Cotati General Plan Update

Revised Draft Housing Element



November 2012







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CITY of COTATI

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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 2002 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 2002 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 2002 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.

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.

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

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 Condominium Conversions

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 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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise Land Use Code by December 2012*

Program 1-6 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 2012 and apply for MPROP Grant during the planning period, when funds are available.*

Program 1-7 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 1-8 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: *65 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 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-2.3 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-2.4 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.

Policy H-2.5 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-2.6 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-2.7 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-2.8 Continue to facilitate the construction of second dwelling units pursuant to the City's Second Unit Ordinance.

Policy H-2.9 Continue to allow placement of manufactured housing units on permanent foundations in residential zoning districts.

Policy H-2.10 Encourage housing development on existing infill sites in order to efficiently utilize existing infrastructure.

Policy H-2.11 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-2.12 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

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;

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. 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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise to address parking by December 2012; conduct additional reviews on a bi-annual basis*
Quantified Objectives: 8 second units

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

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 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 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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise the Land Use Code by December 2012*
Expected Results: 6 beds or units in a transitional or supportive housing development

Program 2-5 Employee Housing

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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise the Land Use Code by December 2012*

Program 2-6 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*

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 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.

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. 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 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.

  Responsibility: *Community Development Department*
  Funding: *General Fund*
  Timeframe: *Revisions to the Land Use Code by December 2012*
  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 Reduce Parking Requirements

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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise the Land Use Code by December 2012*

Program 3-5 Senior Density Bonus

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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise the Land Use Code by December 2012*

Program 3-6 Define Family

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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise the Land Use Code by December 2012*

Program 3-7 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.
- 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.

Responsibility: *Community Development Department*
Funding: *General Fund*
Timeframe: *Revise the Land Use Code by December 2012*

Program 3-8 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: *Contact organizations by December 2012*

Program 3-9 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 3-10 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*

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: Continue to facilitate non-discrimination in housing and enforcement of fair housing laws in Cotati.

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*

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

Policy H-5-1 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 2014. 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	65
Low	35	4	
Moderate	15	25*	-
Above Moderate	100*	25*	-
TOTAL	**180**	**60**	**65**

**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
Program 1-1: Housing Rehabilitation	-	10	-
Program 1-8: Preservation of Affordable Units	-	-	65
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 5-2: Energy Conservation and Efficiency		5	
TOTAL	**80***	**10***	**65**

**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, California Department of Finance (DOF), US Department of Housing and Urban Development (HUD), California Employment Development Department, Association of Bay Area Governments (ABAG) Projections 2009, 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. The ESRI Market Profiles provide data estimates for 2010 and projections to 2015 based on a variety of data and sources and are not as reliable as Census data. Limited data categories have been released from the 2010 Census. 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. It is projected that the population of Cotati will increase at a slightly lower annual rate of 0.8 percent to reach a population of approximately 7,560 persons in 2015. Historical and projected 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	2015
Cotati					
Population	3,346	5,714	6,471	7,265	7,560
Percent Change		71%	13%	12%	4%
Annual Percent Change		7.1%	1.3%	1.2%	0.8%
Sonoma County					
Population	299,681	388,222	458,614	483,878	503,545
Percent Change		30%	18%	6%	4%
Annual Percent Change		3.0%	1.8%	5.5%	0.8%

SOURCE: CALIFORNIA DEPARTMENT OF FINANCE, 2000;US CENSUS, 2000; US CENSUS, 2010; CENTER FOR ECONOMIC DEVELOPMENT, 2011

Age

Over the past decade, the median age in Cotati rose significantly from 32.7 years to 36.2 years. 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 29 percent in 2010, with persons aged 35 to 44 years experiencing a 31 percent decline. The number of children under 15 years of age decreased from 23 percent of the population in 2000 to 18 percent of the population in 2010. However, in the period from 2000 to 2009, there was significant growth in the older adults categories with persons of ages 55 to 64 increasing by 49.5 percent, and persons of 85 years of age or older increasing by 27.4 percent. The population segment with the least growth was ages 35 to 44, which increased by only 0.8 percent between 2000 and 2009. The older adult cohort, persons aged 55 and more, increased from 13 percent in 2000 to 21 percent in 2010, with the 55 to 64 and 85 years and over age groups each increasing by more than 160 percent. 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. The decrease in the family-forming cohort indicates that the City can expect to see the number of young children remain relatively level over the planning period. However, there are a lot of resale homes available in the housing market due to the recession and these homes and may attract younger households.

Table 1-2 summarizes the City's age distribution and Table 1-3 shows the City's population by age group in 2000 and 2010.

TABLE 1-2: AGE SUMMARY (2010)

	Under 15	Teens and Young Adults 15 to 24	Adults 25 to 64	Senior Over 65	Median Age 2000	Median Age 2010
City of Cotati	18.2%	15.7%	57.7%	8.4%	32.7	36.2

SOURCE: US CENSUS BUREAU, 2010; CENSUS, 2010

TABLE 1-3: POPULATION BY AGE

Age Group	2000 Number	2000 Percent	2010 Number	2010 Percent	Percent Change
Under 5 years	423	7%	418	6%	- 1%
5 to 9 years	591	9%	472	6%	- 20%
10 to 14 years	453	7%	427	6%	- 6%
15 to 19 years	353	5%	460	6%	30%
20 to 24 years	421	6%	685	9%	63%
25 to 34 years	964	15%	1,055	15%	9%
35 to 44 years	1,463	23%	1,005	14%	- 31%
45 to 54 years	964	15%	1,180	16%	22%
55 to 64 years	357	6%	950	13%	166%
65 to 74 years	264	4%	360	5%	36%
75 to 84 years	201	3%	180	2%	- 10%
85 years and over	28	< 1%	73	1%	161%

SOURCE: US CENSUS, 2000; CENSUS, 2010

Race and Ethnicity

The largest racial group in Cotati is white, representing over 80 percent of the total population. During the decade from 2000 to 2010, the percentage of white persons decreased slightly while black and native American populations remained relatively proportionate. Asian/Pacific islander, other races, and multi-racial persons increased from 9 percent of the population to 14 percent of the population. Persons with Hispanic ethnicity increased by approximately 50 percent to represent 17 percent of the population. Race and ethnicity characteristics of Cotati, including race by head of household, are identified in Table 1-4.

TABLE 1-4: RACE AND ETHNICITY

Race	2010 - Householder Number	2010 - Householder Percent	2000 – Population Number	2000 – Population Percent	2010 - Population Number	2010 - Population Percent	Percent Change
White	2,572	86%	5,407	84%	5,929	82	7%
Black	53	2%	151	2%	122	2%	1%
Native American	28	1%	58	1%	75	1%	8%
Asian/Pacific Islander	103	3%	248	4%	313	4%	42%
Other Race	121	4%	285	4%	427	5%	53%
Multi-racial	101	3%	322	5%	399	5%	55%

TABLE 1-4: RACE AND ETHNICITY							
Ethnicity	2010-Householder		2000-Population		Number	Percent	Percent Change
Hispanic	353	12%	810	13%	1,255	17%	50%
Non-Hispanic	2,625	88%	5,661	57%	6,010	82%	-1%

SOURCE: US CENSUS, 2000; US CENSUS, 2010

EMPLOYMENT CHARACTERISTICS

In 2000, there were 2,540 jobs in Cotati. Over the past decade, jobs have declined to approximately 2,410. The City's labor force has remained relatively steady over the past decade, however, employment declined from 3,700 to 3,500 persons. The decline in jobs and employment has increased the unemployment rate from 3.3 percent in 2000 to 10.5 percent in 2010. The annual average job growth rate is less than the population growth rate, 0.9 percent versus 1.8 percent, respectively, from 2000 to 2009. Table 1-5 identifies estimated job growth and employment status from 2000 to 2010.

TABLE 1-5: JOB GROWTH AND EMPLOYMENT STATUS[1]					
Year	Jobs in Cotati	Employment Status of Cotati Residents			
		Total Labor Force	Employed	Unemployed	Unemp. Rate
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	3,700	100	3.3%

[1]LABOR FORCE DATA IS ROUNDED TO THE NEAREST HUNDRED

SOURCE: CALIFORNIA EMPLOYMENT DEVELOPMENT DEPARTMENT, 2011; ABAG PROJECTIONS, 2009

Industry and Occupation

Cotati's work force is employed in a broad range of industries, with the educational, health and social services and the retail trade categories each comprising 13 percent of jobs; while the manufacturing and professions, scientific, management, and administration categories each accounted for 12 percent; and transportation, warehousing, and utilities each account for 8 percent. The top five occupation categories are services; professional and related occupations; management, business, and financial operations; farming, fishing, and forestry; and administrative support. There is no employment in the agriculture, fishing, farming, or mining industries and employment in the information services and transportation categories is relatively low. Table 1-5 summarizes the employment of Cotati's residents by overall industry and Table 1-6 summarizes jobs by occupation projected in 2010.

TABLE 1-6: JOBS BY INDUSTRY (2000)		
	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	10	0%
Construction	355	10%
Manufacturing	434	12%
Wholesale trade	180	5%
Retail trade	454	13%
Transportation, warehousing, and utilities	130	4%
Information	113	3%
Finance, insurance, real estate, rental and leasing	294	8%
Professional, scientific, management, administration	424	12%
Educational, health and social services	462	13%
Arts, entertainment, recreation, and services	303	9%
Public administration	169	5%
Other Services	158	5%

SOURCE: US CENSUS, 2000

TABLE 1-7: JOBS BY OCCUPATION (2010)		
	Number	Percent
Management, Business, and Financial Operations	1,112	32%
Professional and Related Occupations	719	21%
Sales	351	10%
Office and Administrative Support	671	19%
Services	498	14%
Farming, Fishing, and Forestry	0	0%
Construction, Extraction, Installation/Maintenance	460	13%
Production	208	6%
Transportation and Material Moving	191	5%

SOURCE: ESRI, 2011

Travel to Work

The majority of Cotati residents, 61 percent, travelled less than 30 minutes to work, with the largest group traveling 10 to 19 minutes. Fourteen percent of residents drive more than 60 minutes to work. Most Cotati residents, 79 percent, drive alone to work and 12 percent carpool. Three percent walk or bike to work. Two 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 2000.

TABLE 1-8: TRAVEL TIME TO WORK (2000)		
	Number	Percent
Less than 10 minutes	406	12%
10-19 minutes	959	28%
20-29 minutes	672	20%
30-44 minutes	531	16%
45-59 minutes	345	10%
60 – 89 minutes	218	7%
90 + minutes	238	7%

SOURCE: CENSUS, 2000

TABLE 1-9: COMMUTE METHOD (2000)		
	Number	Percent
Drive Alone	2,722	79%
Carpooled	404	12%
Public Transportation	149	4%
Walk	64	2%
Bicycle	30	1%
Other	0	0%
Work at Home	57	2%

SOURCE: CENSUS, 2000

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 is anticipated to occur at an annual average rate of 0.8 percent through 2015. Table 1-10 identifies projected household growth from 2000 through 2015.

TABLE 1-10: HOUSEHOLD GROWTH			
	2000	2010	2015
Households	2,620	2,978	3,098
Percent Change		13.7%	4.0%
Annual Percent Change		1.3%	0.8%

SOURCE: US CENSUS, 2000; US CENSUS, 2010; DE NOVO PLANNING GROUP, 2011

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 2010. Renter- and owner-occupied households were comparably sized in 2000. More than half of all households have only one or two persons. Table 1-12 identifies household size by tenure.

TABLE 1-11: AVERAGE HOUSEHOLD SIZE

2000	2010
2.55	2.44

SOURCE: US CENSUS, 2000; US CENSUS, 2010

TABLE 1-12: HOUSEHOLD SIZE BY TENURE (2010)

	Owner		Renter	
	Number	Percent	Number	Percent
1-person household	452	15%	360	12%
2-person household	633	21%	389	13%
3-person household	302	10%	209	7%
4-person household	245	8%	162	5%
5-person household	93	2%	65	2%
6-person household	22	1%	20	1%
7+ person household	14	< 1%	12	< 1%
Average Household Size	2.45		2.42	

SOURCE: US CENSUS, 2010

Tenure

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

TABLE 1-13: HOUSEHOLD TENURE

	2000		2010	
	Number	Percent	Number	Percent
Owner	1,637	63%	1,791	59%
Renter	895	35%	1,217	41%

SOURCE: US CENSUS, 1990; US CENSUS, 2010

Type of Household

Family households with related children under 18 years old represent 31% of households, closely followed by families without children, which account for 28% of households. Single person households are a slightly smaller group, 27 percent. Thirteen percent of households are non-family, multi-person households. Household types are summarized in Table 1- 14.

TABLE 1-14: HOUSEHOLD TYPE (2010)

Category	Number	Percent
Family with related children	931	31%
Family without children	843	28%
Single person	812	27%
Non-family multi-person household	392	13%

SOURCE: US CENSUS, 2010

Household Income

From 2000 to 2010, the median household income increased by 27 percent to $66,083 and the per capita income increased by 31 percent to $31,629. Table 1-15 identifies the per capita and median household income.

TABLE 1-15: MEDIAN AND PER CAPITA INCOME

	2000	2010	Percent Change
Median Household Income	$52,238	$66,083	26.5%
Per Capita Income	$24,206	$31,629	30.7%

SOURCE: US CENSUS, 2000; ESRI, 2011

The 2000 Census indicated that 536 individuals (12 percent) and 86 families (5 percent) in Cotati were below the poverty level. In 2000, the majority (54 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 (42 percent) than owner households (24 percent). Table 1-16 identifies household income by tenure.

TABLE 1-16: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2000)

	All Households		Owner Households		Renter Households	
Income	Number	Percent	Number	Percent	Number	Percent
Less than $10,000	93	4%	49	3%	44	5%
$10,000 to $19,999	228	9%	101	6%	127	15%
$20,000 to $34,999	430	17%	242	15%	188	22%
$35,000 to $49,999	429	17%	257	16%	172	19%
$50,000 to $74,999	630	25%	417	26%	213	24%
$75,000 to $99,999	394	16%	292	18%	102	11%
$100,000 to $149,999	188	8%	163	10%	25	3%
$150,000 or more	113	5%	91	6%	22	2%
Median Household Income	$52,238		$60,948		$41,411	

SOURCE: US CENSUS, 2000

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 2000, 142 households (6 percent) were living in overcrowded situations. Most of these households, 87, were renter households. Severely overcrowded households account for 3% of all households; 2 percent of owner households and 5% of 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 (2000)						
	All Households		Owner		Renter	
Occupants per Room	Number	Percent	Number	Percent	Number	Percent
1.00 or less occupants per room	2,363	94%	1,557	97%	806	90%
Overcrowded						
1.01 to 1.50 occupants per room	83	3%	35	2%	48	5%
Severely Overcrowded						
1.51 to 2.00 occupants per room	43	2%	20	2%	23	3%
2.01 or more occupants per room	16	1%	0	0%	16	2%
Total Overcrowded	142	6%	55	3%	87	10%

**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, 2000

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 2 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 2010	598	19%	100%
TOTAL	3,143	100%	

SOURCE: US CENSUS, 2000; US CENSUS, 2010

Table 1-19 identifies housing permitted by type of housing from 2000 through 2011. 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. Permits issued declined significantly in 2007, with only three units permitted each year in 2007 and 2008 and no permits requested from 2009 to present. 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.

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

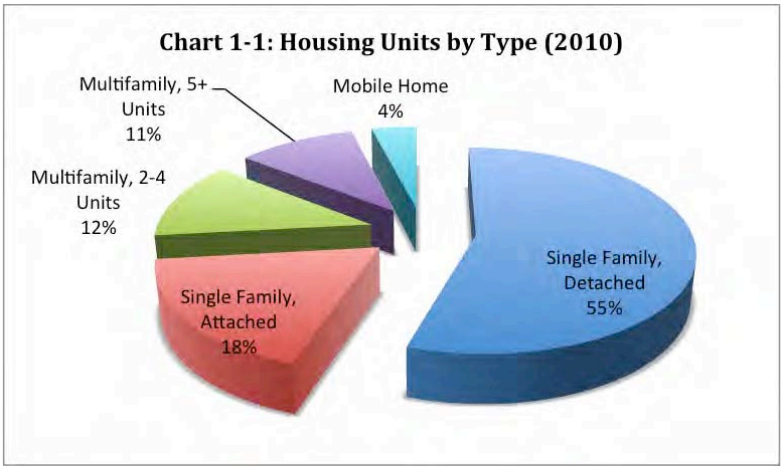
	Single-Family	Second Units	Multifamily	Mixed Use/ Live-Work	TOTAL
2000	28	0	79	0	107
2001	47	13	0	0	60
2002	36	5	0	4	45
2003	103	2	57	6	168
2004	61	2	0	0	63
2005	19	2	16	14	51
2006	38	6	0	0	44
2007	3	0	0	0	3
2008	3	0	0	0	3
2009	0	0	0	0	0
2010	0	0	0	0	0
2011	0	0	0	0	0
TOTAL	*338*	*30*	*152*	*24*	*544*

SOURCE: CITY OF COTATI, 2011

Type of Housing Stock

The most common type of home in Cotati is a single family detached home. Single family attached homes, such as townhomes and condominiums, account for 18 percent of the housing stock. Duplexes, triplexes, and fourplexes make up 12 percent of the housing stock and multi-family complexes with five or more units comprise the remaining 11 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 (2010)



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 2000 Census, 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	11	0.4%
Lacking complete kitchen facilities	18	0.7%
Built prior to 1960	574	17.9%

SOURCE: US CENSUS, 2000

Vacancy

Vacancy rates in the City of Cotati have increased over the past decade, from 2.1 percent in 2000 to 5.3 percent in 2010. In comparison, the vacancy rate in Sonoma County was 5.9 percent in 2000 and 9.2 percent in 2010. 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, 66 percent of the vacant units were available for sale or rent, while eight percent of vacancies were homes for seasonal, recreational, or occasional use and 22 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
2.1%	5.3%

SOURCE: US CENSUS, 2000; US CENSUS, 2010

TABLE 1-22: TYPE OF VACANCY (2010)

	Number	Percent
For rent	72	44%
For sale only	36	22%
Rented or sold, not occupied	7	4%
For seasonal, recreational, or occasional use	14	8%
Other vacant	36	22%

SOURCE: US CENSUS, 2010

For Sale Housing Market

For the past five or so years, sub-prime loans have caused a decline in the residential real estate market. The resulting foreclosures and short sales have increased available housing inventory and led to a decrease in housing prices. Chart 1-2 identifies the median sales price of homes sold in Cotati from 2004 to 2011. The median sale price of homes in the City peaked in 2005 at $529,500. From 2005 to 2011, the median sale price dropped 53 percent to $250,000.



SOURCE: PRESSDEMOCRAT.COM, 2011

In June 2011, 34 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	8	24%
$350,000 - $499,999	6	18%
$250,000 - $349,999	6	18%
$100,000 - $249,999	14	41%
$0 - $99,999	0	0%

SOURCE: WWW.PRESSDEMOCRAT.COM, 2011

Rental Housing Costs

Based on a review of rental ads at craigslist.org, pressdemocrat.com, and assorted property management companies in June 2011, the median rent in Cotati is $1,195 per month. Median rents range from $900 for a one bedroom unit and $1,100 for a two bedroom unit to $2,600 for a five 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 (2011)
1 bed	5	$765 - $1,400	$900
2 bed	10	$995 - $1,200	$1,100
3 bed	6	$1,550 - $2,250	$1,725
4 bed	3	$2,400 - $2,800	$2,400
5 bed	1	$2,600	$2,600
Median	25	$1,195	

SOURCE: CRAIGSLIST, 2011; PRESSDEMOCRAT.COM, 2011

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	$16,900	$19,300	$21,700	$24,100	$26,050	$28,000	$29,900	$31,850
Very Low	$28,150	$32,200	$36,200	$40,200	$43,450	$46,650	$49,850	$53,100
Low	$45,050	$51,450	$57,900	$64,300	$69,450	$74,600	$79,750	$84,900
Moderate	$67,550	$77,200	$86,850	$96,500	$104,200	$111,950	$119,650	$127,400
Above Moderate	$67,550 +	$77,200 +	$86,850 +	$96,500 +	$104,200+	$111,950+	$119,650+	$127,400+

SOURCE: HOUSING AND COMMUNITY DEVELOPMENT DEPARTMENT, 2010

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. The HUD income limits appear to exceed actual

median income limits. This primarily occurs because the lack of timely family income data prevents HUD from capturing recent declines in income. HUD uses the most current income data available to update its median family incomes, the basis for income limits. The 2009 HUD income limits were based on American Community Survey data collected in 2007 when the economy was in much better shape and unemployment was much lower.

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 range of 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, including the median rent and 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	$423	$483	$543	$603	$651	$700	$748	$796
Very Low	$704	$805	$905	$1,005	$1,086	$1,166	$1,246	$1,328
Low	$1,126	$1,286	$1,448	$1,608	$1,736	$1,865	$1,994	$2,123
Moderate	$1,689	$1,930	$2,171	$2,413	$2,605	$2,799	$2,991	$3,185
Above Moderate	$1,689+	$1,930+	$2,171+	$2,413+	$2,605+	$2,799+	$2,991+	$3,185+

SOURCE: DE NOVO PLANNING GROUP, 2011

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: 6% interest rate, 30-Year fixed loan, 10% downpayment, 2% 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 and moderate income households with two or more persons can afford the median 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 $249,000.

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	$45,551	$422	$52,999	$483	$67,974	$603	$80,192	$700
Very Low	$80,663	$704	$105,965	$905	$118,562	$1,005	$138,898	$1,166
Low	$133,511	$1,126	$174,409	$1,448	$194,626	$1,608	$227,178	$1,865
Moderate	$204,896	$1,689	$265,909	$2,171	$296,428	$2,413	$345,301	$2,799
Above Moderate	$204,896+	$1,689+	$265,909+	$2,171+	$296,428+	$2,413+	$345,301	$2,799+

** MAXIMUM AFFORDABLE SALES PRICE IS BASED ON THE FOLLOWING ASSUMPTIONS: 6% INTEREST RATE, 28/36 DEBT RATIO, 30-YEAR FIXED LOAN, 10% DOWNPAYMENT, 1.025% PROPERTY TAX, 2% CLOSING COSTS, MORTGAGE INSURANCE, AND HOMEOWNERS INSURANCE.*

SOURCE: DE NOVO PLANNING GROUP, 2011; MORTGAGENET.COM

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 2000 Census, 36 percent of owner households and 35 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 100 percent of renters overpaying and 82 percent of owners overpaying. Extremely low income households also have the highest rate of extreme overpayment, with almost 80 percent of extremely low income households paying more than 50 percent of their income to housing costs. Over three-quarters of very low income renter households overpay, compared to 55 percent of owner households. However, in the low and 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	129	109	238
Percent with Cost Burden >30%	100%	82%	92%
Percent with Cost Burden >50%	97%	59%	79%
Very Low Income Households	113	101	214
Percent with Cost Burden >30%	79%	55%	68%
Percent with Cost Burden >50%	35%	28%	32%
Low Income Households	214	301	515
Percent with Cost Burden >30%	33%	59%	48%
Percent with Cost Burden >50%	5%	22%	15%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	*288 / 33%*	*321 / 20%*	*609 / 38%*
Moderate and Above Moderate Income Households	427	1,091	1,518
Percent with Cost Burden >30%	4%	23%	18%
Percent with Cost Burden >50%	0%	1%	1%
Total Households	883	1,602	2,485
Percent with Cost Burden >30%	35%	36%	35%
Percent with Cost Burden >50%	20%	10%	14%

SOURCE: HUD, 2000 (SPECIAL AGGREGATION OF 2000 CENSUS 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 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		
Marvin Gardens 770 E. Cotati Ave. Year Built: 1981	2 BR – 28 units 3 BR – 9 units 37 Units Total	Lower income. HUD Section 8 rental units; CHAFA and HUD financing. Affordability requirements expire 2/28/2013. For-profit owner. Project At Risk for affordability to end during the next ten years. Owner: Marvin Gardens, LP (617) 822-7300
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 rental units. Affordability requirements, as reported by the HUD database, expired 5/31/2011. Manager indicated Section 8 contract is renewed annually and was renewed in 2011. Project is At Risk for affordability to end during the next ten years. Owner: Cypress Associates, Ltd (650) 949-8450 Apartment manager: 707/795-0906

TABLE 1-30: AFFORDABLE HOUSING DEVELOPMENTS

Development	Units	Affordability Restrictions
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 and Low Income Housing Tax Credits (LIHTC). LIHTC affordability requirements expire in 2031. 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 2033. 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. Information regarding the breakdown of very low and low income units will be researched under Program 1-7.
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. Information regarding number of very low and low income units will be researched under Program 1-7.
Multifamily Rental Inclusionary Units – City of Cotati Affordable Housing Requirement		
Avila/Young 1818 La Plaza	4	4 moderate income multifamily units constructed in 2002. Information regarding affordability restrictions and term will be researched under Program 1-7.
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 estimated to be deed restricted through 2030. Deed restrictions will be researched under Program 1-7.
Zane Center 7580 – 7596 Commerce Blvd	23	5 low and 18 moderate income multifamily rental units. Affordability is deed restricted. Term of affordability will be researched under Program 1-7.
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. Information regarding affordability restrictions and term will be researched under Program 1-7.
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.

TABLE 1-30: AFFORDABLE HOUSING DEVELOPMENTS

Development	Units	Affordability Restrictions
Cotati Cottages	46	Moderate income single family ownership development. Information regarding affordability restrictions and term will be researched under Program 1-7.
Cotati Station Santero Way	16	16 moderate income units constructed as part of a 100-unit development. Affordability is deed restricted through 2035.
Garden Gate Dyquisto Way	15	15 low/moderate income single family units. Affordability is deed restricted and expires in 2031. Information regarding the number of low and moderate income units will be researched under Program 1-7.
Park Meadows 8244 Park Avenue	7	48-unit single family development with 7 units affordable to moderate income households. Information regarding affordability restrictions and term will be researched under Program 1-7.
Red Hill Page Street	13	Inclusionary units providing moderate income ownership housing constructed in 1980. Information regarding affordability restrictions and term will be researched under Program 1-7.
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.

SOURCE: CITY OF COTATI 2002 HOUSING ELEMENT, 2003; CITY OF COTATI, COTATI REDEVELOPMENT PROJECT FIVE-YEAR IMPLEMENTATION PLAN 2010-2014, 2010; CITY OF COTATI, 2011

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 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.

ABAG's current RHNP schedule is from 2007 through 2014. Pursuant to the provisions of the RHNP and to adequately provide affordable housing for all income groups, specifically very-low and low- income groups, the City will need to plan to accommodate 257 new units from 2007 through 2014. The City's fair share of the regional housing needs allocation is 34 extremely low income units, 33 very low, 36 low,

45 moderate, and 109 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 2007 – 2014

	Allocated Housing Units	Progress to Date[1,3]	Remaining Allocation
Extremely Low[2]	34	0	34
Very Low	33	0	33
Low	36	2	34
Moderate	45	4	41
Above Moderate	109	7	102
TOTAL	257	13	244

[1]*NEW CONSTRUCTION UNITS – FIRST SALE DURING 2007-2014 TIME PERIOD*
[2]*BASED ON 50 PERCENT OF THE VERY LOW INCOME ALLOCATION [GC SECTION 65583(a)(1)]*
[3]*LOW AND MODERATE INCOME UNITS SOLD IN WILLOW GLEN*
SOURCE: ASSOCIATION OF BAY AREA GOVERNMENTS, 2008; DE NOVO PLANNING GROUP, 2011;

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 2010, 613 persons (8 percent) were 65 years and older. The senior population increased by approximately 24 percent, almost one-fourth, during the last decade whereas the City's population as a whole increased at a lesser rate of 12 percent. Of the senior population, 360 seniors were 65 to 74 (59 percent), 180 were 75 to 84 (29 percent), and 73 were 85 or older (12 percent). From 2000 to 2010, the 85 years and older age group increased significantly by 161 percent and the 65 to 74 age group increased by 36 percent. The 75-84 age group declined by 10%. The overall senior population increased by 11.5 percent from 2000 to 2010; this rate of increase is less than that of the overall population which increased by 19.5 percent (Table 1-1). Table 1-32 identifies the senior population by age group.

TABLE 1-32: SENIOR POPULATION BY AGE					
	2000		2010		Percent
	Number	Percent	Number	Percent	Change
65 to 74 years	264	54%	360	59%	36%
75 to 84 years	201	41%	180	29%	-10%
85 years and over	28	6%	73	12%	161%
TOTAL	493	100%	613	100%	24%

SOURCE: US CENSUS, 2000; US CENSUS, 2010

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 2015, senior households are anticipated to increase at a slightly higher rate than the general population, yielding 465 households, an increase of 26 units or 6 percent.

TABLE 1-33: PROJECTED SENIOR HOUSEHOLD GROWTH			
	2000	2010	2015
Population			
Number	493	613	644
Percent Change		24%	5%
Annual Percent Change		2.4%	1.0%
Households			
Number	299	439	465
Percent Change		47%	6%
Annual Percent Change			1.2%

SOURCE: US CENSUS, 2000; US CENSUS, 2011; DE NOVO PLANNING GROUP, 2011

Most senior households own their home, 75 percent. One-fourth of senior households rent. The incidence of renting decreases with age for the senior population; a lower 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 (2000)				
	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	191	44%	60	14%
75-84 years	100	23%	37	8%
85 plus years	38	9%	13	3%
TOTAL	329	75%	110	25%

SOURCE: US CENSUS, 2010

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.

TABLE 1-35: SENIOR[1] HOUSEHOLDS BY INCOME AND TENURE							
Income Level	Renter			Owner			TOTAL
	Number	% Any Housing Problem[2]	% Cost Burdened	Number	% Any Housing Problem[2]	% Cost Burdened	
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)

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

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

By 2015, an additional 26 senior households are anticipated in Cotati. This calculates into approximately ten percent of the City's share of the RHNA. Assuming that the senior income levels will remain relatively similar in the coming years to those of the 2000 Census, approximately 15 percent of the additional senior households will be in the extremely low, very low, or low income categories and may need some form of affordable housing or rental assistance.

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

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 2000 Census defined six types of disabilities including sensory, physical, self-care, mental, go-outside-home (condition that makes it difficult to go outside the home alone to shop or visit the doctor),

and employment. 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 2000 Census, there were 1,628 disabilities in Cotati. However, this is not to say that there were 1,628 disabled persons, but rather 1,628 disabilities, with the majority of disabilities occurring as physical disabilities (31 percent) and employment disabilities (22 percent). Disabilities in Cotati are summarized by type in Table 1-35.

TABLE 1-35: DISABILITIES BY DISABILITY TYPE

	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Sensory disability	77	7%	109	21%	186	11%
Physical disability	325	29%	182	36%	507	31%
Mental disability	138	12%	99	19%	237	15%
Self-care disability	60	5%	44	9%	104	6%
Go-outside-home disability	165	15%	75	15%	240	15%
Employment disability	354	32%	0	0%	354	22%
Total Disabilities	1,122	100%	509	100%	1,628	100%

SOURCE: US CENSUS, 2000

Approximately 10 percent of the population in Cotati is disabled. As of the 2000 Census, there were 647 disabled persons, 73 percent aged 16 to 64, 26 percent aged 65 and over, and less than one percent up to 15 years in age. Of the disabled persons in the 16 to 64 age bracket, 61 percent were employed and the remaining 39 percent were unemployed. Table 1-35 identifies disabilities by type of disability and Table 1-36 identifies disabled persons by age and employment status.

TABLE 1-36: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS

	Ages 5 to 15	Ages 16 to 64	Ages 65 +	TOTAL
Employed	0	397	0	397
Unemployed	0	251	0	251
Employment Unreported	3	0	232	235
Total	3	648	232	883

SOURCE: US CENSUS, 2000

The persons 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 North Bay Regional Center maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The North Bay Regional estimated that approximately 72 developmentally disabled persons reside in Cotati, based on information for the 94931 zip code. Of these persons, approximately 24 have special housing needs as shown in Table 1-37.

TABLE 1-37: DISABILITIES BY DISABILITY TYPE							
	0-14 Years	15-22 Years	23-54 Years	55-65 Years	65+ Years	TOTAL	Housing Need[1]
Developmentally Disabled Persons	24	13	27	8	0	72	24

SOURCE: NORTH BAY REGIONAL CENTER, 2012

[1]*HOUSING NEED BASED ON AN ESTIMATED PERCENTAGE OF THE AGE GROUP THAT WILL NEED HOUSING WITHIN THE COMMUNITY DURING THE PLANNING TIMEFRAME: 0-14: 25%, 15-22: 50%, 23-54: 35%, 55-65: 25%, AND 65+: 20%.*

In 2000, 471 households in Cotati had one or more disabled persons, including developmentally disabled persons. Most households with a disabled member own their home, 74 percent. 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.

Based on 2000 Census data, eighteen percent of households in Cotati have a disabled member with physical or self-care limitations. Applying this figure to the RHNA, approximately 46 new households will have one or more disabled members by 2014. These households will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. An additional 24 persons with developmental disabilities 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.

TABLE 1-38: DISABLED[1] HOUSEHOLDS BY TENURE AND INCOME RANGE										
	Renter Households with Disabled Member(s)				Owner Households with Disabled Member(s)				Total Households	
	Senior		Other		Senior		Other			
Income Range	#	%	#	%	#	%	#	%	#	%
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%*	

[1]*HOUSEHOLDS 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)

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, 326 households, 11 percent of all households, have five or more persons. Of the large households, 79 percent own their home and 21 percent rent. Large households have a disproportionate rate of housing problems; "any housing problem" includes overcrowding, units lacking complete kitchen facilities, and units lacking complete plumbing facilities. Over half of large renter households experience some type of housing problem. However, there are more large owner households that are cost burdened when compared to renter households and the population as a whole. Table 1-39 compares housing problems and cost burdens for large renter and owner households with all other households.

TABLE 1-39: LARGE HOUSEHOLDS BY HOUSING PROBLEMS (2000)

Tenure	Housing Problem	Large Families	All Households
Renters	Percent with any housing problem	52%	34%
	Percent cost burdened	33%	35%
Owners	Percent with any housing problem	46%	40%
	Percent cost burdened	26%	14%

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

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 five-person families that rent. For families that rent and have six or more persons, there is a small shortfall of rental units large enough to accommodate households with six or more persons. 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 but two large rental households, it does not mean that there is a match between housing units that exist and large families. The rate of overcrowding indicates that there are likely some large families living in smaller units, while some smaller families live in large units. Approximately 28 of the regional housing needs allocation will be needed to accommodate large households. An effort should be made to encourage development of rental units of 4 bedrooms or more during the planning period to assist in meeting the needs of large households.

TABLE 1-40: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2000)

Tenure	5 Person Households			6 Person and Larger Households		
	3 BR Units	House-holds	Shortfall/ Excess	4+ BR Units	House-holds	Shortfall/ Excess
Owner	838	193	645	357	36	321
Renter	226	65	161	30	32	-2

SOURCE: US CENSUS, 2010; US CENSUS, 2000; DE NOVO PLANNING GROUP, 2011

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, 19 percent of family households are headed by a single male or single female. There are 161 male heads of household with no wife present (5 percent) and 399 female heads of household with no husband present (13 percent). Table 1-41 identifies single parent households by gender of the householder and presence of children. Five percent of families are under the poverty level; 19 percent of female-headed households, 104, 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 (2000)

Category	Number	Percent
Total Households	2,978	
Male householder, no wife present:	161	5%
With own children under 18 years	*98*	*3%*
No own under children 18	*63*	*2%*
Female householder, no husband present:	399	13%
With own children under 18 years	*239*	*8%*
Other related children under 18 years	*18*	*1%*
No own children under 18	*142*	*5%*

SOURCE: US CENSUS, 2010

Agricultural Workers

According to the 2010 Census, less than one percent of Cotati's residents (10 persons) were employed in the agriculture, forestry, fishing/hunting, and mining industries (Table 1-6) and none of these persons were farmworkers (Table 1-7).

The 2009 Sonoma County Housing Element indicates that there is a significant need for housing within the unincorporated County to accommodate peak farm labor activity in the late summer through the grape harvest in the fall. While there are no farm labor camps in Sonoma County, the California Human Development Corporation operates three camps in neighboring Napa County. According to the Sonoma County 2009-2014 Housing Element, there are a total of 254 farmworker family housing units in the unincorporated County, including 110 rental units within four developments, and 144 units within seven ownership developments. In addition, there are 883 agricultural employee units and 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 agriculturally designated parcels in Cotati. 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 January 2011, 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 2011 Sonoma County Homeless Census and Survey identified 19 homeless persons in Cotati. Seven of the homeless persons were in a shelter and the remaining 12 were unsheltered. None of the homeless were families; all were single individuals. The point in time survey conducted County-wide in 2009 identified 26 homeless individuals, six of whom were housed in a shelter.

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, 35 percent of households overpay for housing. Ninety-two percent of extremely low income households overpay for housing and 80 percent pay in excess of 50 percent of their income toward housing costs.

TABLE 1-42: HOUSING OVERPAYMENT

Income	Owner Cost Burden		Renter Cost Burden		Total
	30-50%	> 50%	30-50%	>50%	
Extremely Low	23%	59%	3%	97%	92%
Very Low	27%	28%	44%	35%	68%
Low	28%	5%	35%	22%	48%
Moderate and Above Moderate	4%	0%	22%	1%	18%
Total Overpaying	15%	20%	26%	10%	35%

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:

- 66 percent were between 31 and 60 years old;
- 75 percent were living in Sonoma County at the time they most recently became homeless;
- 40 percent lived in a rented home or apartment and 9 percent lived in a home owned by themselves or their partner prior to becoming homeless;

- 35 percent stay in an emergency, transitional, or other shelter at night while 38 percent stay outdoors overnight; and
- 44 percent had been homeless for less than one year while 34 percent were homeless for two or more years; and
- Of the unsheltered population, 20 percent had tried to stay in a shelter and had been turned away in the past 30 days and 80 percent had not tried to stay at a shelter in the past 30 days

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, Sonoma County Adult and Youth Development Homeless Prevention Program, 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 shelters (almost 350 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 12 to 20 unsheltered homeless persons in Cotati at any given point in time that are in need of emergency shelter or transitional housing. 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.

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.

Office - The Office land use designation permits professional services, retail, and residential land uses which are easily integrated into the adjacent residential districts.

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). 17.28.060 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

	Residential						Other Zones						
Use	**RR**	**RVL**	**NL**	**NM**	**NU**	**MHP[1]**	**SPD[2]**	**SPSW[2]**	**CE**	**CG**	**CD**	**PF**	**CP[1]**
Single Family	P	P	P	UP[3]	UP[3]	-	P	P	-	-	-	-	-
Manufactured/Mobile Home	P	P	P	P	P	P	P	P	-	-	-	-	-
Multifamily, 2 units	-	-	UP	P	P	-	P	P	-	-	-	-	-
Multifamily, 3 - 4 units	-			UP	P		P	P	-				
Multifamily, 5 – 9 units	-			UP	UP		P	P	-	-	-	-	-
Multifamily, 10 or more units	-	-	-	-	UP		P	P	-	-	-	-	-
Multifamily housing, up to 100 units with 25% affordable	-	-	-	-	P		P	P	-	-	-	-	-
Multifamily housing, stand-alone and as part of mixed-use project	-	-	-	-			P	P	-	-	-	-	-
Residential accessory use or structure	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[4]	-	-	UP	UP	UP	-	P	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	-

SOURCE: CITY OF COTATI, 2011

[1]OVERLAY DESIGNATION

[2]SEE FOLLOWING DESCRIPTION OF RESIDENTIAL USES ALLOWED IN THE SPD AND SPSW DISTRICTS

[3]USE 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.

[4]LIVE-WORK USES ALLOWED IN CI AND IG ZONES WITH A USE PERMIT.

*- = NOT ALLOWED P = ALLOWED (PRINCIPAL PERMITTED USE) *-UP = USE PERMIT S = SUBJECT TO STANDARDS IDENTIFIED IN LAND USE CODE*

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	65,340/1	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	28,750/1	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	20	0/5/10[4]	10	20	28	50%	-
NU	12 - 15 du/ac	3,500/1	45	15	0/10/15[6]	15	15	28/35[5]	60%	-
DOWNTOWN SPECIFIC PLAN (DSP) DISTRICTS[7]										
Northern Gateway: Multifamily	20 - 31 du/ac[8]	None	125	10 (max.)	10 (max.)	10 (max.)	10	50	-	2.15
Commerce Ave/La Plaza: Commercial Block	10 - 22 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										
Mixed-Use Districts	0-10 du/ac	-	86	8	5	14	4	35-40	-	0.65
OTHER DISTRICTS ALLOWING RESIDENTIAL USES										
CE	12 - 15 du/ac	6,000/1	60	10	0/10[7]	10	10/20[9]	35/45[5]	80%	-
CG	12 - 15 du/ac	10,000/1	100	0[10]	0/10[7]	0 (max)	10/20[9]	35/50[5]	80%	-
CD	12 - 15 du/ac	2,000/1	20	0	0/10[7]	0 (max)	10/20[9]	35/50[5]	100%	-

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

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

[2]30% on a 1/2 acre parcel, reduced by 10% for each additional 1/2 acre to a minimum of 10%

[3]5 feet on one side of the lot, 7 feet on the other side of the lot

[4]5 feet, except 10 feet for multifamily structures and none for rowhouse

[5]Increased height allowed with use permit

[6]10 feet for 1-story building walls; 15 feet for 2-story building walls; none for rowhouse

[7]Standards 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 Norther Gateway, Commerce Ave, and La Plaza districts; rowhouses may be constructed in any district

[8]Maximum 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.

[9]Higher standard adjacent residential zones

[10]30 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.

- 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 City's parking requirements for affordable and other density bonus projects are consistent with those requirements established by Government Code Section 65915(p). While the parking standards allow for reductions of up to 15 percent for projects that can demonstrate reduced parking demand, this reduction may not be adequate for special needs housing or small one and two bedroom market rate, multifamily units. A program is included in the Housing Plan to provide additional reductions for special needs housing and small multifamily units to remove this potential constraint.

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	*Reduced parking requirements for affordable projects are consistent with Government Code Section 65915(p).*
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	*Reduced parking requirements for affordable projects are consistent with Government Code Section 65915(p).*
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: 6 or fewer clients	2 covered spaces
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, 2011

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 Housing Plan includes a program to revise Chapter 17.32 to provide density bonuses to senior housing developments consistent with the requirements of the Government Code.

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, as large developments up to 100 units are only allowed if at least 25 percent of the units are affordable. 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. 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 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 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 Housing Plan includes 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 and 2) in order to remove this potential constraint to second units.

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 to 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 Housing Plan includes 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.

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 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 Housing Plan includes a program to specifically allow an emergency shelter as a permitted use within the CG or 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 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 Rohnert Park, 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, and in Sonoma County, a 1,700 sq. ft. home would have a fee of $7,536 and a 2,400 sq. ft. home would have a fee of $17,107. 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. Each of these jurisdictions has an affordable housing requirement ranging from 15 to 20 percent of units. However, most of the other jurisdictions only require low and moderate income units be provided. Where very low income units are required, it is at a lesser percentage than Cotati's. 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 requirement is higher than most other jurisdictions, particularly related to the provision of very low income units.

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 end of the 2010/11 fiscal year, the fund had a balance of $3,259,416. While Inclusionary Housing Funds have not yet been to any development projects during the 2007-2013 RHNA cycle, it is anticipated that the Housing Land Trust and Habitat for Humanity projects (see Table 3-4) will request inclusionary housing funds to replace redevelopment funds that had been anticipated by the developers.

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 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 during the housing recession, as development is occurring at a minimal pace with no new residential construction permits issued for three 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 California Building Standards Code, Title 24, including the 2010 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; provisions for photovoltaic systems; provisions to address fire hazards; 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; and adopt City fee schedules. 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 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 2011. 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

	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]*	
Year	General	Affordable	General	Affordable	General	Affordable	General	Affordable	Exempt	General	Affordable
2000	83 *(not categorized by year)*	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)	25 (2008)	75	25	225	75	0	0	0	*225*	*75*

TABLE 2-5: GROWTH MANAGEMENT ALLOCATIONS

	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]*	
Year	General	Affordable	General	Affordable	General	Affordable	General	Affordable	Exempt	General	Affordable
	75 (2009)	25 (2009)									
2011	75 (2009) 75 (2010)	25 (2009) 25 (2010)	75	25	225	75	0	0	0	*225*	*75*

[1] *A "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.*

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

There are 244 units of the City's share of the regional housing needs allocation through 2014 that remain to be constructed. To accommodate the remaining 244 units from September 2011 through 2014, an average of 70 units per year would need to be accommodated, which is within the annual growth allocation. 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 exceed the City's remaining RHNA. . Given Cotati's historical growth trends and the current 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 sic 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
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 - 4
Variance / Minor Variance	4 / 1
Conditional Use Permit	2 - 4
Zone Change	4 – 6
General Plan Amendment	4 – 6
Lot Line Adjustment	3
Certificate of Compliance	1
Tentative Parcel Map	4 – 6
Tentative Subdivision Map	6 – 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 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
Total Valuation $50,000	$1,018.45
Total Valuation $100,000	$1,555.98
Total Valuation $200,000	$2,416.98
Total Valuation $325,000	$3,493.23
Preliminary Plan Review	$200
Plan Review Fee	65% of the Building Permit Fee
Total Valuation $50,000	$661.99
Total Valuation $100,000	$1,011.39
Total Valuation $200,000	$1,571.04
Total Valuation $325,000	$2,270.60
Planning and Application	**Fee**
Formal Conceptual Plan Review	$2,025[1]
Archaeological Inventory	$150
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	$295[1]
Design Review - Multifamily	$150[1]
General Plan Amendment	$8,000[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	$1,650[1]
Variance	$1,750[1]
Minor Variance	$650[1]
Land Use Code Amendment	$3,000[1]
Zoning Clearance or Research	$95
Subdivision	**Fee**
Lot Line Adjustment	$1,350[1]
Tentative Parcel/Minor Subdivision Map	$2,300[1]
Tentative Subdivision Map	$6,750[1]
Map Extension	$725

TABLE 2-8: PERMIT PROCESSING FEES AND PLANNING/ZONING FEES	
Engineering/Public Works	**Fee**
Engineering Plan Check	$300[1]
Grading Plan Check	$750[1]
Final Major Subdivision Improvement Plan Review	$5,150[1]
Final Minor Subdivision Improvement Plan Review	$1,700[1]
Environmental	**Fee**
Categorical Exemption	$245
Negative Declaration	$2,000[1]
Environmental Impact Report	$20,000[1]

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

[1]REQUIRED 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	$6,556	$6,556	$6,556
Water Meter Charge	$120	$120	$120
Water Meter Install/Turn-On	$160	-	-
Water Conservation Fee	$1,750	$1,750	$1,750
Fire System Connection Fee	$5,510	$5,510	$5,510
Sewer System Connection Fee	$14,529	$10,299	$6,865
Sewer Application Fee	$54	-	-
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 Meter Install/Turn-On	-	$160	$160
Sewer Application Fee	-	$54	$54
School Fees	$2.24/ sq. ft.	$2.24 / sq. ft.	$0

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

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

SOURCE: CITY OF COTATI, 2009

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 $38,044. The total fees for a 26-unit single family subdivision would be $989,442, or $38,055 per unit. A 40-unit multi-family project with units averaging 950 square feet would pay fees of $1.25 million, or $26,050 per unit. Based on estimated land and building costs (see Nongovernmental Constraints discussion below), the City's fees represent 13% of the total development costs of a typical multifamily unit (estimated at $290,000) and 10% of the total development costs for a 2,500 s.f. single family unit (estimated at $380,000). A senior apartment complex, developed as a multi-story building composed of studio units in the downtown area, would have fees of $581,089, or $19,703 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 results in lower fees per square foot for larger residential buildings, such as an eight-plex or 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	$95	$95	$95.00	$95.00
Design Review	$295	$5,753	$5,400	$3,375
Growth Management Review	$175	$1,200	$1,200	1200
Building Permit Fee	$3,149	$64,185	$55,603	$13,185
Plan Review Fee	$2,047	$41,720	$36,142	$8,570
Subdivision				
Tentative Subdivision Map	-	$13,500	-	-
Engineering Plan Check	$300	$3,900	$3,600	$3,600
Grading Plan Check	$750	$3,000	$2,250	$1,500
Improvement Plan Review	$0	$5,150	$1,700	$1700
Environmental				
Mit. Negative Declaration	$0	$85,000	$25,000	$25,000
Development Impact Fees				
Water System Connection Fee	$6,556	$170,456	$314,688	$196,680
Water Meter Charge	$120	$3,120	$5,760	$3,600
Water Meter Install/Turn-On	$160	$160	$160	$160
Water Conservation Fee	$1,750	$45,500	$84,000	$52,500
Fire System Connection Fee	$14,529	$377,754	$494,352	$205,950
Sewer Application Fee	$54	$54	$54	$54
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	**$38,044**	**$989,442**	**$1,250,420**	**$591,089**
Total per Unit	***$38,044***	***$38,055***	***$26,050***	***$19,703***

SOURCE: CITY OF COTATI, 2011; CITY OF COTATI, 2009; DE NOVO PLANNING, 2011

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

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

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

[4]SENIOR 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 - 2010

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.

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.

A total of 68,239 Notices of Default were recorded at California county recorders offices during the first quarter of 2011, down 2.2 percent from the prior quarter and down 15.8 percent from the first quarter 2010, according to San Diego-based DataQuick. First quarter 2011 activity was the lowest statewide since 53,493 NoDs were recorded in the second quarter of 2007.

In May 2011, RealtyTrac shows that of the cities in Sonoma County, Cotati ranked 8th in terms of total foreclosure activity with 23 new foreclosure properties (1 in every 150 properties) compared with 1 in

every 293 properties County-wide. Data collected since April 2008 shows an increasing rise in the number of homes in pre-foreclosure and foreclosure in Cotati, as shown in Table 2-11.

TABLE 2-11: ANNUAL FORECLOSURE ACTIVITY IN COTATI

Type of Notice	April – December 2008		2009		2010		January through May 2011	
	# 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	35	7.0
Foreclosure/Auction	27	3.0	64	5.3	87	7.2	40	8.0

SOURCE: PRESSDEMOCRAT.COM, 2011

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.

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 require larger investments by the builder.

Many builders are finding it nearly impossible to get construction loans for residential property at the current time. Complicated projects, like mixed use developments, are often the hardest to finance. Non profit developers may find it especially difficult to secure funding from the private sector.

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 annual mortgage interest rates for the years 2000 through the third quarter of 2009 can be found 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 by 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 declined below 5 percent in 2010 and 2011.

TABLE 2-12: AVERAGE ANNUAL MORTGAGE INTEREST RATES 2000-2011

2000	8.05
2001	6.97
2002	6.54
2003	5.83
2004	5.84
2005	5.87
2006	6.41
2007	6.34
2008	6.03
2009	5.04
2010	4.69
2011 (through May)	4.81

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. As shown in Table 1-27, a moderate income, two-person household can afford a home sales price of approximately $266,000 at an interest rate of 6 percent. If the interest rates were to rise to 7 percent, that same household would be able to afford a less expensive home, $244,000.

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 landwatch.com and norcalmls.rapmls.com in May and June 2011. Single family lots ranged from $40,796 to $104,181 per acre. Larger parcels designated for residential or mixed use and appropriate for subdivision or multifamily development are priced from approximately $399,200 to $763,529 per acre.

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 $60 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 $120 per square foot for a modest home during 2011.

Current construction cost estimates for multifamily homes in Cotati, show that hard costs still 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 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 10-20 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 through 2011 the general trend in consumer preference in California has shifted back to smaller homes, larger lots, and more detached home products.

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 database were reviewed and the owner or operator of each affordable project was contacted in order to identify at-risk units. Four affordable housing projects were identified in Cotati (see Table 1-29). Two affordable rental complexes are very low risk; these projects are operated by Burbank Housing, a non-profit, and have affordability restrictions for at least 10 more years. The other two apartment complexes, Marvin Gardens (37 units) and Windwood Apartments (28 units), are At Risk for conversion as each project has a for-profit owner and a short-term Section 8 contract. Each of the at-risk projects is a family complex with no dedicated senior units 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; El Rancho Apartments has 12 2-bedroom units and is listed for $1,850,000, an average unit price of $154,167. 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 $180,000.

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 and Petaluma Ecumenical Properties, two local affordable housing providers, were 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 $280,000 to $300,000 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 $905 per month and the affordable rent for a four-person household in a three-bedroom unit would be $1,005 per month. HUD fair market rents for Cotati are $1,293 for a two bedroom unit and $1,835 for a four bedroom unit. The difference between the affordable housing cost and fair market rents would require a monthly subsidy of $388 for a two-bedroom unit and $830 for a three bedroom unit. The subsidy necessary to ensure that the units would remain affordable for a 30-year period would be $139,680 for a two-bedroom unit and $298,800 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 only slightly higher than the cost to acquire the units.

TABLE 2-13: COST OF PRESERVING AT-RISK HOUSING

	Marvin Gardens	Windwood Apartments
Acquisition and Rehabilitation	$6,660,000	$5,040,000
New Construction/Replacement	$10,730,000	$8,120,000
Tenant-Based Rental Assistance	$6,600,240	$5,184,000

SOURCE: DE NOVO PLANNING GROUP, 2011

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, Christian Church Homes of Northern California, Community Home Builders and Associates, Eden Housing, Nehemiah Progressive Housing Development Corp., Pacific Community Services, Petaluma Ecumenical Properties, and Sonoma County Community Development Commission.

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 257 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 257 units allocated, 13 units have been constructed to date, 110 units have been approved, and an additional 11 units are planned. After considering the units that have been constructed or planned, 123 units, including 75 very low and low income units, remain to be accommodated. Table 3-1 identifies the allocation from the 2007-2014 cycle, the number of units constructed or permitted to date, and the remaining allocation.

TABLE 3-1: REGIONAL HOUSING NEEDS ALLOCATION –2007 THROUGH 2014

	Very Low	Low	Moderate	Above Moderate	Total
2007-2014 Allocation	67	36	45	109	257
Housing Units Constructed[1]	0	2	4	7	13
Housing Units Approved[2]	2	17	11	80	110
Housing Units Pending[2]	7	0	4	0	11
REMAINING ALLOCATION	***58***	***17***	***26***	***22***	***123***

[1] WILLOWGLEN CONDOMINIUMS – FOR-SALE AFFORDABLE UNITS THAT WERE COMPLETED DURING THE 2007-2013 RHNA AND ARE DEED-RESTRICTED THROUGH 2052 (SEE TABLE 1-30)

[2] SEE TABLE 3-4 FOR DETAILS OF APPROVED AND PENDING PROJECTS

SOURCE: ABAG, 2008; CITY OF COTATI, 2011/2012; DE NOVO PLANNING GROUP, 2012

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 Figures 3-1 and 3-2 and summarized in Table

3-2. A 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 218 acres of land were identified that are both suitable for residential development and constitute realistic sites for residential development. Available sites could yield approximately 1,209 housing units (Table 3-3). There is adequate capacity on appropriately zoned and designated sites to accommodate Cotati's 2007-2014 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. Figures 3-1 and 3-2 identify the location of available housing sites in the City.

TABLE 3-2: SUMMARY OF HOUSING SITES

Zoning	Acreage	Realistic Unit Yield
RR-1.5	14.73	15
RR-1	8.83	8
RVL-.66	7.89	9
RVL-.5	65.03	111
NL	61.88	345
NM	5.02	83
NU	4.89	56
SPD	26.50	263
SWSP	8.13	84
CG	19.79	235
TOTAL	222.69	1,209

SOURCE: DE NOVO PLANNING GROUP, 2011

As shown in Table 3-2, the City has 217.51 acres of vacant and underutilized land that allow residential uses. Of these parcels, 163.09 acres are designated for residential uses (RR-1.5, RR-1, RVL-.66, RVL-.5, 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

General Plan Designation and Zoning Designation	<1 Acre	1-5 Acres	>5 Acres	Total Parcels
RR	6	6	0	12
RR-1	0	4	0	4
RVL	4	10	5	19
RVL – .66	0	3	0	3
NL	21	16	3	40
NM	57	0	0	57
NU	1	2	0	3
SPD	11	2	2	15
SPSW	10	1	0	11
CG	6	2	2	10
TOTAL	116	46	12	172

SOURCE: COTATI GENERAL PLAN; COTATI ZONING ORDINANCE; SONOMA COUNTY ASSESSOR DATA, 2011; DE NOVO PLANNING GROUP, 2011

Pending Housing Projects

In Cotati, three housing projects have been recently approved but not yet constructed. A 64-unit single family project that would include 10 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. Two additional projects are pending that would provide 7 very low and 4 moderate income units. 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	Pending project. Vacant. The Redevelopment Successor Agency 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	Pending project. The Redevelopment Successor Agency is working with Habitat for Humanity to provide 5 self-help very low income single family units on the parcel. Affordability is a condition of project approval and will be ensured through deed restrictions. Density: 6.7 units/acre.	5	-	-	5
#3: 144-292-027 through 144-292-072	NM	MDR	3.04	46-unit subdivision approved and final map filed (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. 100 Valparaiso project. – 64-lot residential subdivision and community center on 9.6 acres. Includes 2 very low and 8 low income units. Affordability is a	2	8	-	64

TABLE 3-4: PENDING RESIDENTIAL PROJECTS

Map # / APN	Zoning	General Plan	Acres	Use/Description	Number of Units[1] VL	L	Mod	Total
				condition of project approval and is ensured through an Inclusionary Housing Agreement and subsequent deed restrictions. Density: 6.7 units/acre.				
Total Approved and Pending Residential Units					9	17	15	***121***

[1]*PROVISION 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, 2011

Lower Income Housing Sites

Cotati's RHNA for very low and low income housing units is 103 units. Two units have been constructed. The City has approved and pending development projects that would provide 26 very low and low income units (see Table 3-4). The City's remaining RHNA allocation is for 75 units. The City has adequate sites to accommodate 228 multifamily units on high density residential sites (Table 3-5) and capacity to accommodate an additional 480 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 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 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 358 units.

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
6	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
7	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***

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
Downtown Specific Plan –Multifamily Residential Sites							
9	144-060-014	SPD-NG	GC	20 - 31 du/ac	0.3	Vacant. Northern Gateway district.	6
10	144-080-022	SPD-NG	GC	20 - 31 du/ac	0.44	Vacant. Northern Gateway district.	9
16	144-170-009	SPD-NG	GC	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
22	144-274-009	SPD-LP	GC	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
Subtotal Downtown Specific Plan –Multifamily Residential Capacity[1]							***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**

[1]THE 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							
8	144-070-028	SPD-CA	GC	10 - 22 du/ac	0.47	Vacant. Commercial Avenue district.	6
11	144-170-010	SPD-NG	GC	15 - 25 du/ac	0.93	Vacant. Northern Gateway district.	15

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]
12	144-680-051	SPD-NG	GC	15 - 25 du/ac	1.25	Vacant. Northern Gateway district.	20
13/14	144-170-011/ 144-170-008	SPD-NG	GC	15 - 25 du/ac	6.94	Vacant. Proposed Oliver's Project – grocery store, 14 apartment units (workforce housing - affordability levels not yet determined); not yet approved. APNs 144-170-011 (3.24 acres) and 144-170-008 (3.9 acres). Northern Gateway district.	14
15	144-200-004	SPD-NG	GC	15 - 25 du/ac	2.91	Underdeveloped - 10 residential units. Northern Gateway district.	37
17	144-190-030	SPD-NG	GC	15 - 25 du/ac	0.84	Vacant. Northern Gateway district.	13
18	144-272-010	SPD-NG	GC	15 - 25 du/ac	0.24	Vacant. Northern Gateway district.	4
19	144-274-002	SPD-LP	GC	10 - 22 du/ac	0.18	Vacant. La Plaza district.	2
20	144-274-015	SPD-LP	GC	10 - 22 du/ac	0.29	Vacant. La Plaza district.	3
21	144-274-014	SPD-LP	GC	10 - 22 du/ac	0.41	Vacant. La Plaza district.	5
23	144-351-004	SPD-HC	GC	10 - 22 du/ac	0.44	Underdeveloped - very small single family home or structure. Historic Core district.	4
Subtotal Downtown Specific Plan –Multifamily Residential Capacity[1]							***123***
General Commercial – Mixed-Use Multifamily Residential Sites							
24	144-050-009	CG	GC	12 - 15 du/ac	7.19	Vacant	86
25	046-286-021	CG	GC	12 - 15 du/ac	0.66	Vacant	8
26	046-286-019	CG	GC	12 - 15 du/ac	6.68	Vacant	80
27	046-286-020	CG	GC	12 - 15 du/ac	1.29	Vacant	15
28	046-286-017	CG	GC	12 - 15 du/ac	0.61	Vacant	7
29	144-060-005	CG	GC	12 - 15 du/ac	0.22	Vacant	2
30	144-050-004	CG	GC	12 - 15 du/ac	0.47	Vacant	5
31	144-050-005	CG	GC	12 - 15 du/ac	2.4	Vacant	29
32	144-130-026	CG	GC	12 - 15 du/ac	0.12	Vacant	1

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]
33	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**	**358**

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

[2]CAPACITY OF INDIVIDUAL PARCELS IN THE DOWNTOWN SPECIFIC PLAN IS 280; 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
34	144-320-022	SPSW	GC	10 du/ac	0.47	Vacant	5
35	144-302-048	SPSW	GC	10 du/ac	0.76	Vacant	8
36	144-480-021	SPSW	GC	10 du/ac	0.86	Vacant	9
37	144-320-024	SPSW	GC	10 du/ac	0.46	Vacant	5
38	144-320-023	SPSW	GC	10 du/ac	0.23	Vacant	2
39	144-320-015	SPSW	GC	10 du/ac	0.97	Vacant	10
40	144-320-016	SPSW	GC	10 du/ac	0.96	Vacant	10
41	144-790-017	SPSW	GC	10 du/ac	0.65	Vacant	7
42	144-480-019	SPSW	GC	10 du/ac	0.51	Vacant	5
43	144-480-014	SPSW	GC	10 du/ac	1.85	1 commercial warehouse	19
44	144-320-008	SPSW	GC	10 du/ac	0.41	Vacant	4
Santero Way Specific Plan - Mixed Use Capacity[2]							84

[2]Capacity 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 158.36 acres of parcels in the RR, RVL, and NL that will realistically accommodate approximately 488 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 singe 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). Figure 3-3 depicts the location of the City's water distribution infrastructure. Many of the vacant and underdeveloped parcels shown on Figures 3-1 and 3-2 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 LWWTP) 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

The locations of the City's wastewater system's key facilities are shown on Figure 3-4. Many of the vacant and underdeveloped parcels shown on Figures 3-1 and 3-2 are adjacent to existing wastewater distribution infrastructure and will need to construct minimal improvements to provide on-site wastewater service.

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 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.

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. 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. The Urban County receives approximately $1.2 million each year and the program requires a 25 percent local match of funds.

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 (LIHPRHA). LIHPRHA 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 LIHPRHA 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.

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.

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 *r*epairs, 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, 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.

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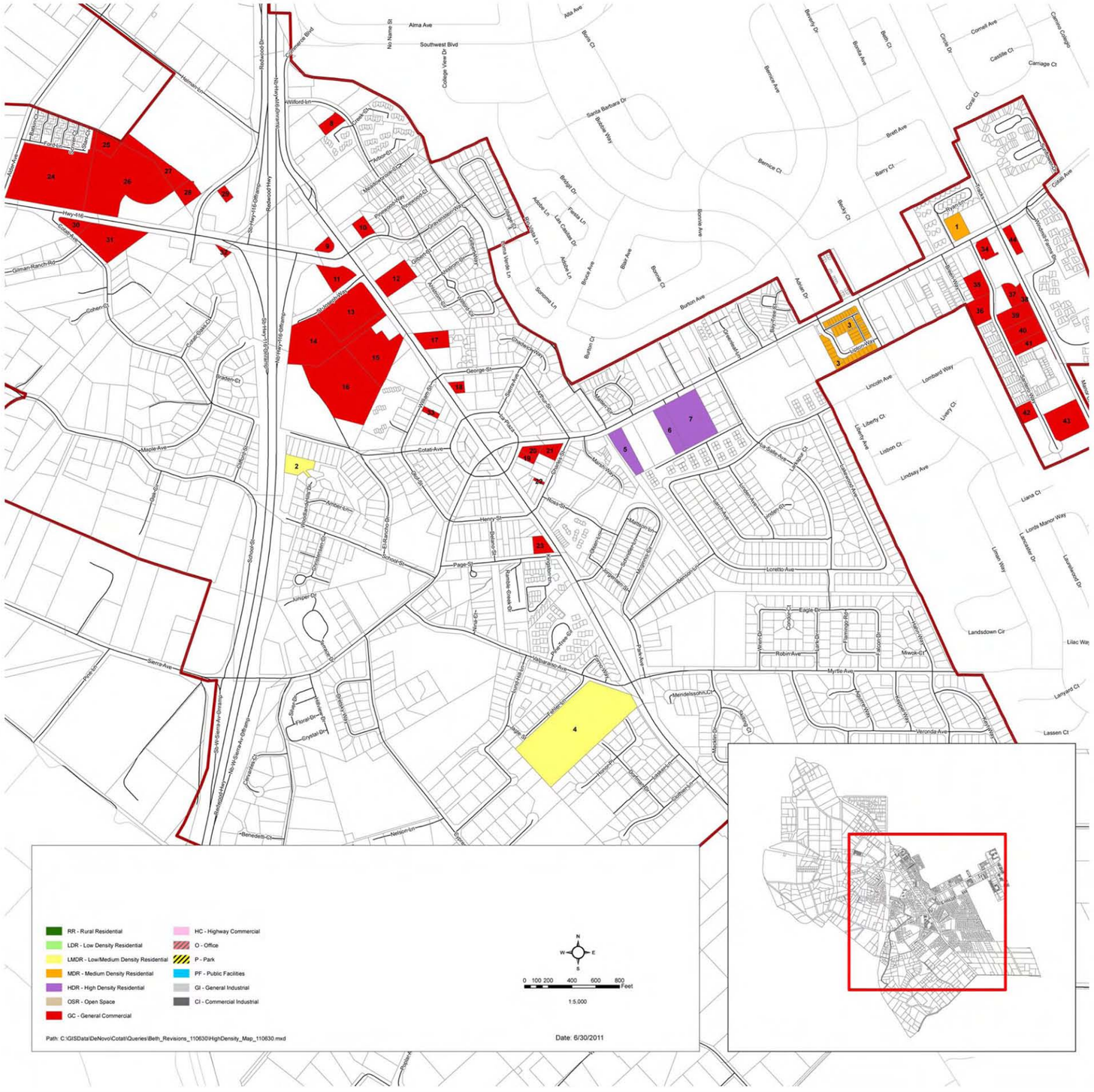


Figure 3-1:
Multifamily and Mixed Use/High Density Residential Sites

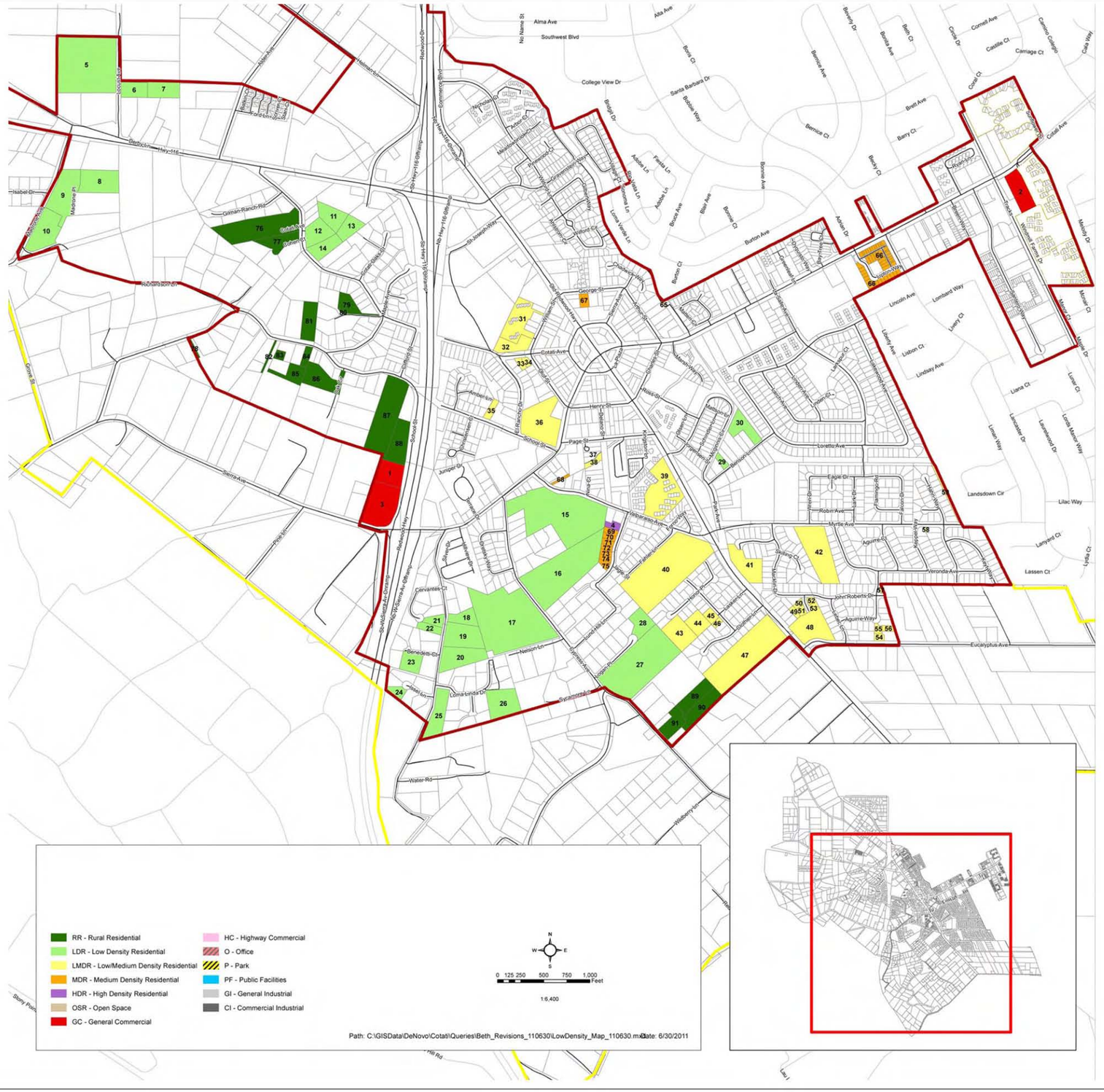
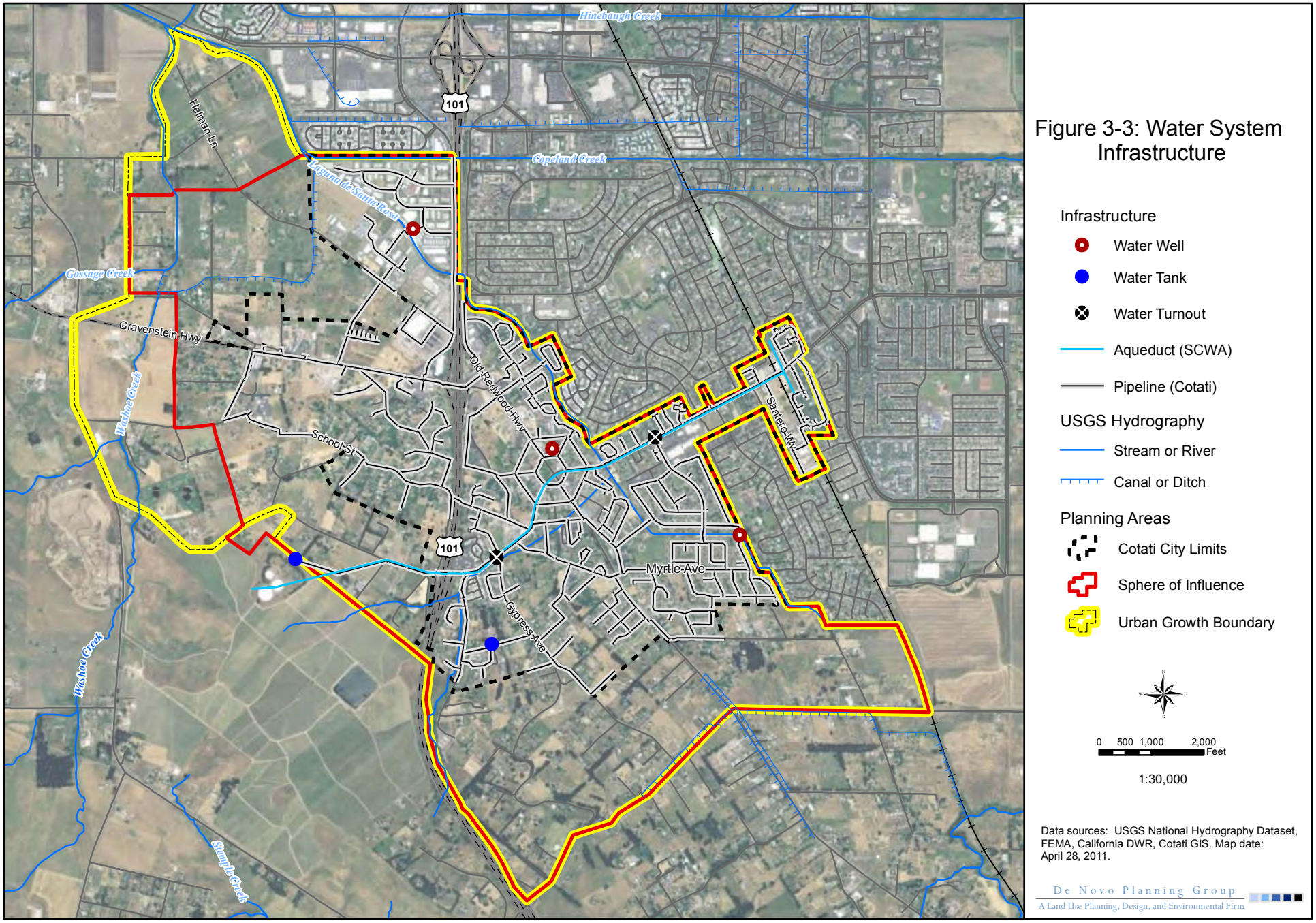
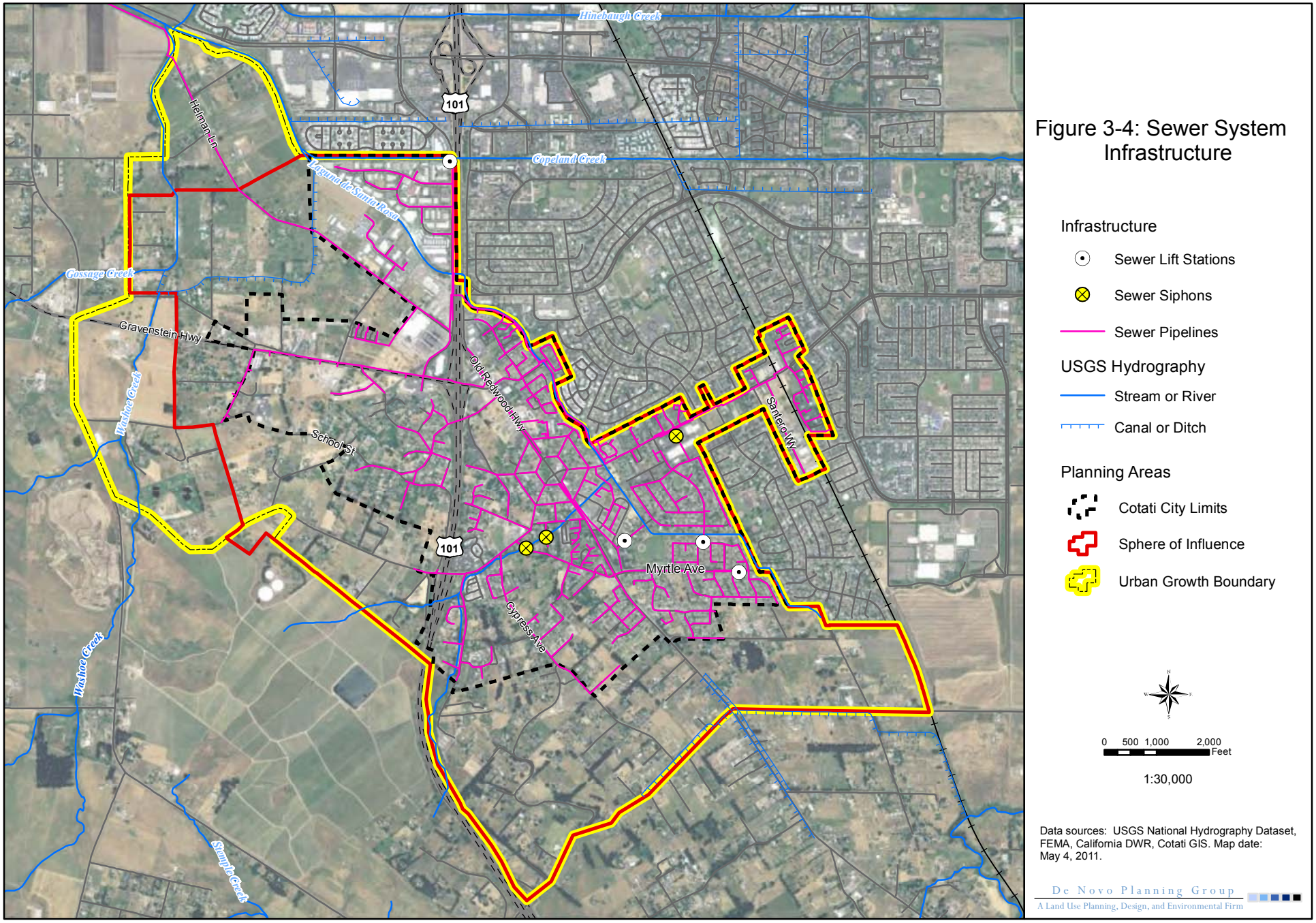


Figure 3-2:
Single Family / Low Density Residential Sites


Hinebaugh Creek
Copeland Creek
Laguna de Santa Rosa
Gossage Creek
Washoe Creek
Stemple Creek
101
Heiman Ln
Gravenstein Hwy
School St
Old Redwood Hwy
Santa Rosa Ave
Myrtle Ave
Cypress Ave
Figure 3-3: Water System Infrastructure
Infrastructure
Water Well
Water Tank
Water Turnout
Aqueduct (SCWA)
Pipeline (Cotati)
USGS Hydrography
Stream or River
Canal or Ditch
Planning Areas
Cotati City Limits
Sphere of Influence
Urban Growth Boundary
0 500 1,000 2,000
Feet
1:30,000
Data sources: USGS National Hydrography Dataset, FEMA, California DWR, Cotati GIS. Map date: April 28, 2011.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm


Hinebaugh Creek
Copeland Creek
Laguna de Santa Rosa
Gossage Creek
Washoe Creek
Stemple Creek
101
Heiman Ln
Gravenstein Hwy
School St
Old Redwood Hwy
Santa Rosa Hwy
Myrtle Ave
Cypress Ave
Figure 3-4: Sewer System Infrastructure
Infrastructure
Sewer Lift Stations
Sewer Siphons
Sewer Pipelines
USGS Hydrography
Stream or River
Canal or Ditch
Planning Areas
Cotati City Limits
Sphere of Influence
Urban Growth Boundary
0 500 1,000 2,000
Feet
1:30,000
Data sources: USGS National Hydrography Dataset, FEMA, California DWR, Cotati GIS. Map date: May 4, 2011.
De Novo Planning Group
A Land Use Planning, Design, and Environmental Firm

4. EFFECTIVENESS OF PREVIOUS HOUSING ELEMENT

Accomplishments under the 2002 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 2002 Housing Element, and the appropriateness of the housing goals, objectives, and policies.

REVIEW OF THE PREVIOUS HOUSING ELEMENT

The 2002 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 2002 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 housing for all economic segments of the community.**

Goal H-3 **Expand affordable housing opportunities for persons with special housing needs such as the elderly, households with very low to moderate incomes, and first time homebuyers.**

Goal H-4 **Promote housing opportunities for all persons regardless of race, gender, age, sexual orientation, marital status or national origin.**

Goal H-5 **Ensure public participation in the development of the City's housing policies.**

The 2002 Housing Element included policies and programs to achieve the identified goals. Table 4-2 analyzes each implementation program provided in the 2002 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 2002 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. Overall, the 2002 Housing Element was very effective in facilitating development of affordable 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.

The 2002 Housing Element addressed the City's housing needs for the 1999 through 2006 period. Table 4-1 summarizes housing units produced during the RHNA period covered by the 2002 Housing Element.

TABLE 4-1: 1999 – 2006 REGIONAL HOUSING NEEDS ALLOCATION ACCOMPLISHMENTS

	Very Low	Low	Moderate	Above Moderate	TOTAL
2000 – 2007 Regional Housing Needs Allocation	113	63	166	225	567
Units Constructed	79	24	124	315	542
Remaining Units	**34 units remaining**	**39 units remaining**	**42 units remaining**	**190 excess units**	**25 units remaining**

Appropriateness of Housing Element

The overarching goals and policies of the 2002 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 2002 Housing Element that were developed to modify the City's former Zoning Code have been implemented and will be removed from the Housing Element as they are no longer necessary. The City has experienced a reduction in staffing and budget since the 2002 Housing Element, so programs that are not feasible to implement due to staff or funding constraints will be removed.

The 2002 Housing Element does not address recent changes to State law, including the requirements for a detailed inventory of housing sites and provisions for emergency, transitional, and supportive housing. There are several constraints to housing, described in Chapter 2, that are not addressed in the 2002 Housing Element. The 2002 Housing Element also does not prioritize current needs that were identified during the Visioning Workshops and Planning Commission workshops. 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.

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.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
IP-1.1.1 Rehabilitation/Preservation Program: Implement a Housing Rehabilitation Program which provides low interest loans for the rehabilitation of homes owned or occupied by very low to moderate-income households. Facilitate citizen awareness of this rehabilitation loan program by a) making pamphlets on this program available at City Hall and at the public library; b) contacting neighborhood groups in older residential areas with this information; and c) continuing building code enforcement in cooperation with the Building Department.	25 units - 8 low - 10 very low - 15 moderate	While the City did not implement a Housing Rehabilitation Program at the City-level due to a lack of staff resources, the City did participate in the SCCDC housing programs, which provided housing rehabilitation for two low income units during the current cycle.	It is recommended that the City continue to seek available funding for housing rehabilitation. In order to simplify implementation of the various housing rehabilitation programs (IP – 1.1.1 through IP – 1.1.3), they will be consolidated into a single program as part of this update.
IP-1.1.2 Funding Housing Rehabilitation: Seek all available funding to assist in the rehabilitation and conservation of existing residential units, such as CDBG grants, applicable State programs and Redevelopment Agency housing set-aside funds. Ensure the continued affordability of rental units receiving renovation funding assistance.[1.]	None identified	Limited funds were available for housing rehabilitation due to the high need for other eligible CDBG and redevelopment activities. There was also a lack of staff resources for the management of a housing rehabilitation program. The City did receive CDBG funding for housing rehabilitation through the SCCDC CDBG program, which assisted two low income units during the current cycle. This program has been moderately successful.	See IP -1.1.1.
IP-1.1.3 Target Areas: Continue to identify target areas where housing	None identified	Due to the limited availability of housing rehabilitation funds, this program was not implemented. At the point in time	See IP -1.1.1.

[1] The City has a total of $167,417.00 in Redevelopment Housing Set Aide Funds as of December 31, 1999. The City projects that this fund will increase by an average of $150,000.00 per year for the next five years. The total projected amount that would be available in the Redevelopment Housing Set Aside Fund during the time span of this Housing Element is $767,417.00.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
rehabilitation is most needed.		that additional housing rehabilitation funds become available, it would be appropriate to identify target areas for the use of such funds.	
IP-1.1.4 Housing Rehabilitation in Non-Residential Areas: Permit substantial rehabilitation of existing housing located in zones where it is a nonconforming use. Require a conditional use permit and Design Review Committee approval for substantial renovations.	None identified	Not implemented due to lack of staff resources and funding.	It is recommended that this program be discontinued due to limited availability of housing rehabilitation funds.
IP-1.1.5 Capital Improvement Program: Provide for annual review by the Planning Commission and City Council of the City's Capital Improvement Program (CIP) to 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.	None identified	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.
IP-1.2.1 Residential Conversions: Adopt Zoning Ordinance revisions requiring making one of the following findings before any existing residential use is converted to other land uses in residential zoning districts: an equivalent number and type of new housing will be constructed elsewhere in the City; there exists an	None identified	This program was implemented with adoption of the new Land Use Code in 2004. Section 17.30.082 regulates residential conversions and requires the findings identified in IP-1.2.1.	This program will be deleted, as it has been implemented and the Land Use Code has been revised accordingly.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
adequate supply of housing units in the City to meet current and projected housing needs; or the proposed conversion is essential for the health and safety of the community.			
IP-1.3 Condominium Conversions: Maintain the condominium conversion ordinance that includes exemption of limited equity residential cooperatives providing long-term affordability for the units; requires relocation assistance by the project proponent when units are converted; and requires the first right of refusal to purchase the unit by occupants.	None identified	The Land Use Code continues to regulate condominium conversion; however, there are no provisions that exempt limited equity cooperatives providing long-term affordability. However, the condominium conversion requirements generally address the provisions of IP-1.3, including relocation assistance for displaced tenants; an assessment of the housing market, including the multifamily vacancy rate and supply of moderately priced single family housing in the City; a determination that the conversion will not have a detrimental effect on the City's rental supply, and that at least two-thirds of the tenants are able to purchase their units or that those not desiring to purchase are adequately provided relocation assistance. Condominium conversions are discussed in greater detail in Chapter 2.	The language identified in IP 1.3 is no longer necessary; it is recommended that the program be revised to address condominium conversion constraints discussed in Chapter 2.
IP-1.4.1 Energy Conservation Program: Provide energy conservation information for public distribution.	None identified	Implemented and successful. The City provides handouts on residential energy conservation and water conservation.	This program will be kept in the update and incorporated into a broader energy conservation program.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
IP-1.4.2 Energy Conservation Guidelines: Include in the revised Zoning Ordinance guidelines for the siting, development and architecture that reduce energy consumption.	None identified	The City's Land Use Code update and the City's Sustainable Building Program included provisions for addressing energy conservation in the design of development projects. The City recently 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 will be deleted, as it has been implemented and the Land Use Code has been revised accordingly and the City is now using the state's CalGreen program to address this issue.
IP-2.1.1 Infill Sites: Continue to develop and maintain an inventory of vacant and underdeveloped residentially designated land. Provide copies of the inventory for public distribution.	None identified	An inventory of vacant and underdeveloped residential sites was prepared for the 2002 Housing Element and was made available to the public.	This program is appropriate to ensure that the public and potential developers remain informed of potential sites and will be kept in the Housing Element.
IP-2.1.2 Establish Minimum Residential Densities: Revise the Zoning Ordinance to require residential development in the R-1, R-2 and R-3 Zoning Districts to be developed no lower than the mid-point of the respective density range. For the R-1 Zoning District this would require a minimum density of 4 units per acre to a maximum density to 8 units per acre. For the R-2 Zoning District this would require a minimum density of 5 units per acre to a maximum density of 10 units per acre. For the R-3 Zoning District this would require a minimum density of 12 units per acre to a maximum density of 15 units per acre. The above shall apply unless there is a finding that this	55 units - 0 low - 0 very low - 25 moderate - 30 above moderate	The Land Use Code update established minimum densities as described by IP-2.1.2 for the NL, NM, and NU zones, except that the minimum density for the NM (comparable to R-2) was increased to 8 units per acre rather than 5. The establishment of minimum densities has ensured that new development projects provide densities that meet or exceed the minimum requirement and has likely resulted in market rate projects being developed at slightly higher intensities. This program has been successfully implemented.	This program has been implemented. A policy will be included in the Housing Element update to maintain minimum residential density standards.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
minimum density is not feasible due to constraints of the parcel, including, but not limited to topography, easements, and access.			
IP-2.2.1 Mixed Use in the Commercial Districts: Revise the Zoning Ordinance to allow multifamily residential uses as permitted use in the C-1 and the CD Commercial Zoning Districts above the ground floor of an approved commercial use facing Highway 116 and/or Old Redwood Highway. Residential uses to the rear of the lot would be a permitted use on the ground floor. Establish a minimum residential density in mixed use developments in the above-referenced Zoning Districts of 12 units per acre, unless there is a substantial finding that this minimum density is not feasible due to constraints of the parcel, including, but not limited to, topography, easements, and access.	60 units - 0 low - 5 very low - 20 moderate - 40 above moderate	The Land Use Code update provides for multifamily residential uses in the CE, CG, and CD zones at a minimum density of 12 units per acre and a maximum density of 15 units per acre.	This program has been implemented. A policy will be included in the Housing Element update to continue to allow multifamily residential uses in the CE, CG, and CD zones.
IP-2.2.2 Increase the Amount of Developable High Density Residential Land: Amend the General Plan Map and Rezone 4 acres of the 14.3 acre parcel of land (AP 144-170-04) from R1 to R-3.	122 units - 5 low - 6 very low - 15 moderate - 96 above moderate	The 2004 Land Use Code update rezoned a 4-acre portion of APN 144-170-04 to NU (formerly R-3). In 2009, the subsequent Downtown Specific Plan project rezoned the site (which had been split and is now APN 144-170-09) to SPD – Specific Plan Downtown, Northern Gateway. The Northern Gateway district was determined to be appropriate for the site as it accommodates high density residential uses (consistent with the intent of IP-2.2.2). This site is	The program has been implemented and will be removed from the Housing Element. A new program will be provided to ensure that adequate sites continue to be available to accommodate the City's housing needs.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
		anticipated to accommodate approximately 140 new multifamily units.	
IP-2.2.3 Increased Building Height: Permit a maximum building height to allow a third story in commercial zoning districts not to exceed 50 feet.	26 units - 0 low - 1 very low - 5 moderate - 21 above moderate	The SPD, Northern Gateway district allows three-story residential, commercial, and mixed use buildings of up to 50 feet. Residential development in the CG and CD districts are allowed building heights up to 35 feet as a permitted use and up to 50 feet with a Use Permit.	The program has been implemented and will be removed from the Housing Element.
IP-2.2.4 Rezone Agricultural Commercial Land: Rezone the areas indicated in Map 2 at the City's northern entrance currently zoned A-C Agriculture Commercial to C-1 General Commercial. The minimum density of 12 units per acre shall be applicable, unless there is a finding that this minimum density is not feasible due to constraints of the parcel such as, but not limited to, topography, easements, and access.	16 units - 0 low - 0 very low - 3 moderate - 13 above moderate	The parcels shown on Map 2 were rezoned to CG – Commercial, Gravenstein Corridor (the C-1 designation was deleted with the Land Use Code update), which requires a minimum density of 12 units per acre.	This program has been implemented and will be removed from the Housing Element.
IP-2.2.5 Rezone Agricultural Residential Land: Rezone 8.55 acres of land zoned AR Agricultural Residential facing Highway 116 to C-1 General Commercial. Require at least 25 percent of each parcel rezoned to be developed with housing at a density of at least 12 units per acre for mixed uses as established by Program IP-2.2.1.	None identified	This program was implemented as part of the Land Use Code update. AR parcels facing Highway 116 were rezoned to CG, which requires a minimum density of 12 units per acre.	This program has been implemented and will be removed from the Housing Element.
IP-2.2.6 Parking Standards: Consider reduced and/or flexible standards for residential uses in commercially zoned areas that	22 units - 3 low - 5 very low - 12 moderate	As part of the Land Use Code update, the City's parking standards were modified to allow for shared parking for day/night uses, reduced parking for mixed use	This program has been implemented and will be removed from the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
account for day/night uses and combined parking facilities with the revision of the Zoning Ordinance; eliminate the requirement for covered parking for developments with a substantial proportion of affordable housing units; and consider exempting structured parking facilities from lot coverage requirements.	- 20 above moderate	projects, waiver of covered parking for affordable housing projects, and parking reductions for projects that demonstrate a reduced need.	
IP-2.2.7 Parking Assessment District: Consider the establishment of a Parking Assessment District that would fund off-street parking in selected commercial areas, such as the Downtown and along portions of Old Redwood Highway.	None identified	The Land Use Code update provides for off-site parking in the CD district and allows payment of an in-lieu fee, at such time that an in-lieu fee is established by the City Council.	This program has been implemented and will be removed from the Housing Element.
IP-2.3.1 Allow Live/Work Units: Revise the Zoning Ordinance to permit live/work units in the M-1 Light Industrial District at a maximum density of 15 units per acre with a Conditional Use Permit approval.	25 units - 0 low - 0 very low - 5 moderate - 20 above moderate	The Land Use Code update allows live/work uses in the Commercial Industrial (formerly M-1 Light Industrial) district at up to 15 units per acre.	This program has been implemented and will be removed from the Housing Element.
IP-2.3.1 Live/Work Standards: Consider adopting the following standards for live/work units to ensure continued industrial uses on the ground floor and that live/work projects remain a secondary and ancillary use in the Light Industrial Zoning District: • Require the ground floor to be used only for non-residential uses; • Require an interior access between the residential and non-residential portion of the	None identified	As part of the Land Use Code update, Section 17.42.090 was included to ensure compatibility between live/work units and associated industrial uses. Section 17.42.090 generally addresses the issues raised by this program.	This program has been implemented and will be removed from the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
live/work unit and other design features to ensure a primarily non-residential appearance and function. Consider deed restrictions specifying the ground floor shall remain in non-residential uses; • Establish reduced parking and side and rear setback requirements; • Establish design standards for security, fencing, lighting, and storage; and • Establish performance criteria for noise, dust, and odors.			
IP-2.4.1 Revisions to the Inclusionary Housing Ordinance: Adopt the following revisions to the Inclusionary Housing Ordinance: • Adopt a 20 percent inclusionary requirement applicable to all residential projects which involve 2 or more units, (Exempt second dwelling units in determining the total unit count.) Specify in the revised Zoning Ordinance the following requirements for inclusionary units and/or in-lieu fees: • For developments comprising 2 to 9 units the developer shall provide the inclusionary units; build them on another site; or pay an inclusionary housing in-lieu fee[2]. • For developments comprising ten or more	125 units - 25 low - 40 very low - 60 moderate - 0 above moderate	The City's inclusionary housing requirements (Chapter 17.31, Affordable Housing Requirements) were revised to require development projects of two units or more to provide 20 percent of the units as affordable, with 1/3 very low income, 1/3 low income, and 1/3 moderate incomes. Projects of nine units or less may pay an in-lieu fee rather than construct the units. Projects may propose alternatives to the on-site affordable housing requirement, including off-site construction, land dedication, or a combination of in-lieu fees, construction, and land dedication. Units are required to be deed-restricted to ensure on-going affordability requirements and for-sale units are	The program has been implemented and will be removed from the Housing Element. As discussed in Chapter 2, a new program will be provided to ensure continued affordable housing requirements and to address potential constraints associated with the City's Affordable Housing Requirements.

[2] The City's Inclusionary Housing fee is applied to every market rate unit in the development

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
units the developer shall provide the inclusionary units or build the required inclusionary units on another site in Cotati. The amount of in-lieu fees shall be established by a resolution of the City Council. • The affordability criteria of inclusionary units provided shall be 1/3 very low income; 1/3 low income; and 1/3 moderate income, according to a formula established in the revised Zoning Ordinance. • Inclusionary units shall be deed restricted to ensure a 30 year continued affordability. • Include the following performance criteria for inclusionary units: i. the exterior appearance of inclusionary units shall not be different than other units in the housing development of which they are a part; and ii. inclusionary units shall be dispersed or distributed throughout the development rather than being concentrated in one portion of the development.		required to be affordable for a 30-year period, which is renewable upon transfer of the unit. The City's inclusionary housing requirement has resulted in the construction of very low, low, and moderate income units as described in Table 4-1. While this program has resulted in affordable housing, it has also may act as an impediment to market rate housing, since the City's requirements are higher than any other jurisdiction in Sonoma County, as discussed in Chapter 2.	
IP-2.5.1 Housing Impacts of Employment-Generating Uses: Identify housing impacts of new commercial, office and industrial development that will generate a significant amount of housing demand as part of the development review process and require the appropriate mitigating measures as listed in Program IP-2.5.3.	None identified	Section 17.31.115 of the Land Use Code establishes affordable housing linkage requirements for non-residential uses. Non-residential uses are required to meet a specified affordable housing requirement through on-site construction of affordable units, payment of in-lieu fees, or alternative equivalent actions. This program has been successful and	The program has been implemented and will be removed from the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
		resulted in the development of multiple mixed use projects, which have included affordable units.	
IP-2.5.2 County's Workforce Housing Study: Participate in the Sonoma County's *Workforce Housing Study with the Cities* to establish the nexus for a housing impact fee for commercial and industrial land uses generating a significant demand for housing.	None identified	The City participated in the Workforce Housing Study prepared by Economic Planning Systems in 2001. Subsequent to the completion of the study, the City adopted its affordable housing linkage requirements for non-residential units.	The program has been implemented and will be removed from the Housing Element.
IP-2.5.3 Housing Impact Fee: Consider adopting a housing impact fee if a nexus can be established which would require the developer of large commercial and industrial projects to: • construct housing on site or in another appropriately zoned location near the place of employment; or/and • pay a housing impact fee.	45 units - 5 low - 15 very low - 25 moderate - 0 above moderate	See IP-2.5.1 and 2.5.2.	See IP-2.5.1 and 2.5.2.
IP-2.6.1 Second Dwelling Unit Design: 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.	17 units - 0 low - 0 very low - 15 moderate - 2 above moderate	The Second Unit Ordinance was revised as part of the Land Use Code update. Twenty-five second units were built during the previous cycle and six second units have been permitted during the current cycle. This program has been successful.	This program has been successful and will be kept in the Housing Element update.
IP-2.7.1 Manufactured Housing: Review standards for placement of manufactured housing units on permanent foundations in existing developments, and amend the Zoning	None identified	This program was implemented as part of the Land Use Code update. Manufactured homes on permanent foundations are treated in the same	The program has been implemented and will be removed from the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
Ordinance, accordingly. Require that these structures conform to the City's Design Review guidelines.		manner as a permanent residence and manufactured housing permits are not tracked separately from other residential units.	
IP-2.9.1: Redevelopment Funds: Continue to use the 20 percent Housing Set Aside Funds and other Redevelopment to develop affordable housing.	50 units - 20 low - 25 very low - 5 moderate - 0 above moderate	The 20 percent Housing Set Aside Fund was used to assist in the development of Charles Street Village and Wilford Lane, for a total of 84 affordable housing units during the previous cycle. The Redevelopment Agency is working with Habitat for Humanity, Burbank Housing, and Sonoma County Housing Land Trust to develop approximately 50 affordable units during the current cycle. This program has been successful.	This program has been successful but will be removed from the Housing Element due to the state-wide dissolution of redevelopment agencies.
IP-2.9.2: Updating the Five-Year Implementation Plan: Consider revising the Redevelopment budget to allocate a larger amount of funding for affordable housing when the periodic update to the Redevelopment Plan takes place.	None identified	The Five-Year Implementation Plan was updated in 2010 and identified approximately $4.4 million in new housing funds and a total of $7.57 million that would be available for housing during the 2010-2014 period. The Agency has identified three housing projects during the planning period and will also consider providing First Time Homebuyer Assistance. Due to the City's other redevelopment needs, including addressing physical and economic blight in the redevelopment area, improvements along Old Redwood Highway, and other improvements to spur economic investment in Cotati, the	This program did not result in an increase in housing funds and will be removed from the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
		overall percentage of funds available for housing was not increased.	
IP-2.9.3 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.	None identified	Due to economic conditions, the Planning Department and the rest of the City are operating at minimal staffing levels. However, given the related slump in development activity, Planning and Redevelopment staff have been actively working to implement the programs in this Housing Element and are working on three affordable housing projects.	This program will be kept in the Housing Element update.
IP-2.10.1 Mobile Home Park Maintenance: Include mobile home parks in the housing rehabilitation programs specified in IP-1.1.2. Ensure that funds obtained for this purpose include provisions for mobile home park residents.	None identified	The City participates in Urban County for CDBG and ESG funds, which are used to fund housing rehabilitation activities from time to time. When funds are available, allowed housing rehabilitation activities specifically include eligible mobile home improvements. While limited funds have been available for housing rehabilitation, this program ensures that opportunities to maintain the mobile home stock are provided when funds are available.	This program will be kept in the Housing Element update.
IP-2.10.2 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).	30 units - 10 low - 15 very low - 5 moderate - 0 above moderate	No requests for assistance in conversion to ownership were received during the previous or current cycles.	This program will be kept in the Housing Element update.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
IP-2.10.3 Inventory Mobilehome Parks: Maintain an updated inventory of mobile home parks in the City.	None identified	A list of mobile home parks, including the address and number of spaces at each park, is maintained by the City. There have been no changes in the City's mobile home park inventory.	This program will be kept in the Housing Element update.
IP-3.1.1 Housing Fund: 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. The fund could be used to reduce the cost of land acquisition and construction for affordable housing, and to prevent and reduce homelessness.	None identified	The City has continued the Housing Fund, which is funded primarily by in-lieu fees from the Affordable Housing Requirement and non-residential housing linkage fees. The Housing Fund has been used to fund affordable housing developments and has been used to off-set construction, land acquisition, site planning, and other costs.	This program will be kept in the Housing Element update.
IP-3.1.2 Available Funding: Seek available State and Federal assistance to develop affordable housing for seniors, the disabled, and large households. Apply for the HCD's HOME Program, the CFHA Rental Assistance Program, and similar programs, as they become available. Encourage additional affordable units through, for example, development agreements and revenue bonds.	40 units - 10 low - 15 very low - 25 moderate - 0 above moderate	The City supported state and federal tax credit applications for Charles Street Village and Wilford Lane Village.	This program, with revisions, will be kept in the Housing Element.
IP-3.1.3 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	None identified	This language has been included in affordable housing agreements that involved tax-exempt financing.	This program will be kept in the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
Voucher Folders to apply for below-market-rate units provided in the development.			
IP-3.1.4 School Facility Reimbursement: Encourage developers of affordable housing to apply for the Proposition 1A School Facility Fee Reimbursement Program (SFFRP) financed by the California Housing Finance Agency. Consider making this a requirement for development receiving subsidies or density bonuses for very low income rental income units.	None identified	The City is not aware of any developers that sought these funds.	This program will be replaced with a broader program that supports efforts to seek funding for affordable housing.
IP-3.2.1 Additional Housing for Senior Population: Continue to permit senior housing developments for persons aged 55 and over, with reduced parking, setback and other requirements.	None identified	The Land Use Code update provided for reduced parking for senior developments. Incentives for senior housing were intended to be addressed through density bonus and incentive provisions. However, as discussed under IP-3.4.1, additional revisions are needed to provide density bonuses for senior housing in compliance with State law.	This program will be removed from the Housing Element Update and incentives for senior housing will be addressed through revisions to IP-3.4.1.
IP-3.3.1 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 Senior Shared Housing Program in Cotati.	None identified	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.
IP-3.4.1 Density Bonus Regulations: Revise the Zoning Ordinance to comply with the Density Bonus provisions of Government Code § 65915 requiring the granting of a density bonus of	22 units - 5 low - 7 very low - 10 moderate	The Land Use Code included an update to the density bonus provisions to comply with State law. However, as described in Chapter 2, the density bonus provisions	Include a program in the Housing Element Update to revise the density bonus provisions in the Land Use Code to provide a density bonus

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
25 percent and an additional financial incentive, or financially equivalent incentive(s), to a developer of housing agreeing to construct at least a) 20 percent of the units for lower income households; or b) 10 percent of the units for very low income households; or c) 50 percent of the units for senior citizens or for disabled persons. Adopt an ordinance setting forth the requirements of the Density Bonus Program and defining affordable sales prices and rents, the affordability criteria, and additional incentives.	- 0 above moderate	need to be modified to provide a density bonus	for senior housing consistent with the requirements of state law or to allow the developer to request an incentive in lieu of the density bonus.
IP-3.4.2 Additional Density Bonus: Consider revising the Zoning Ordinance to adopt a 45 percent density bonus in the R-3, C-1 and CD Zoning Districts specifically for affordable housing projects such as single room occupancy (SRO) units, studio apartments and senior housing affordable to persons with very low to low incomes. Developments requesting the maximum density bonus of 45 percent shall contain no less than 40 percent of units affordable to very low and low income households with the actual percentage selected at the discretion of the Planning Commission.	15 units - 0 low - 0 very low - 5 moderate - 10 above moderate	This program was considered as part of the Land Use Code update and it was determined that the City would provide density bonus percentages consistent with those required under state law.	This program was considered and will be removed from the Housing Element Update.
IP-3.5.1 Grant Funding: Work with a developer to apply for a HCD HOME grant or CDBG grant specifically to accommodate large families.	24 units - 2 low - 4 very low - 6 moderate - 12 above moderate	The City was unable to attain a large family grant. The City did assist in the funding of the Wilford Lane Village project, which provided 18 three-bedroom units.	The Housing Element update will include a policy and program in support of development of affordable units for large families.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
IP-3.5.2 Incentives for Large Families: Adopt the following Zoning Ordinance revisions which would provide an incentive for the construction of dwellings with 3 or more bedrooms: delete additional parking requirements for the third and more bedrooms; and reduce impact fees for 3+ bedroom units to the level charged for 2 bedroom units.	15 units - 0 low - 0 very low - 5 moderate - 10 above moderate	The Land Use Code update provides for parking requirements for three bedroom and larger units to be consistent with the level required for two bedroom units and also allows the parking requirement to be reduced at the discretion of the reviewing authority. The City's impact and building fees were updated in 2005, 2006, 2007, and 2008 and various fees were adopted as flat fees for residential uses, regardless of unit size. In some cases, fees continue to be based on unit size as revising the fee to be a flat fee would cause fees for one and two bedroom units to be increased in order to off-set a fee reduction for three bedroom and larger units.	This program has been implemented and will be removed from the Housing Element.
IP-3.6.1 Planned Unit Development: Review the Planned Unit Development procedures to determine how they can be streamlined and/or simplified.	None identified	As part of the Land Use Code update, the Planned Unit Development provisions were removed in order to streamline the zoning district types and make the development process more straightforward. This program was successful.	The program has been implemented and will be removed from the Housing Element.
IP-3.7.1 Accessible Units for the Physically Disabled: Revise the Zoning Ordinance to require at least 10 percent of new residential projects and 20 percent of ground floor apartment and condominium units to be accessible for physically disabled persons. Ensure that these units are barrier-free consistent	10 units - 5 low - 5 very low - 0 moderate - 0 above moderate	As part of the Land Use Code update (Chapters 17.42 and 17.78), single family subdivisions and multifamily projects of five units or more are required to construct a minimum of 10 percent of the units as single story units with features that provide for disabled accessibility.	The program has been implemented and will be removed from the Housing Element.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
with Federal American with Disabilities Act and State standards.		While 10 percent of units, rather than 20 percent of units are required to be accessible in multifamily and condominium projects are required, this program is considered successful.	
IP-3.7.2 Use of the Housing Fund: Consider using the Housing Fund to subsidize the construction of renovations and improvements that improve the accessibility to housing for seniors and persons with disabilities.	None identified	The Housing Fund was not used to provide renovations for accessible housing; however, the Housing Fund was used to assist developments providing housing units specifically for senior sand disabled persons.	The Housing Element update will include a policy and program in support of renovations that accommodate seniors and persons with disabilities.
IP-3.7.3 Reasonable Accommodation for Persons with Disabilities: Carry out a review of the City's land use and building regulations to identify constraints that may exist for the provision of housing for persons with disabilities, and adopt measures to facilitate reasonable accommodations for persons with disabilities. Examine, for example, the cost of obtaining building permits for ADA-related retrofit projects. Publicize revisions to land use regulations providing for reasonable accommodation for persons with disabilities.	None identified	While the Land Use Code update included reasonable accommodation procedures and provisions to ensure that units accessible by disabled persons are included in new development projects, the City should identify home improvements that are exempt from building permit and fee requirements as discussed in Chapter 2.	This program will be revised to identify specific actions for the City to undertake during the Planning Period, including identifying improvements for reasonable accommodation that are not required to obtain a planning or building permit.
IP-3.81 Emergency and Transitional Housing: Revise the Zoning Ordinance to allow an emergency and transitional housing facility as a permitted use on APN 144-282-01 and 144-272-011 in accordance with Govt. Code 65583. Require Design Review approval prior to issuance of a building permit.	None identified	Section 17.42.072 was added to the Land Use Code to allow emergency and transitional shelters, subject to zoning clearance and design review, within the CD zone on a site identified by the Housing Element. This program has been implemented successfully.	The program has been implemented and will be removed from the Housing Element. A new program will be added to address the requirements of state law related to emergency and transitional housing, as discussed in Chapter 2.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
IP-3.8.2 Ongoing Estimates of the Demand for Emergency Housing: Consult with the Cotati Police Department and homeless providers in the community to maintain ongoing estimates of the demand for emergency housing in Cotati.	None identified	The City has participated in the bi-annual County-wide effort to conduct a census of the homeless population. This effort includes assistance from the Police Department and homeless services providers in identifying the homeless population and its needs.	This program will be revised to ensure continued participation in the census of homeless people.
IP-3.8.3 Funding: Consider continuing to fund the Petaluma COTS Program for the homeless.	10 households - 5 low - 5 very low - 0 moderate - 0 above moderate	As part of the City's participation in the County CDBG Consortium, the City has provided funding to the Petaluma COTS program through the City's CDBG public services allocation. This program has been successful in providing funding to assist homeless households and individuals.	This program will be kept in the Housing Element update.
IP-3.8.4 Inter-Agency Cooperation: Work with private, County, and State agencies to provide emergency housing for the homeless.	None identified	The City participates in the Urban County Consolidated Plan process and Continuum of Care for homeless persons to ensure that emergency housing and services for the homeless are provided on a regional level.	This program will be kept in the Housing Element update.
IP-3.9.1 First Time Home Buyers: Continue the City's First Time Homebuyers Program.	40 units - 0 low - 0 very low - 25 moderate - 15 above moderate	The City assisted two first time homebuyers during the 2002 Housing Element cycle. While the extent of this program has been constrained due to limited financial and staff resources, it has been successful in broadening the City's affordable housing stock.	The Housing Element update will include a program in support of assistance to first time homebuyers.
IP-4.1.1 Housing Discrimination Complaints: Facilitate equal housing opportunity by establishing a City procedure for investigating and	None identified	The City has not received any discrimination complaints. Equal housing opportunity information is available at	This program will be kept in the Housing Element update.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
appropriately handling housing discrimination complaints and continuing to designate the Community Development Director the City's Equal Housing Opportunity Coordinator. Information regarding equal housing opportunity laws and the City's equal housing opportunities procedures shall be prepared and distributed to the public at City Hall and the public library.		City Hall.	
IP-4.1.2 Nondiscrimination Clauses: Provide nondiscrimination clauses in rental agreements and deed restrictions for housing constructed with City assistance.	None identified	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.
IP-5.1.1 Workshops: Continue to hold workshops and public hearings to discuss proposed revisions to the City's Housing Element.	None identified	The City held one Visioning Workshop and two Planning Commission workshops in order to identify housing needs and priorities. As part of this Housing Element update, public notice was provided through a newsletter mailed to City residents, notices on the City's website, at City Hall, and at the Post Office, and notices of the Visioning Workshops that were published in the local paper. 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.	This program will be kept in the Housing Element update.

TABLE 4-2: 2002 CITY OF COTATI HOUSING ELEMENT — PROGRAM EVALUATION MATRIX

Policy/Program	Objectives[1]	Evaluation	Recommendations for the Housing Element Update
IP-5.2.1 Annual Report: Prepare an annual report that describes the amount and type of housing constructed and housing-related activities for review by the Planning Commission and the City Council.	None identified	This program was not implemented.	This program will be kept in the Housing Element update and will be revised to provide more detail regarding the timing of the annual report.

[1]Objectives are not cumulative; programs are applied jointly.

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 series of four Visioning workshops, one housing/special needs stakeholders workshop, three Planning Commission meetings, 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 encourage to participate in the process. Key stakeholders, agencies, and organizations were invited to attend the Visioning 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.

Newsletter

To engage the public in the Housing Element Update process, a newsletter was made available at City offices, posted on the City's website, and posted at various locations throughout the City. The newsletter described the Housing Element Update process and highlighted opportunities, including specific meeting times and locations, for public involvement.

Workshops

Between March and July 2011, the General Plan Consultants conducted interviews and outreach efforts with several key stakeholders in the City and surrounding areas of Sonoma County. 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 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)
- 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. The first workshop 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.

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. Figure 6-1 summarizes the input received regarding location of residential uses during the Visioning Workshops.

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

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).

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 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

Following the public review period and review by the California Department of Housing and Community Development (HCD), the Draft Housing Element was revised to address comments provided by HCD. The public did not provide any comments on the Draft Housing Element.

The revised Housing Element was reviewed by the Planning Commission on November 19, 2012 during a noticed public meeting. [Identify Planning Commission recommendation on Housing Element following November 19 meeting] Following Planning Commission review, the City Council adopted the Housing Element on [insert date].

APPENDIX A

INVENTORY OF SINGLE FAMILY / LOW DENSITY RESIDENTIAL SITES

Appendix A

Map Label	APN	Zoning	General Plan	Acres	Notes	Realistic Capacity
9	144-130-020	NL	LDR	1.45	Underdeveloped - 1 residence on lot.	1
11	144-130-022	NL	LDR	1.04	Underdeveloped - 1 residence on lot.	1
10	144-130-021	NL	LDR	1.37	Underdeveloped - 1 residence on lot.	1
12	144-130-005	NL	LDR	1.20	Underdeveloped - 1 residence on lot.	1
35	144-410-019	RVL	LDR	1.34	Vacant	2
34	144-410-004	RVL	LDR	0.27	Vacant	0
40	144-370-024	RVL	LDR	0.51	Vacant	1
3	144-040-002	RVL	LDR	1.54	Vacant	3
41	144-370-023	RVL	LDR	0.51	Vacant	1
48	046-211-046	RVL	LDR	0.45	Vacant	0
44	144-420-003	RVL	LDR	2.26	Underdeveloped - 1 residence on lot.	3
38	144-430-002	RVL	LDR	10.20	Vacant	20
45	144-370-002	RVL	LDR	1.07	Underdeveloped - 1 residence on lot.	1
51	144-420-011	RVL	LDR	2.27	Underdeveloped - 1 residence on lot.	3
37	144-440-001	RVL	LDR	7.74	Underdeveloped - 1 residence on lot.	14
42	144-380-007	RVL	LDR	3.66	Underdeveloped - 1 residence on lot.	6
2	144-040-001	RVL	LDR	1.09	Underdeveloped - 1 residence on lot.	1
43	144-420-004	RVL	LDR	2.34	Underdeveloped - 1 residence on lot.	3
1	144-030-003	RVL	LDR	9.06	Vacant	18
54	144-460-002	RVL	LDR	7.96	Underdeveloped - 1 residence on lot.	14
36	144-391-011	RVL	LDR	9.59	Underdeveloped - 1 residence on lot.	18
53	144-460-016	RVL	LDR	1.22	Vacant	2
50	144-420-001	RVL	LDR	1.95	Underdeveloped - 1 residence on lot.	1
6	046-103-054	RVL-.66	LDR	2.49	Underdeveloped - 1 residence on lot.	3
5	046-103-053	RVL-.66	LDR	2.99	Underdeveloped - 1 residence on lot.	3
4	046-103-050	RVL-.66	LDR	2.39	Vacant	3
75	046-605-016	NL	LMDR	0.05	Vacant	1
25	144-560-COM	NL	LMDR	2.19	Vacant	13
82	144-271-009	NL	LMDR	0.03	Vacant	1
69	046-640-020	NL	LMDR	0.14	Vacant	1
29	144-241-041	NL	LMDR	0.38	Vacant	2
65	046-640-017	NL	LMDR	0.17	Vacant	1
27	144-250-027	NL	LMDR	0.21	Vacant	1
76	046-590-026	NL	LMDR	0.32	Vacant	1
57	144-470-028	NL	LMDR	0.39	Vacant	2
58	144-470-027	NL	LMDR	0.16	Vacant	1
32	144-354-031	NL	LMDR	0.27	Vacant	1
71	046-630-045	NL	LMDR	0.19	Vacant	1
72	046-630-046	NL	LMDR	0.19	Vacant	1

Appendix A

Map Label	APN	Zoning	General Plan	Acres	Notes	Realistic Capacity
73	046-630-044	NL	LMDR	0.20	Vacant	1
31	144-354-030	NL	LMDR	0.03	Vacant	1
67	046-640-019	NL	LMDR	0.18	Vacant	1
68	046-640-021	NL	LMDR	0.14	Vacant	1
28	144-250-028	NL	LMDR	0.18	Vacant	1
74	046-630-043	NL	LMDR	0.05	Vacant	1
66	046-640-018	NL	LMDR	0.15	Vacant	1
30	144-250-008	NL	LMDR	3.62	Underdeveloped - 1 residence on lot.	20
80	144-600-001	NL	LMDR	4.02	Vacant	24
81	144-610-001	NL	LMDR	3.49	Vacant	20
64	046-231-026	NL	LMDR	3.81	Underdeveloped - 1 residence on lot.	21
62	046-223-018	NL	LMDR	7.17	Underdeveloped - 1 residence on lot.	42
70	046-231-041	NL	LMDR	2.59	Underdeveloped - 1 residence on lot.	14
78	144-550-063	NL	LMDR	1.77	Vacant	10
79	144-590-001	NL	LMDR	2.78	Vacant	16
63	046-620-040	NL	LMDR	2.02	Underdeveloped - 1 residence on lot.	11
77	144-550-001	NL	LMDR	5.17	Vacant	31
26	144-200-011	NL	LMDR	1.18	Underdeveloped - 1 residence on lot.	6
55	144-470-007	NL	LMDR	1.82	Underdeveloped - 1 residence on lot.	9
52	144-450-002	NL	LMDR	9.60	100 Valparaiso project. Approved for 64-lot residential subdivision. 1 residence on lot.	63
56	144-470-077	NL	LMDR	1.01	Underdeveloped - 1 residence on lot.	5
17	144-220-007	RR	RR	0.18	Vacant	1
15	144-140-007	RR	RR	1.50	Vacant	1
20	144-220-022	RR	RR	1.01	Vacant	1
16	144-210-006	RR	RR	0.11	Vacant	1
18	144-220-016	RR	RR	0.25	Vacant	1
19	144-220-012	RR	RR	0.40	Vacant	1
22	144-230-011	RR	RR	4.86	Underdeveloped - 1 residence on lot.	3
14	144-151-040	RR	RR	0.07	Vacant	1
13	144-151-029	RR	RR	0.92	Vacant	1
23	144-230-025	RR	RR	2.06	Vacant	2
8	144-110-008	RR	RR	1.35	Underdeveloped - 1 residence on lot.	1
21	144-230-019	RR	RR	2.01	Underdeveloped - 1 residence on lot.	1
7	144-110-010	RR-1	RR	4.58	Approved 5-lot subdivision.	5
61	144-460-019	RR-1	RR	1.60	Vacant	1
59	144-460-017	RR-1	RR	1.23	Vacant	1
60	144-460-018	RR-1	RR	1.42	Vacant	1