 2007 through 2014 period. Table 4-1 summarizes housing units produced during the RHNA period covered by the 2012 Housing Element.

TABLE 4-1: 2007-2014 REGIONAL HOUSING NEEDS ALLOCATION ACCOMPLISHMENTS					
	Very Low	Low	Moderate	Above Moderate	TOTAL
2007-2014 Regional Housing Needs Allocation	67	36	45	109	257
Units Constructed	0	3	4	8	17
Remaining Units	67 units remaining	33 units remaining	41 units remaining	101 units remaining	240 units remaining

Appropriateness of Housing Element

The overarching goals and policies of the 2012 Housing Element continue to be appropriate and will be generally kept in the Housing Plan, with modifications to streamline or clarify objectives where appropriate. As discussed in Table 4-2, many housing programs continue to be appropriate and the intent of these programs will be kept in the Housing Element and revised to address identified specific housing needs, constraints, or other concerns identified as part of this update.

The policies and programs of the 2012 Housing Element that were developed to modify the City's Land Use Code are being implemented and will be adopted concurrently or before the completion of this Housing Element Update. These programs will be removed from the Housing Element as they are no longer necessary. The City has experienced further reductions in staffing and budget since the 2012 Housing Element, so programs that are not feasible to implement due to staff or funding constraints will be identified. In some cases, it is appropriate to maintain these programs in the event that staff and funding levels increase.

This update to the Housing Element will revise existing programs and include new programs, where appropriate, to ensure that the City's priorities are addressed, that requirements of State law are addressed, and that constraints to housing are removed, to the extent feasible.

Where necessary, the Housing Plan (Goals, Policies, and Programs) will also be revised to provide clearly stated goals, to clearly identify specific revisions to be made to the Land Use Code, and to associated policies and programs with the most relevant goals. See the Housing Plan for the goals, policies, and programs of this Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
<u>Program 1-1 Housing Rehabilitation and Home Ownership</u> Improve neighborhoods and housing by providing opportunities for home ownership and housing rehabilitation through the following activities: • Seek all available funding, including CDBG, HOME, BEGIN, and CalHOME, to provide on-going housing rehabilitation and home ownership programs. • When funding is available, implement a Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by extremely low, very low, low, and moderate income households with an emphasis on assisting extremely low and very low income households. Ensure that the housing rehabilitation program includes provisions for mobile homes and renovations to provide accessibility for disabled persons, to the extent that the funding source allows these types of improvements. • When funding is available, implement a Home Ownership Assistance Program which provides low interest loans to assist low and moderate income homebuyers in purchasing a home with an emphasis on assisting low and moderate income	<i>Housing rehabilitation – 2 extremely low income households, 4 very low income households, 4 low income households; Homebuyer Assistance – 2 low income households, 3 moderate income households</i>	While the City did not implement Housing Rehabilitation or Home Ownership Programs at the City-level due to a lack of financial resources, the City did participate in the SCCDC housing programs, which provided housing rehabilitation for two low income units. Limited funds were available for housing rehabilitation and home ownership due to the high need for other eligible CDBG activities. While limited assistance has been available, this program continues to assist households, has been moderately successful, and is appropriate for the City to continue to endeavor to implement.	It is recommended that the City continue to seek available funding for housing rehabilitation and homeownership assistance. This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
households. - Participate in local and regional programs that provide housing rehabilitation, weatherization, and home ownership assistance. - Facilitate citizen awareness of available housing rehabilitation and home ownership assistance programs by making pamphlets on the program available at City Hall, at the public library, and on the City's website. - When housing rehabilitation funds are available, promote awareness of the housing rehabilitation program through contacting neighborhood groups in older residential areas with this information and providing program information as part of code enforcement efforts in cooperation with the Building Department.			
<u>Program 1-2 Non-Profit and Agency Coordination – Existing Housing Needs</u> Continue working with and develop new relationships with local agencies, nonprofit housing providers, and local organizations, such as Sonoma County Community Development Commission/Urban County Consortium, Rebuilding Together, United Way, and Catholic Charities to assist in the preparation of supportive housing	-	City staff continues to work with local agencies and organizations providing housing-related services. While no specific assistance has been requested from the City, the City encourages agencies to make assistance programs available to Cotati residents. This program has been effective.	This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
funds to provide housing rehabilitation assistance, weatherization, energy bill assistance, and infrastructure improvements. Assistance will be in the form of staff in-kind services of research, state and federal funding access (where City, rather than a nonprofit, is eligible applicant) and data collection and will be dependent on availability of funds.			
<u>Program 1-3 Capital Improvement Program</u> As part of the annual review of the Capital Improvement Program (CIP), determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.	-	This program has been implemented and was successful, resulting in street improvements, ADA accessibility, and other projects that benefit the City's older residential neighborhoods. Funding for identified needs is committed to the extent that future funding is available.	This program will be kept in the Housing Element.
<u>Program 1-4 Housing Inspection and Code Enforcement</u> Inspect housing units upon receiving complaints regarding health and safety problems, and require compliance with applicable building and housing codes. When funds are available, distribute housing rehabilitation program brochures to owners of dwelling units with code violations that require significant repair.	-	The City continues to respond to code enforcement complaints and to inspect housing units to ensure that safety codes are met. Due to limited housing rehabilitation funds, this program has not been used to promote housing rehabilitation activities at this time. This program remains appropriate and should be kept in the Housing Element to continue to encourage code enforcement and, as funds are available, provide rehabilitation assistance to eligible	This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
		homeowners.	
<u>Program 1-5 Condominium Conversions</u> Revise Section 17.74.030 of the Land Use Code to: - Identify the minimum requirements for the Relocation Assistance Program, including assistance to lower income residents and special needs residents in finding replacement housing and financial assistance provided to displaced lower income residents to assist with moving costs as well as housing costs if their rents would increase significantly. - Require an analysis of the potential impact on the City's housing supply and costs, rather than a vacancy rate assessment. The analysis shall provide adequate information for the City to determine whether the proposed condominium conversion would have a negative affect on the City's multifamily rental housing supply and rental rates and shall identify, at a minimum: 1) vacancy rates for multifamily housing by unit size, 2) vacancy rates for existing condominiums in the City by unit size, 3) rental rates of multifamily units, by unit size, and the rental rates of the project proposed for conversion, 4) length of time existing for-sale condominiums in the City have been on the market, and 5) the number of multifamily apartment units, by	-	This program is being implemented concurrently with this update to the Housing Element. The program is considered effective, as it will provide tools to the City to address condominium conversions. This program will be removed from the Housing Element as it will be adopted concurrently or prior to this Housing Element update.	

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
unit size, that are in the City's housing stock and the percentage the City's apartment stock, by unit size, that would be reduced by the proposed condominium conversion.			
<u>Program 1-6 Mobile Home Park Conversion to Ownership</u> Work with residents and owners to facilitate resident purchase of mobile home parks, including identifying funding sources such as HCD's Mobilehome Park Resident Ownership Program (MPROP).	-	No requests for assistance in conversion to ownership were received during the planning period. This program remains appropriate to address mobile home park conversions.	This program will be kept in the Housing Element.
<u>Program 1-7 Inventory Affordable Housing and Mobile Home Parks</u> Maintain an updated inventory of affordable housing units, including rental and ownership units, that identifies the number of units by bedroom size and affordability level, funding/affordability source, and expiration date of affordability. As part of this program, information regarding the specific levels of affordability, length of affordability, and affordability restrictions will be researched as identified in Table 1-30. The list shall also identify all mobile home parks in the City.	-	The City has maintained an up-to-date inventory of its affordable housing units and mobile home parks. The City has researched and updated its list of affordable units to identify the term of affordability. This program has been effective and remains appropriate.	This program will be kept in the Housing Element.
<u>Program 1-8 Preservation of Affordable Units</u> Conserve affordable units through the following activities: • Monitor the status of publicly-assisted	-	The City continues to monitor its affordable units. The only assisted multifamily project considered at-risk of converting to market rate is Marvin Gardens. While at risk due to the annual	This program will be kept in the Housing Element.

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
projects that may become “at risk” of loss as affordable housing through personal contact by City staff with property owners at least annually. - When an affordable housing development is at-risk of converting, assist the owners in identifying resources, including funding, for the continued provision of affordable units. - Upon receipt of notice of a proposed conversion of assisted affordable housing, the City will contact qualified entities, as identified by HCD, and encourage their involvement in the acquisition of the units. - Tenant Education - The City will work with tenants of at-risk units and provide them with education regarding tenant rights and conversion procedures. The City will also provide tenants in at-risk projects information regarding Section 8 rent subsidies through HUD (special vouchers for existing tenants in Section 8 projects), the Sonoma County Housing Authority, and other affordable housing opportunities in the region.		expiration of its project-based Section 8 contract, the Marvin Gardens apartment complex has consistently renewed the annual contract in previous years and is anticipated to continue to do so as it has not filed any notice that it intends to terminate affordability. This program remains appropriate to address potential conversion of assisted affordable units and to address the needs of tenants in the event that a project does convert to market rate.	
<u>Program 2-1 Adequate Housing Sites</u> Continue to maintain an inventory of vacant and underdeveloped residentially designated land and, for sites appropriate for lower income and special	-	The City has maintained an updated inventory of vacant and underdeveloped land designated for residential uses. No shortfall of site occurred during the planning period. This program remains	This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
needs development, identify the parcel number, parcel size, zoning designation, general plan designation, and allowed density with a density bonus for affordable units. Ensure that the inventory is available for public distribution at City Hall and on the City's website. Update the inventory on an annual basis to: - Remove any parcels that have been developed and to ensure that the remaining parcels are adequate to accommodate the City's fair-share of the regional housing needs allocation. - Identify additional high density sites for lower income development if a short-fall of available sites to accommodate the City's very low and low income allocation occurs. <i>Note: The City currently has an excess of available parcels appropriate for very low and low income development.</i>		appropriate to ensure information regarding sites is readily available and also will ensure that any shortfall of sites is addressed.	

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
<u>Program 2-2 Affordable Housing Requirement</u> Revise the Chapter 17.31, Affordable Housing Requirement, of the Land Use Code to require residential projects to provide affordable housing at levels that are generally commensurate with the inclusionary housing requirements of other jurisdictions in the region. Revisions may include: - Reducing the inclusionary requirement to 15%, with a requirement for 5% very low, 5% low, and 5% moderate income units; or - Reducing the inclusionary requirement to 12%, with a requirement for 5% very low, 5% low, and 2% moderate income units.	<i>25 very low income units, 25 low income units, and 15 moderate income units</i>	The Planning Commission and City Council will consider revisions to the Affordable Housing Requirement concurrently with the preparation and consideration of this Housing Element Update. The proposed revision to the Affordable Housing Requirement would reduce the inclusionary requirement to 15%, with a requirement for a minimum of 5% very low income units, no more than 2% moderate income units, and the remainder (up to 10%) as low income units.	This program will be removed from the Housing Element.
<u>Program 2-3 Second Dwelling Units</u> Periodically review, and update, as needed, the Second Unit Ordinance to determine what revisions may be required facilitate the construction of second dwelling units while maintaining the character of residential neighborhoods. At a minimum, revisions shall include modifications to the parking requirements to allow off-street parking in setback areas or tandem parking, as required by Government Code Section 65852.2(e), or to waive the parking requirement if appropriate. Revisions shall also consider modifying the floor allowance for second units to allow a maximum size of up to 900 square feet regardless of the size of the primary residence or parcel.	<i>8 second units</i>	This program is being implemented concurrently with the preparation of this Housing Element Update. While the City has had limited development during the planning period, one second unit is under construction.	This program will be updated to remove the component that is being implemented.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
<u>Program 2-4 Emergency Shelters, Transitional Housing, and Supportive Housing</u> Revise the Land Use Code to permit emergency shelters, transitional housing, and supportive housing consistent with the requirements of State law (Government Code Section 65583(a)(4,5)). The City will seek sources of funding, including Emergency Housing Assistance Program and Emergency Shelter Grant funds through the County, and interested developers/operators to provide housing for homeless persons and households at-risk of homelessness. The Land Use Code will be revised to permit emergency shelters as follows: • Allow emergency shelters as a principal permitted use without discretionary action, as required by Government Code Section 65583 in the CG and CE zones. • The Land Use Code can include objective criteria, such as hours of operation, for approval of the shelter but may not include a discretionary review process. • The Land Use Code may identify standards for emergency shelters, but the standards must be consistent with those standards that apply to residential or commercial development within the same zone, except the emergency shelter standards may identify written, objective standards that	<i>6 beds or units in a transitional or supportive housing development</i>	This program is being implemented concurrently with the Housing Element Update. While the City has not had any interest expressed in developing a homeless shelter, this program is considered effective as it removes a potential constraint to the development of a homeless shelter.	This program will be revised to remove the component that requires changes to the Land Use Code as that is being implemented with the Housing Element.

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
include all of the following: 1. The maximum number of beds or persons permitted to be served nightly by the facility. 2. Off-street parking based upon demonstrated need, provided that the standards do not require more parking for emergency shelters than for other residential or commercial uses within the same zone. 3. The size and location of exterior and interior onsite waiting and client intake areas. 4. The provision of onsite management. 5. The proximity to other emergency shelters, provided that emergency shelters are not required to be more than 300 feet apart. 6. The length of stay. 7. Lighting. 8. Security during hours that the emergency shelter is in operation. The Land Use Code will be revised to address transitional and supportive housing as follows: • Define transitional and supportive housing consistent with the definitions set forth in			

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
the Health and Safety Code. Identify transitional and supportive housing as allowed residential uses subject only to the same standards as other permitted residential uses of the same type within each zoning district.			
<u>Program 2-5 Employee Housing</u> Revise the Land Use Code to permit employee housing in accordance with Health and Safety Code Sections 17021.5 and 17021.6. The revisions will include the following: - Permit employee housing, including mobile homes and manufactured housing, that accommodates up to six employees subject to the same standards and permit requirements as a single family residence in all zones that allow single family uses. No discretionary actions shall be necessary, just submittal of building plans for plan check and application for building permits. - Employee housing will not be included within the definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling.	-	This program is being implemented concurrently with the Housing Element Update. While the City has not had any interest expressed in developing employee housing, this program is considered effective as it removes a potential constraint to the development of employee housing.	This program is being implemented and will be removed from the Housing Element.
<u>Program 2-6 Priority Water and Sewer</u>	-	The Housing Element was provided to the	This program remains relevant and

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
Following adoption, provide the Housing Element Update to the City's water and sewer providers (e.g., the water and sewer division of the Public Works Department).		City's water and sewer providers following adoption. This program remains appropriate as it provides a mechanism to ensure that the water and sewer providers are aware of the City's housing needs, including the specific need for lower income housing.	will be kept in the Housing Element Update.
<u>Program 3-1: Affordable and Special Needs Housing Incentives</u> As part of development project review and processing, provide incentives for affordable housing particularly housing affordable to extremely low income households, and special needs housing (see Chapter 1 for a discussion of special needs groups), including: density bonuses, expedited processing, relaxation in development standards (e.g., reduced minimum lot sizes or setbacks, increased height limitations, reduced open-space requirements, reduced parking requirements), and either reduction, delay, or waiver of fees when financially feasible. Incentives shall include those identified by the Land Use Code and this Housing Element. The Land Use Code shall be revised as follows to provide the additional incentives: Update Chapter 17.32 to provide one additional incentive to projects that provide 15% or more extremely low income	<i>5 extremely low income units, 10 special needs units</i>	There has been extremely limited development activity during the planning period. However, this program remains appropriate to encourage development of affordable and special needs housing. The revisions to the Land Use Code are being implemented concurrently with this Housing Element Update. However, the NU standards will be revised to allow a maximum height of 35 feet, rather than 40 feet, for eligible projects.	This program will be revised to remove the revisions to the Land Use Code as those revisions are currently being implemented; the remainder of the program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
housing units. - Update Chapter 17.32 to provide one additional incentive to projects that provide 25% or more total units as four bedroom units affordable to extremely low, very low, or low income households. - Update Chapter 17.32 to provide one additional incentive to housing projects for persons/households with special needs. - Revise the Neighborhood Urban (NU) standards in the Land Use Code to allow buildings up to 40 feet without a use permit for developments that provide 40% or more units affordable to extremely low and very low income households; however, multifamily buildings adjacent to existing single story residential development shall continue to be restricted to a maximum height of 28 feet.			
<u>Program 3-2 Planning for Affordable and Special Needs Housing</u> Develop a housing stakeholders group that includes affordable housing developers and special needs group stakeholders, that will meet annually to identify potential housing projects and priorities, including affordable new construction, special	-	While limitations on City staffing resources has not made it feasible to organize a group that meets annually, City staff has coordinated with affordable housing developers and special needs stakeholders to encourage affordable housing in the City. Specifically, the City has worked with Burbank Housing,	This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
needs housing (e.g., transitional/supportive, homeless, disabled-accessible, and senior housing), and first time homebuyer assistance, and prioritize potential funding efforts. Seek volunteer(s) to organize and lead housing stakeholders group. The stakeholders group shall review estimates for housing needs, including special needs and emergency housing, and shall consult with the service providers and the Police Department to ensure that the needs estimates are consistent with conditions observed by agencies providing services to these populations.		Housing Land Trust of Sonoma County, and Habitat for Humanity to plan for affordable and special housing needs. This program remains relevant and will be kept in the Housing Element so that it can be implemented when the City has adequate staffing resources.	
<u>Program 3-3 Funding for Affordable and Special Needs Housing</u> Seek available funding for lower income and special needs housing and ensure that local funds (Housing Fund) are used to provide affordable housing and special needs housing that addresses the City's priorities. Funding for housing shall include the following actions: Seek County, State, Federal, or other funding or support funding applications for affordable (extremely low, very low, and low income) and special needs (seniors, homeless, at-risk of homelessness, large households, disabled persons, developmentally disabled persons, female-headed households, agricultural workers etc.) housing programs, including the Affordable Housing Innovation Program	<i>5 extremely low income units, 25 very low income units, 35 low income units, 15 moderate income units; 15 of the lower income units for special needs</i>	The City has used its Housing Fund to provide assistance to the 5-unit Habitat for Humanity development, which will provide 1 very low and 4 low income units. As projects request financial assistance from the City, the City will continue to review potential use of its Housing Fund as well as supporting funding applications for regional and state-administered funds. This program has been effective.	This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
funds, BEGIN, CalHome, Emergency Housing and Assistance Program Capital Development, Housing Related Parks Program, Low Income Housing Tax Credits Multifamily Housing Program – General and Supportive Housing Components, Predevelopment Loan Program, and Transit-Oriented Development Housing Program. Prioritize funding for projects that provide a significant percentage of units to serve the City’s extremely low income, very low income, transitional/supportive, senior, or large family housing needs. • Continue the Housing Fund, with contributions collected from private and public sources to implement and/or supplement the City's housing programs. Use the Housing Fund to make housing available to very low to moderate-income Cotati residents, with an emphasis on very low and low income units, very low and low income units for large families, affordable senior housing, and transitional/supportive housing. • Explore methods to increase the number of large units, such as requiring affordable housing projects that are funded through the Housing Fund or other local programs to provide a minimum of 20% of units as a			

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
mix of three and four bedroom units. Senior and special needs projects that are appropriate for smaller unit sizes would be exempt from this requirement.			
<u>Program 3-4 Reduce Parking Requirements</u> Revise the Land Use Code to reduce parking requirements to 1.5 spaces per unit for studio and one bedroom multifamily units and to 1 space per unit for housing for special needs housing for disabled persons.	-	This program has been implemented.	This program has been implemented and will be removed from the Housing Element.
<u>Program 3-5 Senior Density Bonus</u> Revise Chapter 17.32 to provide eligible senior housing developments with a density bonus that is 20 percent of the number of senior housing units, consistent with the requirements of Government Code Section 65915.	-	This program is being implemented concurrently with the Housing Element Update and is considered effective as it will encourage senior housing.	This program is being implemented and will be removed from the Housing Element.
<u>Program 3-6 Define Family</u> The City will revise the Land Use Code to define family consistent with state and federal law. The definition shall include households of up to six unrelated persons and shall not limit familial status to persons related by blood, marriage or adoption.	-	This program is being implemented concurrently with the Housing Element Update and is considered effective as it will encourage fair housing opportunities.	This program is being implemented and will be removed from the Housing Element.
<u>Program 3-7 Reasonable Accommodation</u> Ensure that reasonable accommodation is provided for persons with a disability, including developmental disabilities, through the following actions:		This program is being implemented concurrently with the Housing Element Update and is considered effective as it will encourage reasonable housing accommodation.	The component of this program that addresses changes to the Land Use Code is being implemented and will be removed; the remainder of the program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
- Conduct a bi-annual review of the City's regulations, procedures, and processes to ensure that reasonable accommodation is provided for disabled persons. If barriers to reasonable accommodation are identified, undertake appropriate revisions to address the issue within six months. - Update the Land Use Code and appropriate documents to identify minor improvements that provide accessibility for disabled persons, including installation of grab bars, ramps, curb cuts, and sound or lighting systems, that are either: 1) exempt from planning and building permit requirements and other accessibility improvements, or 2) that require an exception, rather than a variance or minor variance, to the City's development requirements that can be approved at the Community Development Director level.			
<u>Program 3-8 Senior Shared Housing Programs</u> Contact the Community Development Commission of Sonoma County and non-profit housing organizations to determine whether they would be interested in implementing a Senior Shared Housing Program in Cotati.	-	No interest was expressed in pursuing shared housing and City staff resources available to pursue such programs were very limited during the previous cycle. However, senior shared housing could provide an additional source of senior housing.	This program will be kept in the Housing Element.
<u>Program 3-9 Maintain Adequate Staff:</u> Continue to maintain adequate staff in the Planning Department to process and review housing	-	Due to economic conditions, the Planning Department and the rest of the City are operating at minimal staffing levels.	This program will be kept in the Housing Element update.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
development applications in a timely manner and to implement the housing programs contained in this Element.		However, given the related slump in development activity, Planning staff have been actively working to implement the programs in this Housing Element and are working on several housing projects (see Table 3-4). This program has been effective.	
<u>Program 3-10 Tax-Exempt Financing:</u> Require developers utilizing tax-exempt financing to include language in agreements with the City permitting persons and households eligible for HUD Section 8 rental assistance or Housing Voucher Folders to apply for below-market-rate units provided in the development.	-	No relevant projects have occurred during the planning cycle. This program remains appropriate for future projects receiving tax-exempt financing.	This program will be kept in the Housing Element.
<u>Program 4-1 Housing Discrimination Complaints</u> Continue to designate the Community Development Director as the City's Equal Housing Opportunity Coordinator and ensure that City residents have access to information regarding their fair housing rights through the following actions: • Refer fair housing complaints to Fair Housing of Sonoma County, which provides free fair housing information and assistance to all residents of Sonoma County. • Continue to provide information regarding equal housing opportunity laws and the City's equal housing opportunities procedures to the public at City Hall, the	-	The City has not received any discrimination complaints. Equal housing opportunity information is available at City Hall. This program remains appropriate to ensure fair housing opportunities.	This program will be kept in the Housing Element update.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
public library, and the City's website.			
<u>Program 4-2 Nondiscrimination Clauses:</u> Include nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	-	The City has required nondiscrimination clauses in the affordability agreements for housing projects constructed with City assistance.	This program will be kept in the Housing Element update.
<u>Program 5-1 Energy Conservation and Efficiency</u> Promote energy efficiency and conservation in residential development through: - Continuing to adopt building and other codes that meet or exceed energy conservation and/or efficiency standards established by the California Energy Code. - As part of the General Plan Update, ensure location of higher density residential housing near employment centers and public services to discourage sprawl and conserve energy resources. - Continuing to permit and encourage mixed uses and higher densities on in-fill and vacant sites in areas with public services, such as medical clinics, schools, and grocery stores, to discourage sprawl and encourage short vehicle trips and/or alternative forms of transportation. - During preparation of specific plans and master plans, encourage location of higher density residential areas within walking	-	Implemented and successful. The City provides handouts on residential energy conservation and water conservation. The City's Land Use Code includes provisions for addressing energy conservation in the design of development projects. The City replaced its Sustainable Building Program with the CalGreen, Tier 1, building requirements which include measures for the siting, design, and construction of new development that address energy consumption. This program has been effective and remains appropriate to encourage energy conservation and efficiency.	This program will be kept in the Housing Element.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
distance of employment-generating uses, schools, parks, community centers, and other amenities. - Pursuing available grant programs to provide financial incentives for smart growth techniques and to provide property owners with low interest loans or grants to encourage weatherization improvements, solar/photovoltaic installations, sustainable growth patterns, energy conservation, and energy efficiency. - Provide information on energy conservation and sustainable practices for public distribution.			
<u>Program 6-1 Annual Report</u> Prepare an Annual Report to the City Council in the format approved by HCD which describes 1) implementation of Housing Element programs to date, 2) the amount and type of housing activity as related to the Housing Element's goals, policies, and programs, and 3) an updated summary of the City's housing needs. Submit this report to the Department of Housing and Community Development by April 1 of each year.	-	This program was not implemented due to staffing limitations.	This program will be kept in the Housing Element update.
<u>Program 6-2 Workshops and Public Hearings</u> Hold workshops and public hearings to provide the public, housing developers, and service providers with an opportunity to review and discuss proposed	-	The City held one Visioning Workshop in order to identify housing needs and priorities. A Planning Commission hearing was held to consider the Housing	This program will be kept in the Housing Element update.

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

TABLE 4-2: 2012 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives ¹	Evaluation	Recommendations for the Housing Element Update
changes to the City's Housing Element.		Element Update and receive public comment and a City Council hearing was held to receive public input prior to the adoption of the Housing Element. As part of this Housing Element update, public notice of the workshop and hearings was provided notices on the City's website, at City Hall, at the Post Office, published in the local paper, and sent to the list of stakeholders identified in Chapter 5. The City makes its updates to the Housing Element, General Plan, Land Use Code, and other housing and development policies and regulatory documents available for public review and comment. This program has been successful in encouraging public participation.	

¹Objectives are not cumulative; programs are applied jointly.

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5. COMMUNITY PARTICIPATION

Community participation is solicited and encouraged throughout the Housing Element process. Community participation efforts are described below for the development of the Draft Housing Element and the adoption of the Final Housing Element.

DEVELOPMENT OF DRAFT HOUSING ELEMENT

In order to engage the community in the General Plan and Housing Element Update processes during development of the Draft Housing Element, a housing workshop, one Planning Commission meeting, and one City Council meeting were held. The public, including residents, business people, housing advocates, service agencies, and other organizations addressing housing and special needs were encouraged to participate in the process. Key stakeholders, agencies, and organizations were invited to attend the Housing Workshop that focused on housing and were also contacted individually to ensure that the Housing Element accurately reflects a broad spectrum of the City's needs and prioritizes goals and concerns appropriately. Information received during the public outreach process and through interviews with stakeholders was used to identify housing needs and prepare the Housing Plan.

Workshops

Throughout late 2014 and early 2015, the General Plan Consultants conducted interviews and outreach efforts with several key stakeholders in the City and surrounding areas of Sonoma County as part of the City's comprehensive update to the General Plan, which was adopted on March 4, 2015. These outreach efforts provided stakeholders with an opportunity to be involved with the General Plan and Housing Element Updates and helped the consultants gain perspective and insight into the issues to be addressed by the General Plan Update. In addition to the housing workshops that were conducted in 2011 and 2012 as part of the General Plan Update and preparation of the 2012 Housing Element, the City conducted an additional housing workshop on April 15, 2015 to solicit additional public and agency input on key housing issues, and changes to the development landscape that have occurred since the 2012 Housing Element was adopted.

In order to encourage residents, local agencies, housing developers, and other stakeholders to participate, the City conducted extensive outreach efforts using multiple outlets, including:

- Newsletters made available at City offices, on the City's website, and included as an insert with a mailing of utility bills;
- Notices sent to Sonoma County, the City of Rohnert Park, stakeholders, and interested persons; and
- Invitations to the Housing Stakeholders workshop were extended via phone calls and, where available, e-mails to local departments, agencies, and organizations, including:
 - Burbank Housing (developer)

5. COMMUNITY PARTICIPATION

- Sonoma County Housing Land Trust (developer)
- Habitat for Humanity (developer)
- Petaluma Ecumenical Properties (developer)
- Mid Peninsula Housing (developer)
- A Step Up/Community Support Network
- North House/Community Support Network
- Sonoma County Adult and Youth Homeless Prevention Program
- Cotati Police Department
- Cotati Public Works Department
- Sonoma County Bicycle Coalition
- Redwood Community Health Coalition
- American Lung Association - Redwood Empire
- Cotati Chamber of Commerce
- City of Rohnert Park
- Sonoma County Community Development Commission
- Sonoma County Department of Health Services
- Cotati-Rohnert Park School District
- Association of Bay Area Governments
- Bay Area Air Quality Management District

Each workshop included a presentation describing the General Plan Update process, including the Housing Element, and emphasized the importance of public participation. Workshops held in 2011 and 2012 as part of the General Plan Update focused on the overall vision for Cotati, the second workshop focused on community health and housing issues, the third workshop focused on land use and community character, and the fourth workshop focused on transportation.

The workshop held on April 15, 2015 focused on current needs, priorities, and challenges facing Cotati in terms of providing housing and services for special needs populations. Participants provided extensive input in a collaborative workshop format. The workshop held on April 15th provided an opportunity to discuss goals for the city's housing supply and to prioritize implementation of those goals. The workshop was advertised on the City's website, through email invitation to the City's list of "Interested Parties" that receive notification of upcoming events, through posting at public locations including the City's kiosk located at our busiest intersection, and through "Nixel" alerts sent to subscribers. Private email invitations were sent to affordable housing providers active in the City as well as advocates of homeless needs – Habitat for Humanity, Housing Land Trust of Sonoma County and the Homeless Action Network. Representatives of Habitat for Humanity and Homeless Action Network were able to attend.

SUMMARY OF VISIONING WORKSHOP INPUT RELATED TO HOUSING AND SPECIAL NEEDS GROUPS

Housing Sites

Participants in the first and third Visioning Workshops were asked to identify preferred locations for a variety of land uses in the City, including high density residential uses. Participants generally identified areas in the Downtown Specific Plan, along East Cotati Avenue corridor, and

in the Santero Way Specific Plan area as appropriate for high density residential uses, with additional areas identified near the Highway 116 corridor.

Housing Priorities and Needs

At the second Visioning Workshop, participants were provided with an overview of issues related to community health and housing. Workshop participants included community health organizations and advocates, service providers, housing developers (Burbank Housing, Sonoma County Housing Land Trust, and Habitat for Humanity), local residents, a City Council member, and members of the public. Workshop participants were asked to identify housing types needed in Cotati, population segments that may be underserved, barriers to providing affordable housing, and needs related to human services.

The top responses to these questions are identified below.

Housing Types

- Affordable housing
- Single family workforce housing
- Affordable multifamily rental housing
- Mixed use (live, work, play) housing
- Higher density housing

Underserved Population Segments

- Low income
- Median income
- Very low income

Barriers to Affordable Housing

- Funding (high construction costs)
- Access to land
- Not enough affordable housing
- Not In My Backyard (NIMBY)

Human Services Needs - City

- Affordable health care
- Language barrier

Human Services Needs - Regional

- Improved transportation
- Cultural/diversity awareness, translation, education

5. COMMUNITY PARTICIPATION

Information from the Visioning Workshops was used to identify appropriate locations for affordable housing, market rate housing, and multifamily housing (Background Report Chapter 3), identify the need for a variety of housing types and whether the City's land use standards accommodated a range of housing types (Background Report Chapter 2), develop policies and programs to address land use constraints, encourage a variety of housing types, encourage development of residential uses to meet housing needs, and promote energy efficiency in existing residences (Housing Plan).

PLANNING COMMISSION WORKSHOPS

The Planning Commission held two meetings (July 18, 2011 and August 15, 2011) regarding the Draft Housing Element Update. The Planning Commission and the public identified housing needs to be addressed as part of the Housing Element Update.

The following three issues were identified as the top priorities for the Housing Element Update:

- Senior housing
- Transitional supportive housing
- Very low income housing

Additional areas of concern that were identified included:

- Affordable housing for large families
- Homelessness
- Proximity of housing to transportation and services
- Providing housing in the Downtown Specific Plan - Northern Gateway district

Information from the Planning Commission meetings was used to identify housing needs of special populations and resources available to these populations (Background Report Chapter 1), identify constraints to providing housing (Background Report Chapter 2), and to develop goals, policies, and programs to encourage development of affordable housing, accommodate the needs of the homeless, encourage a range of housing types including senior and very low income housing, and provide housing for and large families (Housing Plan).

HOUSING WORKSHOP

The City conducted an additional housing workshop on April 15, 2015 to solicit additional public and agency input on key housing issues, and changes to the development landscape that have occurred since the 2012 Housing Element was adopted. The majority of the discussion was focused on very pragmatic issues and tools. Participants identified the following needs and priorities:

- Seek methods to reduce permit fees for affordable housing development.

- Coordinate with housing developers to seek creative and collaborative solutions to facilitate the construction of affordable housing. Examples may include allowing housing providers to construct affordable units on developer-owned lands and make deferred payments on the land acquisition costs after the units are completed and sold.
- Provide mechanisms to encourage and facilitate transitional housing.
- Emphasize services and resources to extremely low and very low income groups to reduce the risk of homelessness.
- Promote partnerships between housing providers and regional resource groups to address the rapid re-housing of individuals and families that have become homeless.
- Promote and encourage the “Share Program” to find creative housing solutions for low income and at-risk individuals and families.
- Explore programs to further encourage and facilitate the construction of second units.
- Support for current program to allow emergency shelters in the CG zoning district.
- Address the needs of an aging population (aging in place, universal design, capitalize on regional programs, and promote small single-story SFR housing units).

Key input received during this April 15th workshop has been incorporated into the Housing Element. Housing element policy and the City’s Land Use Code already allow for fee deferrals, however input from the affordable housing providers elucidated the value of such a tool for “fund-as-you-build” development models. This is a request that can be accommodated in all future affordable housing project approvals.

Information was exchanged among two participants about a homeless shelter program that is being implemented in a neighboring county. That discussion resulted in expanding the Emergency Shelter program to cover all major commercial zones as well as an item for further development (possibly county-wide) by the advocacy group.

OTHER OUTREACH

As part of the preparation of this Housing Element, a number of housing-related entities and organizations were contacted. In addition to the input received in the Visioning Workshops, Housing Workshop, and Planning Commission meetings, several agencies and organizations provided information via phone calls. Information provided from the local affordable complexes was used to determine whether affordable housing units in Cotati were at-risk of converting to market rate. Several non-profits, including Burbank Housing and Petaluma Ecumenical Properties, were contacted and provided detailed information regarding the cost and approach to developing affordable housing, which was used to determine the adequacy and capacity of available multifamily sites and the cost to provide affordable housing.

ADOPTION OF FINAL HOUSING ELEMENT

City Council and Planning Commission Meetings

The revised Housing Element was reviewed by the Planning Commission on May 4, 2015 during a noticed public meeting. The Planning Commission discussed a range of housing related issues, and contemplated various approaches to ensuring that an adequate supply of affordable housing is constructed in the future. The Planning Commission did not recommend any changes to the Housing Element, and the Planning Commission recommended adoption of the Housing Element at its May 4, 2015 meeting. Following Planning Commission review, the City Council adopted the Housing Element on May 19, 2015 with no changes. During the adoption hearing, the Council discussed a range of issues, including the provision of affordable housing, recent decreases in homeownership rates, opportunities to improve public health in multi-family development, and tools available to the City to provide for smooth and feathered land use transitions along key development corridors.

Appendix A

Map Label	APN	Zoning	General Plan	Acres	Notes	Realistic Capacity
36	144-050-005	CG	GC	2.40	Vacant	29
26	144-274-014	SPD	SP	0.41	Vacant. La Plaza district.	5
45	144-320-016	SPSW	SP	0.96	Vacant	10
43	144-320-023	SPSW	SP	0.23	Vacant	2
9	144-282-008	NU	HDR	2.91	Underdeveloped. This site has 19 multifamily units that are clustered in two areas of the site. The remainder of the site is undeveloped. Utilities and site access are in place. This parcel could be consolidated with #144-282-009 to yield 42 new units.	28
20	144-200-004	SPD	SP	2.91	Underdeveloped - 10 residential units. Northern Gateway district.	37
7	144-440-024	RVL	LDR	0.77	Approved and under construction. 8710 Cypress Avenue. Demolition of a single family dwelling and construction of a single family dwelling and second unit.	1
34	144-060-005	CG	GC	0.22	Vacant	2
3	144-292-027 through 144-292-072	NM	MDR	3.04	46-unit subdivision approved, final map filed, and under construction (Standard Pacific project). Project includes 26 single-family detached units and 20 duplex and triplex units on 3.88 acres. Nine units are required to be constructed as lower income housing on 0.02- and 0.03-acre parcels. The market rate rental/sales prices for the duplex and triplex units are anticipated to be affordable to moderate income households, with prices anticipated from \$220,000 to \$295,000 based on home sales prices in 2012. Affordability is a condition of project approval and is ensured through an Inclusionary Housing Agreement and subsequent deed restrictions. Density: 15.1 units/acre.	46
37	144-130-026	CG	GC	0.12	Vacant	1
5	144-282-030	NU	HDR	1.02	Underdeveloped – duplex.	14

Appendix A

Map Label	APN	Zoning	General Plan	Acres	Notes	Realistic Capacity
46	144-790-017	SPSW	SP	0.65	Vacant	7
6	144-110-010	RR	LDR	4.58	Project approved and final map recorded. 780 West Cotati Ave. 5-lot subdivision on 4.58 acre site.	5
22	144-190-030	SPD	SP	0.84	Vacant. Northern Gateway district.	13
24	144-274-002	SPD	SP	0.18	Vacant. La Plaza district.	2
27	144-274-009	SPD	SP	0.06	Underdeveloped – accessory building. La Plaza district. Small site could accommodate a duplex with two one or two bedroom units.	2
33	046-286-017	CG	GC	0.61	Vacant	7
47	144-480-019	SPSW	SP	0.51	Vacant	5
29	144-050-009	CG	GC	7.19	Vacant	86
32	046-286-020	CG	GC	1.29	Vacant	15
38	144-261-003	CD	GC	0.15	Underdeveloped - Residential accessory structure (no dwelling units)	2
8	144-282-009	NU	HDR	0.96	Underdeveloped - 1 single family unit plus small outbuildings.	14
25	144-274-015	SPD	SP	0.29	Vacant. La Plaza district.	3
4	144-450-002	NL	LMDR	9.60	Approved, with pending revisions to the tentative map. 100 Valparaiso project. – 48-lot residential subdivision and community center on 9.6 acres. Includes 2 very low, 2 low, and 2 moderate income units. Affordability is a condition of project approval and is ensured through an Inclusionary Housing Agreement and subsequent deed restrictions. Density: 4.4 units/acre.	48
44	144-320-015	SPSW	SP	0.97	Vacant	10
13	144-060-014	SPD	SP	0.30	Vacant. Northern Gateway district.	6
17	144-680-051	SPD	SP	1.25	Vacant. Northern Gateway district.	20
15	144-080-022	SPD	SP	0.44	Vacant. Northern Gateway district.	9
35	144-050-004	CG	GC	0.47	Vacant	5

Appendix A

Map Label	APN	Zoning	General Plan	Acres	Notes	Realistic Capacity
40	144-302-048	SPSW	SP	0.76	Vacant	8
23	144-272-010	SPD	SP	0.24	Vacant. Northern Gateway district.	4
11	144-480-014	SPSW	SP	1.85	Proposed project. 8354 and 8360 Santero Way. Cotati Station Apartments. Includes 154 total units, with 7 very low, 8 low, and 8 moderate income units on approximately 2.88 acres. Density 55 units/acre.	154
16	144-170-010	SPD	SP	0.93	Vacant. Northern Gateway district.	15
28	144-351-004	SPD	SP	0.44	Underdeveloped - very small single family home or structure. Historic Core district.	4
41	144-480-021	SPSW	SP	0.86	Vacant	9
39	144-320-022	SPSW	SP	0.47	Vacant	5
10	046-630-045	NL	LMDR	0.19	Approved project. Aguirre Way. Construction of a single family home.	1
48	144-320-008	SPSW	GC	0.41	Vacant	4
30	046-286-021	CG	GC	0.66	Vacant	8
2	144-650-020	NL	LMDR	0.75	Approved project and under construction. The Redevelopment Successor Agency is working with Habitat for Humanity to provide 5 self-help very low income single family units on the parcel. One of the five units was completed in 2014; the remaining four units will be completed in 2015/2016. Affordability is a condition of project approval and will be ensured through deed restrictions. Density: 6.7 units/acre.	4
12	144-070-028	SPD	SP	0.47	Vacant. Commercial Avenue district.	6
31	046-286-019	CG	GC	6.68	Vacant	80
42	144-320-024	SPSW	SP	0.46	Vacant	5
14	144-370-023	RVL	LDR	0.51	Approved and under construction. 124 Cervantes Court. Single family home.	1

Appendix A

Map Label	APN	Zoning	General Plan	Acres	Notes	Realistic Capacity
19	144-170-008	SPD	SP	3.70	Vacant. Northern Gateway district.	56
1	144-301-012	NM	MDR	0.69	Approved project. Vacant. The City is working with Housing Land Trust of Sonoma County to provide 6 very low and moderate income single family units on the parcel. Affordability will be permanent, as the land will be deed-restricted and owned in perpetuity by the Housing Land Trust. Individual homes will have a ground lease that includes resale restrictions. Density: 8.7 units/acre.	6
21	144-170-009	SPD	SP	10.87	Underdeveloped. Northern Gateway district. St. Joseph's Catholic church property. Site is partially developed; approximately 10.8 acres are vacant. While the undeveloped area is large and could accommodate 270 units, it is not anticipated that a project over 140 units would be developed on the site based on historical development in Cotati. This site is considered to be appropriate for multifamily development, as the owner could opt to split the parcel and sell a portion (which happened previously) or could choose to develop the parcel themselves.	140
18	144-170-011	SPD	SP	3.24	Vacant. Northern Gateway district.	55