



# HOUSING PROGRAM OBLIGATIONS

All cities in the State of California are required to maintain a General Plan, which includes a Housing Element (HE). The City of Sebastopol adopted our current HE on January 3, 2023. The State Department of Housing and Community Development (HCD) approved the program and identified eight (8) of the element’s implementation programs as priorities. They will be tracking these programs with a higher level of scrutiny to ensure implementation. These programs and their status are indicated in Table 1, below. Table 2 provides the additional list of programs incorporated in the Element, which we are also expected to implement. Failure to prioritize this program could result in State sanctions, loss of the “Pro Housing Designation” granted the City and loss of local control over housing-related discretionary review if it is not set as a priority.

Several of the programs have been delayed due to significant staff turnover. We expect implementation will require 0.25 to 0.33 FTE of a planning position in the next year to move at least the HCD priority programs forward. Many of the implementation programs require updates to the Zoning Code. We have commitments of support from outside organizations, including ABAG for HCD priority program A-3.4). The Napa Sonoma Collaborative will assist with Code updates.

**Table 1 – HCD Priorities**

Priority Program	Deadline	Status
Program A-3.1; Objective Design Standards	Due 2025	Completed 2023; additional updates needed.
Program A-3.3; Missing Middle Housing	Due 2028	Ongoing.
Program A-3.4; Workforce Housing Overlay Zone	Due 2024	Past Due. Implementation of PDA Grant will help complete this task.
Program A-3.5; Opportunities for By Right Housing	Due 2024	Past Due.
Program A-4.2; Fee Mitigation and Transparency	Due 2029	Annual program, which we already do (ongoing/will work with Finance Department). Will include in annual HCD report.
Program B-1.2; Code Enforcement and Reasonable Accommodation Procedures	Due 2025	Ongoing.
Program D-2.2; Zoning Code Updates	Due 2023	Past Due.
Program D-4.1 ; Replacement Housing Requirement	Ongoing	Annual program;, which we already do (ongoing; standard requirement already in place). Will include in annual HCD report.

**Table 2 – Housing Element – Additional Initiatives**

<b>Program</b>
Program A-1.1 No Net Loss of Residential Capacity to Accommodate RHNA
Program A-1.2 No Reduction of Density without Replacement Sites
Program A-1.3 Inventory Monitoring
Program A-2.1 Administrative List of Additional Sites
Program A-3.2 Support Efforts of Affordable Housing Developers
Program A-3.6 Encourage the Development of Accessory Dwelling Units
Program A-4.1 Density Bonus Incentives
Program A-4.3 Affordable Housing Funding
Program B-1.1 Monitor City Activities and Housing Program Implementation
Program B-2.1 Expedite Processing for Affordable Housing Projects
Program B-3.1 Monitor Housing Trends, Laws, and Issues
Program C-1.1 Safeguard Affordable Housing Inventory
Program C-2.1 Rehabilitation Assistance
Program C-3.1 Provide Information and Promote Energy Conservation
Program D-1.1 Administer Housing Services and Provide Outreach and Education
Program D-1.2 Proactive Outreach Program
Program D-2.1 Landlord Education
Program D-3.1 First Time Homebuyer Program and Affordable Homeownership Resources