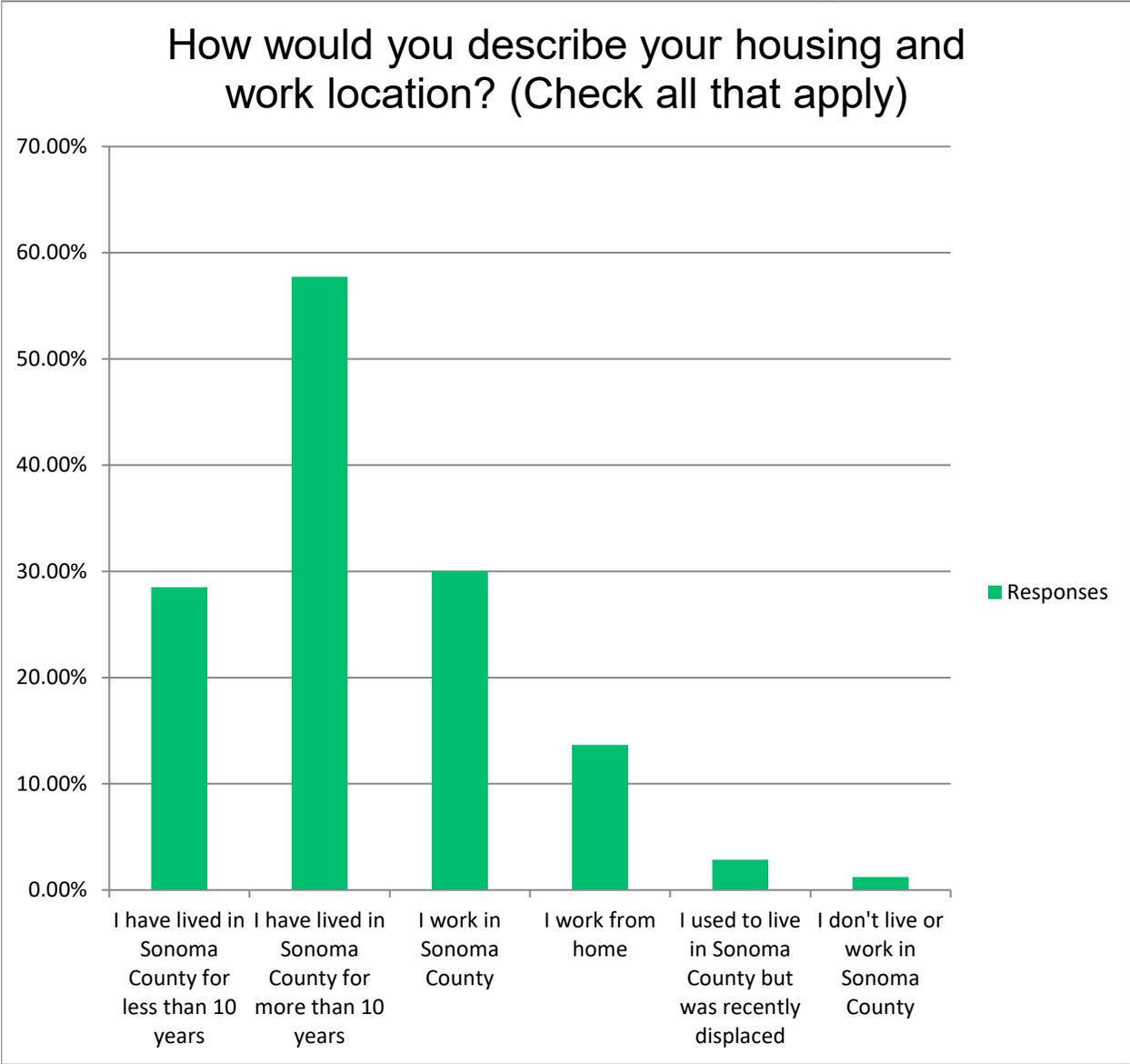


# Sonoma County Housing Policy Survey

## How would you describe your housing and work location? (Check all that apply)

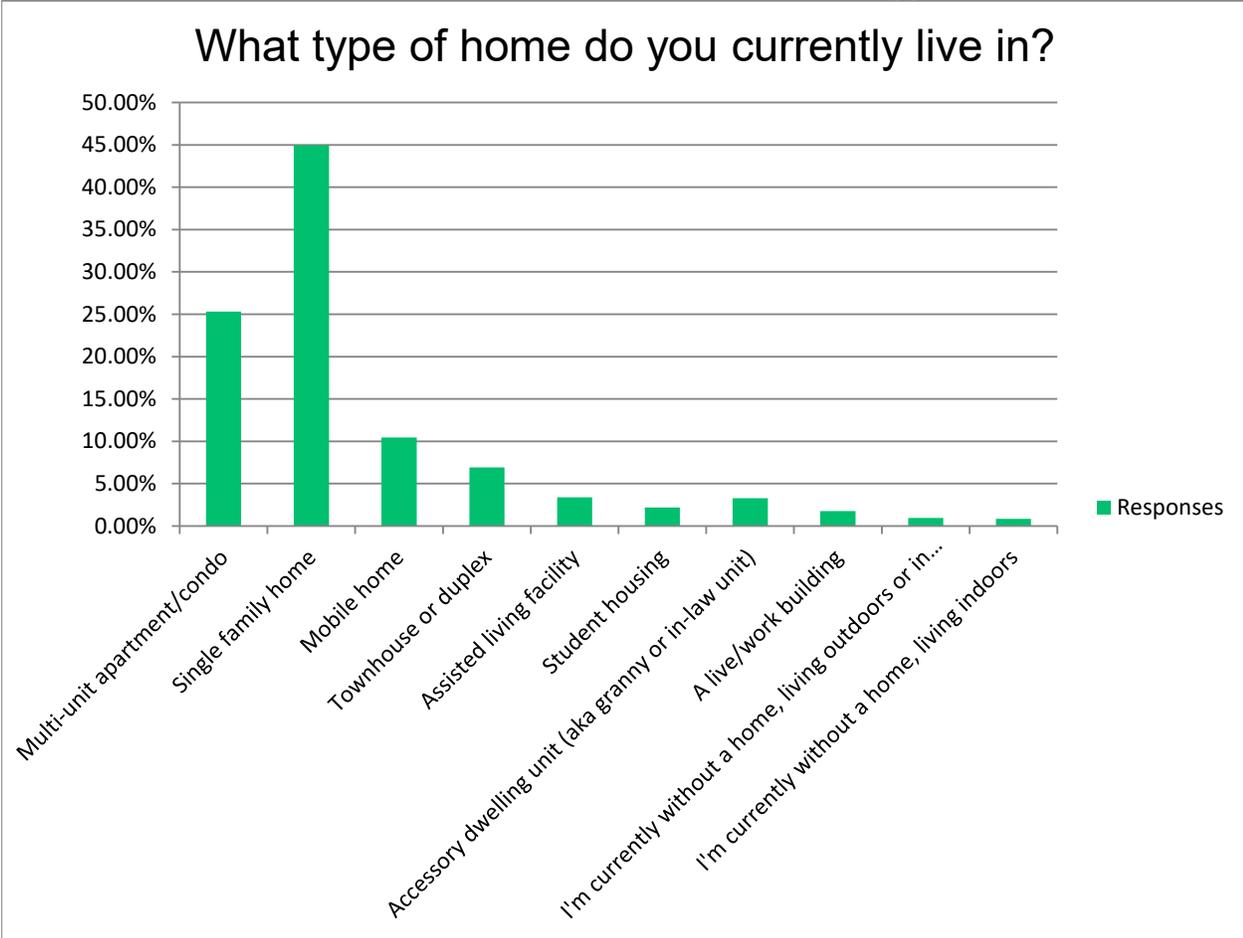
Answer Choices	Responses	
I have lived in Sonoma County for less than 10 years	28.51%	789
I have lived in Sonoma County for more than 10 years	57.75%	1598
I work in Sonoma County	30.03%	831
I work from home	13.66%	378
I used to live in Sonoma County but was recently displaced	2.86%	79
I don't live or work in Sonoma County	1.23%	34
	<b>Answered</b>	<b>2767</b>
	<b>Skipped</b>	<b>12</b>



# Sonoma County Housing Policy Survey

## What type of home do you currently live in?

Answer Choices	Responses	
Multi-unit apartment/condo	25.32%	696
Single family home	44.96%	1236
Mobile home	10.44%	287
Townhouse or duplex	6.91%	190
Assisted living facility	3.38%	93
Student housing	2.18%	60
Accessory dwelling unit (aka granny or in-law unit)	3.27%	90
A live/work building	1.75%	48
I'm currently without a home, living outdoors or in a vehicle	0.95%	26
I'm currently without a home, living indoors	0.84%	23
Other (please specify)		44
	<b>Answered</b>	<b>2749</b>
	<b>Skipped</b>	<b>30</b>



Sonoma County Housing Policy Survey  
What type of home do you currently live in?

Highlighted responses are translated

Other (please specify)

I live on a farm  
Doubled up with in-laws  
Single family home, but with two families

The rent where I live has increased \$300 and I have already had to borrow to make my rent payment every month, as I only have my Social Security Retirement money to live on. It's very stressful not knowing how I am going to make rent every month. I have applied for the section 8 lottery, without being chosen. Full rent is literally killing me as the stress has caused many health issues.

Viví en casa de un familiar.

Rento casa

Income based apartment

Renting a room for to mush . □

Would love to have my own place that I can call home.

I'm in transitional housing

employed as a resident property manager with housing included

I am the onsite property manager. I live in one of the units. I do not rent. The unit comes with my position. It is a townhouse style unit.

Rent a house

Ranch

Rent a room

Rent

I have a grandson who is special and I need a low-income apartment so that he can have a place to live.

On JRT

I just separated from my wife. We have 3 children. We share custody. I stay three days a week with them and I don't have a comfortable place for them. My mother rents the room for me when my children stay over.

House in very poor condition

Good morning if anyone can read this. We need housing regulation in Sonoma County because rents are very expensive or low-income houses are needed, but we also need an investigation into low-income housing because people who are not low-income have their own businesses and live in those low-income houses

Both indoors and outdoors depending on county I find work in or have to go to to avoid issues.

Tax credit property

I live in a room, of a house with some families

Manufactured home on foundation

Living at my partners place where she rents a room. I am paying a small rental fee but have to living space or storage to my own.

Ranch home. This survey is flawed to only ask more or less than 10 years if asking at all. Should ask if born in Sonoma County. Should go by decades of residence. Guessing the survey writer is a newcomer.

I'm homeless and living in my motorhome

Single family home with attached JADU and separate ADU built using AB 68

home w detached granny unit

I moved out of the area so that I could afford to purchase a home. I now live in Willits, CA, although, I still work in Sonoma, Napa, and Solano County

rent a very small cottage on complex with two two-bedroom homes

5 acre property with three homes (one primary, two rentals).

5 people in a 2 bedroom apartment

Multiple families living in a single family home

I live in a house that we rent

I am sharing a single family home with multiple families (McKinney-Vento).

w/ an ADU

Ranch

I live in a home that has 2 tiers with one being unoccupied due to lack of funds to renovate meeting the standards and codes that are required by California's state mandated laws .

Multi family home ranch

We are doubled with family in a single family home. No one can afford it otherwise

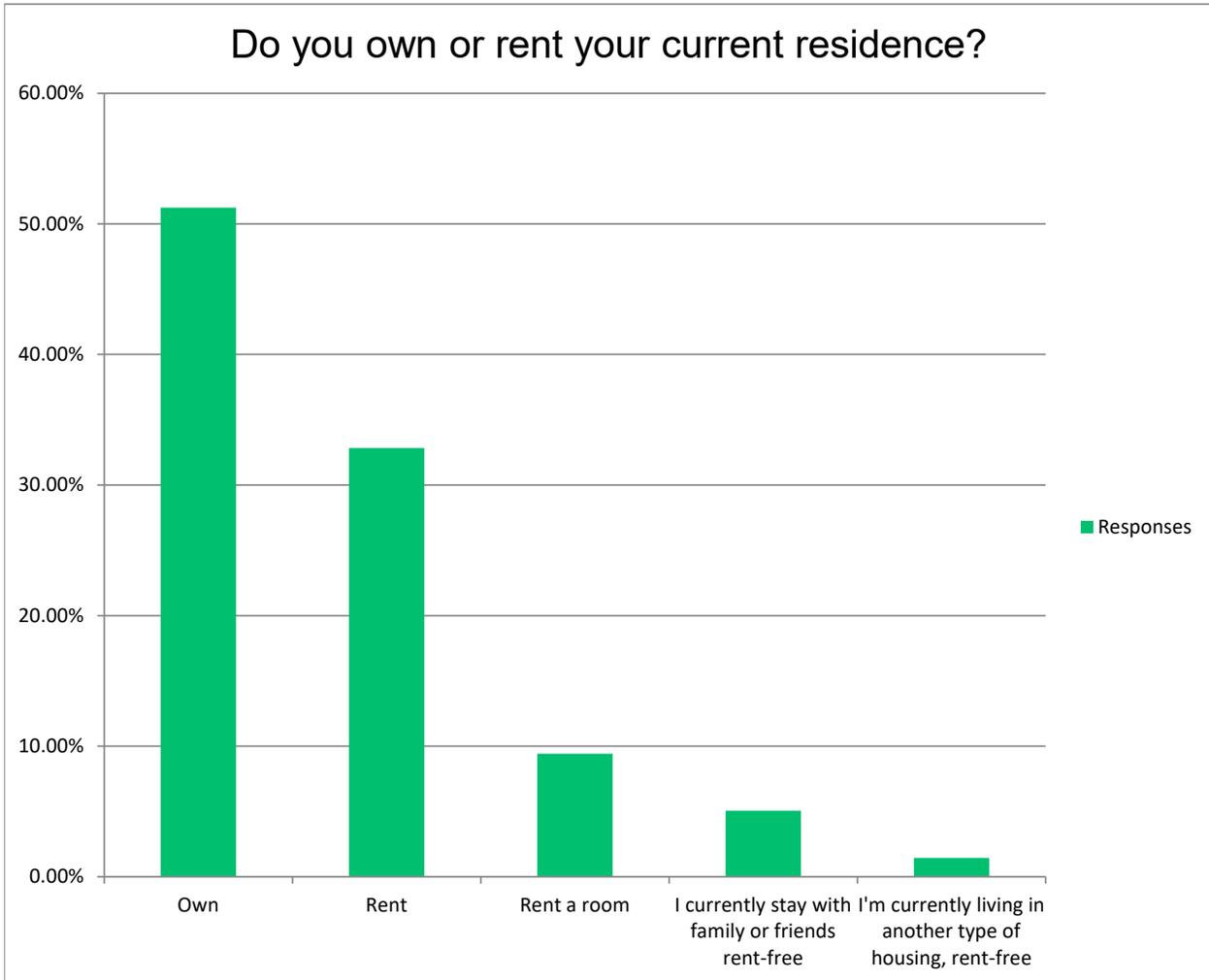
Courtyard detached units

My rental burned in 2020

Over 50 years ago, after having 3 children, I thought "how will I build savings, stability, and plan for my future?" That is when I entered real estate as a career and advocacy for all.

Sonoma County Housing Policy Survey  
**Do you own or rent your current residence?**

Answer Choices	Responses	
Own	51.24%	1409
Rent	32.84%	903
Rent a room	9.42%	259
I currently stay with family or friends rent-free	5.05%	139
I'm currently living in another type of housing, rent-free	1.45%	40
Other (please specify)		22
	<b>Answered</b>	<b>2750</b>
	<b>Skipped</b>	<b>29</b>



Sonoma County Housing Policy Survey  
Do you own or rent your current residence?

Highlighted  
responses are  
translated

Other (please specify)

living with roommates

We pay a bunch of their bills as rent

I truly need help! I am a Senior citizen, living on social security alone. Rent has surpassed my ability to pay.

Apartment manager with free housing

I am the onsite property manager. I live in one of the units. I do not rent. The unit comes with my position. It is a townhouse style unit.

Live onsite as part of job

I manage the complex I live in .

Own a mortgage

JRT

I rent the room

I pay rent

own with multiple people

I live in an intentional community - shared equity non market related.

But because of a divorce I can't stay safely in any of the houses

Living at my partners place where she rents a room. I am paying a small rental fee but have to living space or storage to my own.

Own renting out a potion of my home to help make the mortgage payment

I own my home and rent my space.

5 people in a 2 bedroom apartment

I "pay rent" via financial contributions to the household - groceries, utilities, etc.

I own the house but pay space rent on the lot where it stands.

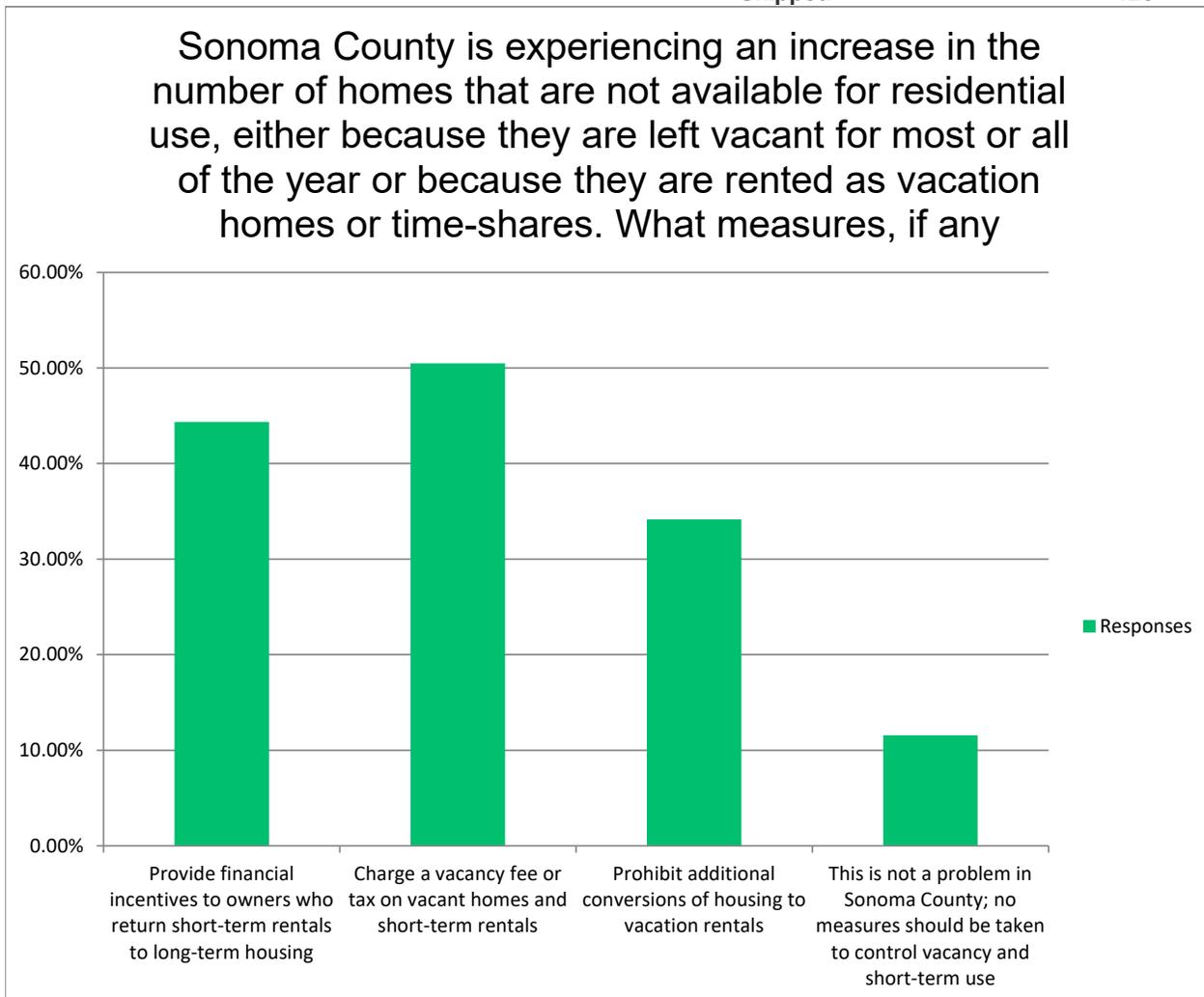
We pay for utilities and other things as rent/helping family/us make it

Housesitting also sleeping in my vechicle

## Sonoma County Housing Policy Survey

**Sonoma County is experiencing an increase in the number of homes that are not available for residential use, either because they are left vacant for most or all of the year or because they are rented as vacation homes or time-shares. What measures, if any, should be considered to encourage owners of residential properties to either occupy their units or rent them out on a monthly basis? (Check all that apply)**

Answer Choices	Responses	
Provide financial incentives to owners who return short-term rentals to long-term housing	44.35%	1178
Charge a vacancy fee or tax on vacant homes and short-term rentals	50.49%	1341
Prohibit additional conversions of housing to vacation rentals	34.15%	907
This is not a problem in Sonoma County; no measures should be take	11.56%	307
Other (please specify)		158
	<b>Answered</b>	<b>2656</b>
	<b>Skipped</b>	<b>123</b>



## Sonoma County Housing Policy Survey

**Sonoma County is experiencing an increase in the number of homes that are not available for residential use, either because they are left vacant for most or all of the year or because they are rented as vacation homes or time-shares.**

**What measures, if any, should be considered to encourage owners of residential properties to either occupy their units or rent them out on a monthly basis? (Check all that apply)**

Highlighted  
responses  
are translated

Other (please specify)

Condition 2nd units and/or ADUs that they cannot be rented as vacation homes or time shares. Both upon permitting construction and/or registration. Registration should be required in any case, with square footage, number of bedrooms/baths, parking and use restrictions.

limit vacation rentals to homes where the owner is present and lives full-time in that residence.

County oversight to regulate how many homes investment firms and corporations can buy and an increased tax on those organizations for holding homes vacant or flipping them

It should be the owner's decision, not the County's.

Provide State TX Deduction and locally provide a break on property taxes for units that are rented. Instead of 1% they can use .8%

Property tax increase 30% dedicated funding for rental assistance of short term rentals for individuals struggling to find a home !

Capture owner occupancy rates in Sonoma county!

I definitely think something should be done as I know this is a problem here. However, I don't know which of the 3 alternatives has proved most effective in other communities. I am in favor of whichever is/are most effective.

If owners are illegally turning properties into short term rentals there should be significant financial penalties or fines. Too many owners are subjecting their neighbors in the unincorporated areas to living next to a "party house". Vacation rental regulation needs to be addressed.

Property and housing owners should be able to use their property as they see fit. Sonoma County needs to build more affordable housing!

encourage homeowners to provide short term (3 mos) leases giving people time to find more permanent housing also allowing for owners to see the benefits of longterm rental properties.

While this IS a problem, I do not think it is fair to tell people what to do with their homes. I dont think you could incentivize them with more than they make renting the units out. I also dont think a vacancy tax is appropriate, what would that money be spent on?

I genuinely do not think there has been an appropriate solution suggested yet.

Do no allow more than 1 Airbnb in 1 square mile. They are horrible and there's no way to keep in check who comes through the neighborhood

Some of the vacant homes in my neighborhood are huge second homes that sit empty for months on end. I can't imagine they'd be reasonable to rent, except to very rich people. They also can't be used as vacation rentals because they are in an X zone. They are essentially a big waste of space. Just an observation; might be worth talking about some kind of solution at some point.

Limit owners of short-term rentals (such as Airbnb) to two units, the second only if the first is attached to or within the owners primary residence. My understanding is that this limitation has been implemented in various cities (not sure, but Atlanta, GA, might be one).

Owners have the right to use their properties as they wish. If you want to encourage more affordable housing, repeal all restrictions on things like in-law units with kitchens, garage conversions, grossly high and prohibitive permit fees, and other things like this.

Allow rezoning for appropriate properties. We own a duplex at 1129 Baird Road Santa Rosa. With rezoning or allowance we would build either more units or a SFR for rental purposes only. We are seasoned landlords who own multiple rental properties in Santa Rosa which our kids will inherit since we are financially secure without selling. We rent to section 8 as well as non-section 8. Have a reputation for keeping our rents somewhat below market and not raising rents in an effort to maintain affordability and longer term tenants.

PLEASE NOTE: THE INCREASE IN HOMES THAT ARE NOT AVAILABLE FOR RENTALS IS ALSO MEASURABLY DUE TO LANDLORDS SELLING AND REPURCHASING RENTALS IN OTHER STATES. Just ask the realtors.

Build social housing.

Homes own by a person, should be a personal choice, not be penalized if they choose to not inhabit the house. Private ownership.

I don't support incentives or taxes on vacant or rental homes; we need to find a way to make it worthwhile for developers to build affordable housing by reducing taxes and fees and reduce the time and bureaucracy involved in getting permits implement a fee on short term rentals and earmark the revenue to affordable housing development

This is a big problem on Russian river

Provide significant financial incentives for the construction of workforce housing, remove regulatory barriers and eliminate entitlement and permit fees for workforce housing. Ensure projects so developed remain workforce housing with deed restrictions.

If someone owns more than 2 homes, that sit empty for more than half a year, tax subsequent homes 100% of their value. No one needs 3 houses.

I think you need to differentiate true vacation/seasonal rentals (i.e. waterfront houses, mountain cabin, etc.) versus homes in residential neighborhoods.

Public education about the disastrous environmental impacts of workers being out-competed by investors and vacation rentals.

and eliminate all current vacation rentals

Put tight restrictions on short term rentals

Provide incentives instead of roadblocks for owners to rent to others

I just think that the owners would benefit from offering senior citizens the ability to afford their rent.

Charge and apply money to programs that allow for families to rent affordable homes not just apartments

Existing short-term rentals in residential neighborhoods are commercial operations in residential zones. I don't understand why they are allowed.

Even if you get more people to return their vacation homes to rentals they will be too expensive to rent. The cats already out of the bag in Sonoma County. Check out the vacation rentals online. They are large luxury estates many of them which also brings in tourist dollars. There is no way that is going to solve housing issues.

I think the cost for a vacation permit could be much higher and more intensive. And they could be denied. Limiting the number allowed in a given zip code, etc.

Not allow people to write off (receive any sort of tax break) from the value of real estate investment. Keep some sort of tax break for primary residences but eliminate all other tax breaks for secondary and investment real estate.

Also, don't allow foreigners to purchase real estate that people otherwise would live in (apartments or houses).

Only allow in cases where the homeowner also lives in the property

Additional fees to owners to discourage only short term rentals.

The lack of occupancy is an issue, but it stems from the number of 2nd or 3rd homes

Not the governments place to regulate this, whether you believe it to be a problem or not. You should not have a say what people do with the homes they own

Charge higher fees and property taxes for commercial use of housing and second homes.

Heavily tax investment schemes like Pacaso. They brag in their p.r. about being investment schemes in highly desirable areas, and take valuable housing stock off the market while raising market prices - intentionally.

Live with my parents.

build more affordable housing

I think if someone owns their property they should be able to do what they want with it and use it how it best suites them.

Educate owners about section 8 voucher programs so that they are informed about the benefits of accepting vouchers.

Maybe offer incentives to them as well.

Don't have a qualified opinion.

Put a ban on purchases of 2nd homes or corporate purchases. Give sellers and incentive to sell to first time homebuyer families.

Work with the state to allow additional homes to be built on Williamson Act properties and waive permit fees for those houses to be below market rate rentals for first responders.

This is a much bigger problem than you are making it out to be. Homeowners cannot rent their homes because of all the legal issues they face and the taxes we have to pay. If we rent a home we are then forced to take depreciation which eventually will be taken out of our final sale. There are laws to protect the renters, not the homeowners! Once you rent then you risk the tenant suing you or taking you to court for any issue. The laws are not in favor of homeowners. If we rent we are stuck with that tenant forever. There are no laws that allow us to evict a tenant and the tenant has all the rights. Maybe if you considered making it more feasible for homeowners to rent and decrease the complications, laws, and penalties against homeowners then they would change their mind.

Ban corporate ownership of homes. Ban new purchases of more than two single-family properties within Sonoma county (existing ownership grandfathered in).

1) No body's right to use their property as they wish should be infringed! It is protected by both the US & California constitution!

2) 99% of such laws ultimately cause the opposite of their supposed intention!

Several owners have been fined huge sums without prior notice for renting out their homes. The county always has a law to fine the owner and hinder access to the low-income population.

Fee or Tax on short term rentals (not vacant second homes) to discourage ownership as income generating investment that isn't creating long term housing.

People should be able to do whatever they want with their property, especially considering the cost of housing in this county. Many of us would like an additional source of income in order to stay here: rent out our garage, adu, room in our house.

They, not the county, own their home so why should we care if they live in it part-time.

All non-shared STR should have all of the above. Shares should have exceptions.

I clicked on the middle one, but I don't think you should penalize vacant homes, the issue is short-term rentals.

Owners of short term and long term housing need NO incentives.

More outreach to homeowners to inform them about the benefits of renting to Section 8 voucher holders.

Stop ALL permits for short term housing for ALL units not owner occupied. Any existing should be sunsetted over 2-4 years. Most here are investment llc's and contrary to the well being of our communities. We must have housing available for families, individuals, of all income levels and abilities. Without plenty of good affordable housing, there are not enough people to support tourism and local business. The motels, hotels, inns, real bed and breakfast inns can handle the visitors - they have vacancies. Short term rentals are killing our communities as they are everywhere else. Only owner occupied should be allowed and on a limited basis.

Temporary limit new home sales to own occupancy only. No vacation homes or someone's second home for maybe ten years

Property owners have the right to use their property as they see fit as long as it does not disrupt others. Long term rentals are often in disrepair, short term rentals are very well kept and are truly rarely "party" houses. In fact owners fear parties because they obviously damage the house. Build more homes, there is miles and miles of open space and we are all fighting over the same old junk houses. Build more there is tons of room. Don't make it a pain to get a building permit.

Dar ayuda de préstamo para el down payment

I don't think vacation homes should be limited but taxing them as well as vacant homes seems like a good idea.

1. Be sure to update policies so that companies such as Pacaso can't get around the intent of Sonoma County's vacation rental regulations. A company like Pacaso can afford to buy up local property, and then put it on the market at a much higher selling price - each "owner" that buys into these properties pays less for their part-ownership of said property. This creates impossible hurdles for a local buyer to overcome, as they are now competing against investors who are able to pay substantially more for investment purposes, and thus price them out of the market. We really do need to make sure that local housing is affordable, and this isn't the way to do it.

<https://www.northbaybusinessjournal.com/article/article/fractional-home-ownership-startup-pacaso-sparks-controversy-in-napa-sonoma/>

2. Assembly Bill 3182 creates a new Civil Code that impacts HOAs and PUDs, by changing the ways in which rental regulations in those developments are allowed to be implemented. Unfortunately, despite the bill's best intentions as a means to increase rental stock, it can have tremendous negative impacts by allowing investors to buy and rent out units without ever living in them, thereby removing housing stock from the market. For example: A local unit was recently bought up by an investor who could afford to pay more, pricing out local home buyers; that investor immediately put the unit on the rental market for \$3,400 per month (the prior homeowner rented it out for \$2,700 per month); so now, a home that a family could afford in Sonoma County is not only priced out of their reach, the rent is so exorbitant that your middle-income family cannot afford to live in it. I'm not sure how the Housing Element can mitigate such unintended consequences, except maybe to set standards for how high rents can be charged in the county? Regulate how much local housing stock can be owned by outside investors? (i.e. Set priorities to focus on local ownership and affordable rentals.)

<https://patch.com/california/pleasanthill/new-california-law-has-huge-impact-hoa-rental-restrictions>

The minimum wage should be raised to \$25/hr.

What is the actual data on this? The homes that are vacation rentals, time-shares or left vacant, what would they rent for if they were put back into the rental housing stock? What would they sell for they were sold? What are the actual numbers? Charge a tax on vacant homes because they are not actively adding to the commerce or health of the County. Vacation homes, rent most of the year bring in tourists and contribute to the well being of the County.

What percentage of homes are in this category? Until I know that, I don't know if there is a 'problem'. You cannot try to force people to rent out their vacant homes with a vacancy fee. That is ridiculous.

Que sea de costo más razonable, porque las rentas...de cualquier tipo: son excesivamente caras.

Just back off out of people's lives. Let the market and capitalism do it's job. Don't grant any favors to developers like taxing for the roads they want etc. Let them build elsewhere just along the freeway. Stop taxing property so much so the rents can come down. Stop selling off our water and power so it can be cheaper for existing tenant housing. Cut the gas tax for Sonoma or pay it for us. Give food card recipients 300 a month gas stipend statewide because of the driving needed so we can afford rent. Pay owners 300 per tenant per month for each six month or more residential lease. Carrots and no sticks for landlords. Give away fast wifi from all county buildings and points of contact with wifi. Do a media campaign to rent to tenants, just like it's expected to unrealistically make people afford electric cars, or get the vax, you can at least try to change the owner greed by mind control and encourage virtue signalling of providing housing, to do what's right

Some vacant homes in Sonoma County may require excessive repairs and upgrades to comply with permit requirements and would be cheaper to tear down and start over. The owners may not have the funds to do so thus the house stays vacant.

I think each of these solutions sounds too simple and doesn't take into account the reasons why homes are vacant or vacation rentals. Are there other reasons long-term rentals do not work for owners? Like because no tenant can afford the rent an owner has to charge in order to keep up with expenses? Maybe consider doing a Sonoma County specific "section 8" type plan that provides cash to tenants to pay market rent? There are probably many other issues here and potential solutions.

Build more homes both affordable and market rate.

A home is a residence for a family. The residence, be it a single-family home, condo, townhouse or anything similar should be occupied by a family; not, by a corporation, LLC or other investment party. Taxes or fees or similar should be assessed; and, then, the non-family owner should be required to sell.

All short term rentals in residential neighborhoods should need a paid license/permit AND a nightly TOT tax.

Allow ADU development in all zones (no "z" designations) as long as they have water and sewer/septic ability.

I rent half my home as an Air BnB (3 bed, 2 bath) and live in the other half (also 3bed, 2bath). It helps me pay my mortgage and utilities as I am retired. It also allows me the freedom to book out the property so I can have my grown children come stay with me when ever I want. I would never rent to someone on a month to month basis and have a full time tenant or take in unhoused people no matter what incentives I received. I would sell or allow my home to be foreclosed if it was no longer a short term rental and I don't think you understand how many owners feel the same way. So, assuming Air BnB will automatically convert to solving the homeless problem is flawed assumption I keep hearing over and over. Maybe it's possible a studio, or 1 bed room but not larger more expensive units like mine which takes in nearly \$10,000 a month. My mortgage, taxes, insurance and PG&E alone come to nearly that amount and I could not make that much as a monthly rental. I would have to sell or loose my home that I have lived in for 24 years. I have rented for 11+ years and NEVER had a complaint from any neighbors as I live on a large secluded property. You can blanket all short term rentals together and assume they will do what you want. However, the reality is, not enough affordable housing is being built and you are punishing Air BnB owners by assuming they can fix that problem rather than incentivizing more building of Section 8 housing. My sister was on a waiting list for section 8 for 5 years. Even when she was finally approved they gave her a very short period of time to find placement and she could not find an open unit anywhere. More section 8 housing has to be built. Yes there are complaints of parties at Air BnBs by people who are very vocal but I don't believe there are as many as people would have you believe. As I mentioned, we have never bothered our neighbors. We get a lot of families with small children, many of whom are traveling from all over the country to come together in Sonoma for a wedding. Parents, grandparents, small children who want to enjoy staying together, cooking family meals, sitting in the yard and visiting. They can't do that in the same way if they are separated in small hotel rooms. We offer cribs, high chairs, toys and other things you can't get for families with kids. Taking this option away from travelers would be so unfair and hurt tourism. I pay thousands of dollars a year in TOT tax. It is insane the amount we are taxed and you are talking about raising it even higher. Why, just to punish us for not wanting unhoused people live in our homes with us? Please switch you emphasis away from punishing and restricting and over charging Air BnB owners and start to put pressure on builders to do more developments that could actually solve the problem.

charging any fees or tax on 'vacant' properties is likely unconstitutional or enforceable.

Vacation rentals are happening more due to problems having longer term tenants and not being able to get the house back. Fear of tenant biased and rent control regulations are some reasons to go to the work of vacation rentals. What seems really backward is not allowing second units to be used as vacation rentals when the owner lives on or adjacent to the property. People who would like a second unit for visiting family but need some income to afford it. Maybe allow second units build for the stated purpose of vacation rentals to be built. No grow rooms in vacation rentals, or problems getting the property back.

The chronic influx of undocumented immigrants is the single largest pressure on our cheap housing market

Most people that need housing in our community could not afford a monthly rent that a vacation house would require if it were available long term. No action should be taken.

Somehow restrict the amount of AirBNBs, etc, that are being used currently. AND open more hotels, if possible.

Do You want an uprising from the home owners who have owned for decades. ☐

Do you ever want to encourage developers from out of the area to invest in Sonoma County. ? ☐

Not going to happen if you tax law abiding home owners in favor of the drug and addiction problems Sonoma County alone has created by their lax laws regarding same. Not to mention the historic incestuous County government, Council members and lawless police and sheriff departments that operate the drug distribution and created this problem long long ago. Nothing has changed. So let's tax the law bidding people who have invested in our county long long ago before it became so corrupt internally.

I am now a retired nurse. I have worked hard for many years and I saved up to buy a home in Sonoma County as a vacation home. I can't live there full time because of family issues at my main residence. But I love the time when I can get there.☐

By renting out my home when I am not there does have benefits. It brings tourism dollars and jobs to the area. We already pay huge fees for taxes and renting it out. The little town I live in benefits from the extra people that come to this area, restaurants, shopping and winerys. Please do not limit this or charge us mor. Thank yu

While I don't endorse wholeheartedly prohibiting conversions of housing to vacation rentals, I do support limiting such conversions and retaining long-term rentals. Providing incentives such as tax credits or reduced tax liability for long-term rentals, increasing taxation on short term rental units, limiting permits for short-term vacation rental units, etc. should be explored to support renters who CANNOT afford to continue to live in Sonoma County due to dramatic housing inflation, rental scarcity, and renters' insecurity in this area.

Change Zoning of parcels to allow more multifamily units in designated areas and limit Short term vacation rentals to 10% in other designated areas. Instead of limiting the use of people's fee ownership, and hurting the income produced by tourism, fix the actual problem which is lack of housing. Also reach out to HUD and extend any relevant programs that can be given to investors who develop land for multifamily. Streamline entitlements for projects that include 15% BMR or Section 8 housing in these projects.

I think if you specifically limit this type of income for landowners there is fewer travel dollars spent in this county.

Correct a grievous error by holding property owners to the letter of zoning regulations: Revoke all permits for vacation rentals. They are commercial operations serving tourists. They have NO place in neighborhoods zoned for residential use. The county went along with this idiotic, invasive idea to cover the fiscal gap which occurred during the housing bust when homes fell into foreclosure and property values plummeted. We all know how the real estate industry pushed this plan for sheer profit. We who live here have paid the price for more than a decade - even driving some into homelessness. Dishonesty, greed, and disregard for quality of life prevail to this day as underlying factors driving this "policy."

Limit the number of permits for short-term rentals to two per individual

Allow neighbors to veto vacation rental permits.

Let owners do what they want with their own private property

Sonoma County history is rooted in tourism and its housing policies should continue to encourage the unique tourism experiences that defined the towns and communities that now exist.

Make Junior ADU and ADU permitting much easier and less costly.

This is way more complicated than the provided solutions but I think there should be some sort of limitation on vacation rentals. Some sort of tax on the rentals sounds reasonable and enforceable restrictions on noise.

Property owners have the right to do with their property as they please. Often government policy is the source of the problem and not the solution to the problem.

Enforce consequences for the illegal short term rentals.

follow zoning codes for no business is residential neighborhoods and/or make rental licenses available by lottery to be drawn every year. make it costly. enforce the rental rules. make it so the owners need to meet with the neighbors every six months, make it a pain.☐

Many houses are now advertizing as 30 day minimum to get around short term rental controls, restrictions and fees. We have several in our neighborhood that doesnot allow vacation rentals. Change def. for vacation rentals to 2 months or something to discourage thois practice.

Charge a tax added to any rents to be applied to homeless groups, not charge vacancies unless unit is permanently deemed a short term rental

I am not familiar with current Sonoma County occupancy/use taxing, but it is not uncommon to tax different uses at different rates. Practically speaking, it is important to avoid policies that might be construed as unconstitutional; plus, the impact of these uses on the dearth of affordable workforce housing & homelessness is relatively minor.

Set up a maximum percentage of vacation/short term rentals per square mile or other geographic unit, and require permits from local governments (county in unincorporated areas, cities and towns in municipal areas). Charge bed tax on all vacation rentals.

Owners of short term rentals already pay TOT and other taxes to the city and county.

Sonoma county is a tourist destination and should consider proper zoning that delineates between full time residential zones and tourism regions, similar to Hawaii.

Put locals first!

Home owners should be allowed to do what they want with their homes - no matter what they choose to do... to live in them, to keep them vacant, to rent them short term or rent them long term. Offering an incentive for long term rentals offered at reduced market rental rates is a good idea. But do not penalize those who choose to do short term rentals. Build and fast track more housing dedicated to long term residents. Simply and streamline permitting process to build multi-unit properties.

The county does not build enough housing, full stop. If it did, there would not be a debate about the existing inventory.

I do think there should be some prohibitions in place, but I'm not sure what to suggest to make it 'fair' ☐

As a vacation renter, it's nice to live 'among the locals' for a time, but as a person that needs housing, it's frustrating when 'simple' homes/housing is reserved for vacation rentals. Obviously, those needing housing should be priority - it should be a right to have decent housing. There just isn't enough of it, which is why this problem persists.

Zoning changes to where people can build: high fire areas which is most of rural Sonoma County, should be off limits to any new development. The environmental destruction, loss of habitat and biodiversity, threats to watersheds and the cost of infrastructure and fighting fires can never be recovered by property taxes and occasional occupancy. If people can afford second and third homes, they can afford to pay hefty property taxes to the county and annual fire protection and fighting surcharges for buying existing homes in fire areas. ☐

As a property owner with more houses than family to occupy my problem has been with irresponsible or difficult renters. I think there should be rules allowing a property owner to enforce strict occupancy rules and be able to remove a tenant easily if they don't comply. These rules can be standardized, and I am talking common responsible tenant behavior. Current tenant oriented "rights" create a disincentive to rent excess housing.

Allow property owners to do short term or vacation rentals .AND charge a hefty tax. Incentive to create permanent housing OR help fund affordable housing development. Or both.

Family rentals in neighborhood being rented to college fraternity/sorority's makes rentals too expensive/competitive for families. It's also dangerous as they have SO MANY cars coming & going you never know who belongs or who's there vandalizing/stealing.

Place a limit on the number of short term housing rentals any one person or company can have.

I think we need vacation rentals as they are helpful for our tourist based economy but if the County wants vacation rentals we need to limit the amount that can be added each year and increase our housing goals to make up for the loss.

**Make a mandatory review of those who bought houses with government credits who do not rent them, who live in them, do not do business with the houses**

I would also apply incentives to rentals who remain with an average of \$1000 per room for rentals. The rent is ridiculous in this area. There needs to be more control or incentives for affordability in the county. ☐

Additionally, landlords and property managers don't care about their tenants. Their needs to be more accountability for poor living situations for rentals. Someone needs to be able to report poor living conditions, overcharging, unsafe rentals etc. ☐

there are not enough protections in place for tenants.

These are separate issues. Homes are left vacant for various reasons. This is the right of the homeowner, NOT the County. Vacation rentals are different, they should be limited to certain areas and regulated.

**There should be support to get a house**

This is a really biased survey.

Vacation rentals often exist because folks want the flexibility to enjoy their own property as well as receive some income. The reality is that it is not a profitable enterprise. I owned a very successful vacation rental and I make far more money renting my homes month to month- I just wanted to use it for my family for many years.

Housing is an issue in Sonoma County, but not because of any of the above reasons nor will the above solution solve the problem. You have to be honest with yourself if you want to solve a problem.

Build more housing units. Reduce red tape and obstacles to building, make building more attractive to developers, treat landlords fairly and balance tenant protections to make it more attractive to homeowners to rent to long-term tenants. Limit conversions to a percentage of an area's housing stock. A new conversion can only happen after another in the area has converted to a fulltime rental.

I think this is a complex issue - too many short term rentals disrupt community, so a maximum per neighborhood or something along those lines could help maintain community. Also, there are people who can use their home as a ST rental a portion of the year which helps offset the cost of living in Sonoma County (ie, when they travel for vacation or work). Personally, I think people should be able to do what they want with a home once they buy it, BUT, I did see where a company is putting several families together to buy a second home and think this is a great model - instead of 5 homes sitting empty 10 months of the year, those 5 families can buy 1 second home and share it - leaving the other 4 for primary residential use. Instead of trying to charge fees or send taxpayer money to people with extra homes, maybe the county could establish a team of people to work with owners of Sonoma County vacation homes to help them put these shared homes together.

if financial incentives, should be limited to TOT taxes they would otherwise owe for, say, 6 months or so OR be a permanent return (ie next owner can't do it) / deed restriction. □

Prohibit corporations buying housing to airbnb.

The problem is not short term rentals; those rentals bring tourists and tourist dollars to support our local economies. Sonoma needs to make infill development easier and quicker.

This is a big problem, but I don't think any of the 3 options are feasible and none would increase available housing by enough to make the difference necessary. About #1, who would pay? how much incentive necessary? #2 may not be legally possible and how do you monitor vacant of second homes? a nightmare! #3, Instead of a prohibition of new v rentals, set a limit. Raise tax on vacation rentals at a rate that covers the services that the county provides. That won't stop vacation rentals.

If they have the money to let it sit vacant, then they have the money to pay taxes.

Please consider the fact that a percentage of the vacant homes in Sonoma are due to lack of funds to rehabilitate up to code and property management for homeowners living out of state that are unaware of the

The rent on many homes is beyond the reach of those looking to rent. The real problem is the lack of jobs that pay a living wage. Stop legislating how owners use their homes!

Get smarter about your zoning. Our ranch has three residences. We have raised grapes on 9 acres at a loss for the past decade. We retain the grapes for fire protection. Our property is ideal for vacation rentals in that there are no close neighbors and it's conveniently located just off 101 between Cloverdale and Geyserville. We have tried repeatedly to be allowed to do a vacation rental to help pay for taxes. Other LIA zoned properties are allowed to offer vacation rentals because these properties applied at a time LIA land allowed short-term rentals. Sonoma County needs to address these unfair and stupid rules. Our property is on the market but who wants to buy a 110 year old 5k home with expensive vineyards, as beautiful as the setting is. Another suggestion is for the county to buy our property, which is easy walking distance to bus stops on Asti road, for a low- income housing development. There's some food for thought.

I do not agree with the basic premise of this question. I do not believe that owners of residential properties should be in any way coerced into using them for some reason. I do, however, believe that the shortage of truly affordable, residential housing IS a problem in Sonoma County.

Require that someone live on site at short term rental locations.

The County should build on existing CEQA exemptions that have recently been part of state law reforms and reduce the cost for approval and construction of new housing.

The people who can't find housing are not going to be able to afford these houses. We need affordable housing. Low income is the issue. The rent is too high for the average renter.

Require a property survey of existing and future VR permit holders to prove require onsite parking so owners of neighboring lots aren't forced to go to civil court to reclaim colonized property. □

Require current and future VR permit holders to show proof of fire safe clearance AND invasive plant clearance (ivy, scotch broom, pampas grass) not only of the situs location but also for the neighboring lots that they own. (this is a HUGE problem on the lower Russian River narrow roads) This should be before granting permits and require yearly compliance. □

Require that VRs have a BUSINESS license and are ADA compliant. This would reduce the incentive to turn home housing to mini hotels. □

Eliminate plus 2 overnights, eliminate plus 6 daytimes visitors. Require that bedrooms be proper bedrooms not just "sleeping areas" that have been allowed/counted by □

PRMD in the past. At the very least the extra occupants should be figured in for onsite parking requirements and actual daily septic load. This should be retroactive, especially in area that poor condition narrow roads, steep terrain and few, if any, reasonable emergency evacuation options.

This is just another way for the county to shut down our area. There is no issue with vacation rental homes. This is our community lively hood.

The number of bookings of Short Term Rentals have indeed increased due to online options. But there has been no evidence provided of a significant increase in Short Term Rental units on the coast. Coastal properties are (and historically have been) majority vacation homes, minority primary residences. Owners of vacation homes do not buy a vacation home just to tie it up in a long term lease. Otherwise, why have it at all? And only the very wealthy can afford to keep a vacation home and not rent it out when not in use by the family. Short term renting allows normal families to hold onto vacation homes passed down to them and to buy a vacation home in the first place. By restricting STR's, vacation homes will be sold off to the wealthy who don't need the supplemental income. Local workers won't be able to afford them. And they will not become long term leases if purchased by the wealthy. Keep in mind, too, that increases in vacation rentals provides much needed support to local economies on the coast. Work force housing is in short supply on the coast but STR regulations will not help add to work force housing stock. Only the State's ADU regulations will help with that. Please turn this discussion to the real issue: work force housing.

Property tax rebates for owners of rental units

I don't like any of the above proposals. Don't pay people to switch from short-term to long-term, what about the people that never converted to short-term in the first place? Don't charge a vacancy fee, what if someone is just in transition? Don't prohibit some from enjoying the benefits others get just because the others were first. Lastly, it is a problem. What the County should do is require a business license for short-term rentals and charge a fee plus an occupancy tax that is substantial enough that only some folks choose to operate short-term/vacation rentals.

Sonoma County has a long tradition of modest summer houses, in the river areas and hot springs areas particularly. Many of them were converted to year-round residences as far back as the 1970s. The artificial piece at work now appears to be the widening gulf between rich and poor. People can't afford their homes here anymore so they move to a cheaper area and rent the home to rich people who can afford to vacation here. Get to the root of that problem if you want healthy communities.

The only reason the County allows short term rentals is to receive the generated taxes. County double dips by property tax & short term rental tax. Why doesn't Napa County allow it?

There should be stricter short term rental guidelines. 1 per every 5 square blocks and NO Airbnb. Too many in our neighborhood and guests often are horrible

The homes used for short term rentals would not solve the housing issues- they typically are higher end homes. Bringing in guests for short term rentals bolsters the economy, and often allows the owners to afford to live here.

Encourage the use you want, but do not penalize homeowners for using personal property the way they want.

Is this really a problem? I'd like to see numbers on how many real residential properties (not people's vacation or weekend homes that would otherwise be vacant) are involved.

Have a higher property tax rate for vacant homes or short term rentals than for full-time occupied properties.

This is a biased question. Vacation rentals are drawn from the vacant housing stock, not "converted". You guys are way out of control with the ideological bullshit driving the discussion.

Instead of incentives for vampire squid landlords, the county should spend on universal basic income for low-income residents

Impose and Enforce tax on vacation rentals NOT vacant property. Put those taxes to work offsetting building costs of affordable housing

Tax on short-term rentals (but not vacant homes unless owned by a corporation or habitable and vacant for a long period of time).

STR's are already taxed at a high rate. Most vacation rentals are unlikely to be rented as long term housing. The root cause of our housing crisis is decades in the making. Provide financial incentives to lower and middle income buyers as is done in Napa County. Who wants to be a long term landlord these days? Provide incentives to both owners and long-term housing companies.

don't provide cash incentives to these already rich assholes.

98374

The economics need to be understood. By all elected and those who have jobs. Housing needed to be built, approved, and not fought by neighbors, or non-owners. Private property rights need to be protected. Don't assume empty houses mean greed or hoarding of assets. It might be personal circumstances only. The economics of the value of a house must set the "highest and best use for the land the house sits upon." ECONOMICS

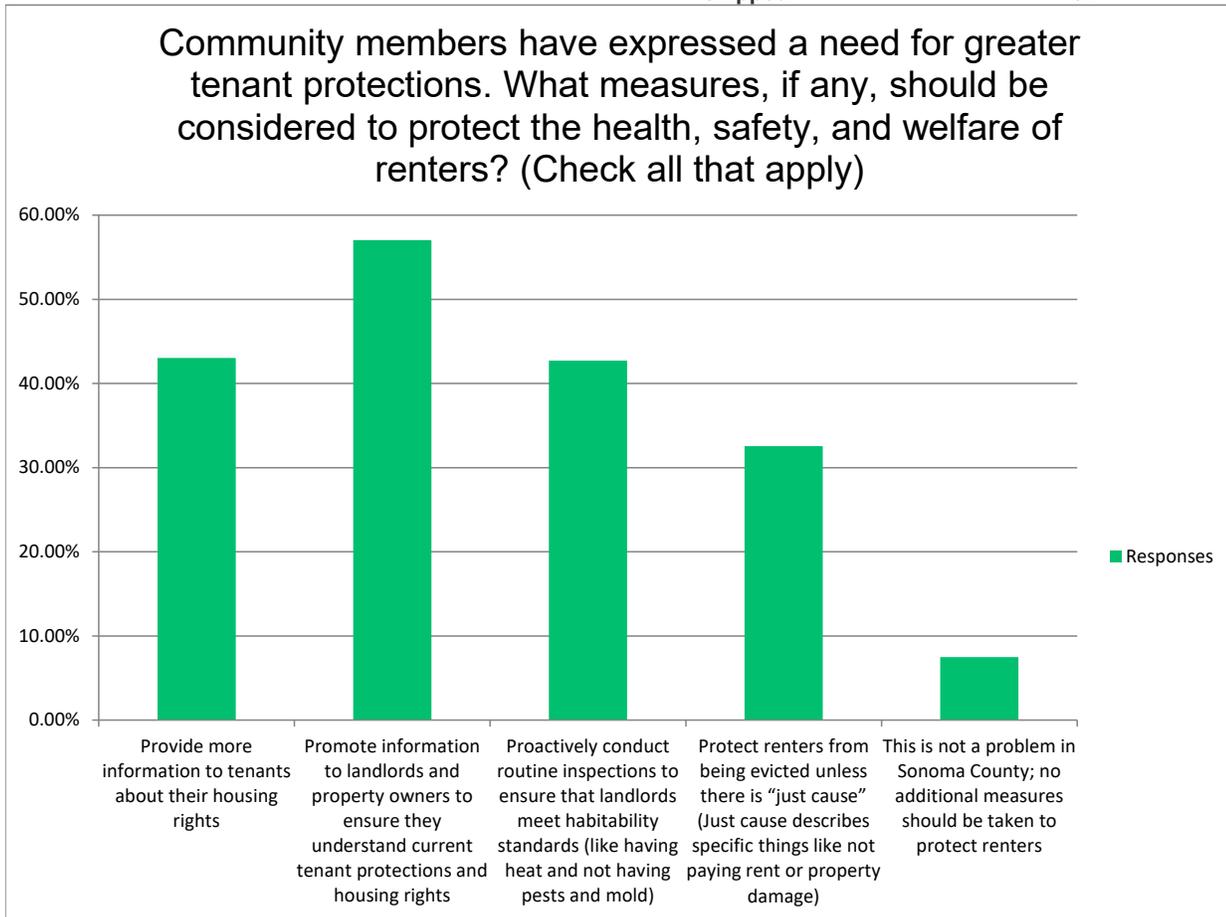
Incentive builders to build, reduce construction permit fees.

I can't speak to if this is truly a problem, but I do think Permit Sonoma should stay out of it. It's not their business to tell people what to do with their property.

## Sonoma County Housing Policy Survey

**Community members have expressed a need for greater tenant protections. What measures, if any, should be considered to protect the health, safety, and welfare of renters? (Check all that apply)**

Answer Choices	Responses	
Provide more information to tenants about their housing rights	43.02%	1158
Promote information to landlords and property owners to ensure they understand current tenant protections and housing rights	57.02%	1535
Proactively conduct routine inspections to ensure that landlords meet habitability standards (like having heat and not having pests and mold)	42.72%	1150
Protect renters from being evicted unless there is "just cause" (Just cause describes specific things like not paying rent or property damage)	32.54%	876
This is not a problem in Sonoma County; no additional measures should be taken to protect renters	7.47%	201
Other (please specify)		103
<b>Answered</b>		<b>2692</b>
<b>Skipped</b>		<b>87</b>



## Sonoma County Housing Policy Survey

**Community members have expressed a need for greater tenant protections. What measures, if any, should be considered to protect the health, safety, and welfare of renters? (Check all that apply)**

Highlighted responses are translated

Other (please specify)

Rental agreements should include information to both tenants and landlords to be signed by both at the time of rental.

Create legislation to introduce a cap on multi unit housing to make renting more affordable

Furnishing tenants, owners and property managers with the current applicable law. The Tenant Protection Act of 2019 is available at no charge from the State of CA.

Limit how many houses can be bought by corporations especially those outside of Sonoma County

I'm assuming a lot of properties are under Property Management expertise and those annual inspection are done according to rental contracts.

I owned a rental property in Sonoma County in 2020 and sold it because the laws favored the tenant. I could not financially take on the risk of the renter not paying rent during the pandemic.

limits on rental increases is greatly needed. evicting long term tenants in order to raise the rent should have dire consequences

Is there a way to ensure landlords are charging reasonable rents for their properties? Affordability is a problem that seems to only be tackled from the subsidy side for landlords, and not by addressing wages of the people who are experiencing housing insecurity.

**RENT CONTROL!**

Routine inspections are sometimes not welcomed by renters. As a landlord we would like renters to understand that these annual or semi-annual inspections are important.

**IMPORTANT:** a landlord may want to upgrade to eliminate a problem from arising, where the home would not be identified under renter rights as livable, versus upgrading after when it is forced and then not having opportunity to give a tenant a longer term relocation search such as 3-6 months.

I don't support spending taxpayer dollars on tenant protection; education for tenants and landlords should be done by non-profit organizations

Give long term renters first option to buy if house goes on Market and they can make a reasonable offer.

Hold classes or encourage not for profits on how to be a responsible tenet

More on site inspections for senior renters in large apartment complexes.

I own my mobile home in a senior community

More housing needed, not more rules for landlords or potential landlords. Add more rules & you'll LOSE more rentable housing stock.

See SF.

Rent control.

Have maintenance in house that every thing works and it's properly working.

Mandate landlords lower rent if the number of homeless in the country exceeds a certain rate. Starting immediately, all landlords must lower rents 10% each year until homelessness falls below a certain rate.

Also, make public the amount of government subsidy landlords receive so that they're shamed and can't argue they raise rents because of the freemarket. All the pandemic funding went straight into the landlords bank accounts.

It's not even easy to evict a tenant who doesn't pay rent lately! How are landlords expected to cover mortgage and taxes?

Tenants already have FAR more protections than they need. It's nearly impossible to get a tenant to leave, which is why our rental is off the market and will stay that way.

None of the above. Tenants already have MORE rights and safeguards than landlords. I know this from working in rental assistance for over a year. No one wants to rent their home in CA because of the regulations on landlords and tenants can screw them over at every turn. Landlords have to spend a great deal of money and go through horrendous legal battles with tenants. It's not right. Stop this attack on homeowners. It's ludicrous. Tenants have more rights than should be allowed already.

Instead of routine inspections, create a complaint system where informed tenants can report issues and get accountability from landlords.

Protecting tenants on normal treatment to ease pressure on utility bills

Tenants' rental conditions eased, rent halved

Implement corresponding welfare policies for tenants to encourage tenants to move in

I feel these measures are already in place. Tenants have many rights. If anything, landlords are having their units abused many times without much that can be done.

Renters are too protected. Tenants have more rights then owners.

Information to our tenants ( I work in affordable housing) is always provided. Inspections are done at all properties. Renters have never been more protected than during the pandemic. We are already "just cause" properties.

Too many laws favor tenants. I know many people that eliminated or reduced their rental units due to lack of representation for property owners.

There are already substantial laws protecting renters. What about laws protecting homeowners? Some landlords are terrible but most landlords are very good and the reason houses are sitting empty is because people don't want to deal with the horrible laws put in place to protect terrible renters. It is not fair!

Create a system wherein renters can background check landlords. (How many properties do they rent? Renter reviews? Etc). Tie rent increases to county minimum wage increases.

Cap rent!!! Since the 2017 fire rent has nearly doubled in Sonoma co. As homeownership becomes out of reach for young people, rental price is forcing them to move away. Fixed income people cannot afford today's rentals either.

There should be a clear distinction between landlords who own one or two rental properties and larger landlords. We are landlords of a single unit and the property is BARELY cash-flow positive. If restrictions/rent control/other measures become more severe, we will end up selling the property and it will go out of the rental market altogether. Be careful what you regulate, in other words: it could be counter-productive in terms of providing more housing.

All subsidized housing should have inspections by third party. Random letters to tenants who can report conditions would be best.

1. Freeze rents. 2. Reverse rent increases.

I am not a landlord, stop  forcing landlords into selling

We suffered living in an AUD with extremely contaminated well water, black mold, leaking roof, plumbing, no heat and a non functional stove for nearly 20 while saving for and trying to buy a home because we could not find another rental. I cared for my mil there as she died. We did not know how bad the water was until the landlady died and it was put up for sale. Though there was visible dirt and debris in the water we were told it was safe and that Weeks thought it was because the filter changes monthly. There is NO help anywhere for tenants and we tried finding help. When the property was sold we learned the well tested 98 fecal coliforms and 137 total coliforms! Plus black mold! It made us very ill over the years and seven months since we moved, we are still ill and trying to recover. It's criminal negligence we are told but there was no one in county who cared. Many just act like tenants are scum - and zi can call the same departments now, as a homeowner, and be treated better. We managed to buy our own home that we can keep up and keep safe. The septic and water on the old rental were not up to standards / water ran off from the garage into a well head in the actual garage floor, carrying chemicals into the water also, including weed killer, gasoline/oil residue (MTBE), etc. It was inspected and passed in 1987! We also had three fires in the walls due to bad electrical wiring. No one should have to live like that! But we see these stories often and tenants are afraid of retaliation if they need something repaired, It is a very tight housing market that's directly contributing to this situation,

Renters are already taking advantage of the total lack of accountability as far as paying rent. You cannot steal from one person (the property owner) to give to someone else. Rents and home prices are high because people don't earn enough and we don't build enough. Require landlords to provide information as part of a rental agreement that covers things such as:

1. Informing renters of how much a landlord can raise the rent.
2. Provide tenants with a phone number to call, to help them find the resources to resolve tenant/landlord issues.
3. A number for them to call if they are evicted and have nowhere else to live.

Tenants have so many protections that landlords are reluctant to rent if they need to sell in the short term, or use for a family member.

How will you distinguish second homes or homes purchased for retirement?

only at request from the tenants: Proactively conduct routine inspections to ensure that landlords meet habitability standards (like having heat and not having pests and mold)

Provide information to tenants and landlords about rentals rights.

It is my hope that if a tenant reports their rental as being uninhabitable swift action would be taken With the landlord to correct that.

There are already protections in place. Educate people. Hold them accountable. There should also be more protections in place for the landlords who are left with a mess when people trash the place and leave. It goes both ways. This is why people leave their homes vacant.

Let the lawyers sift through the cases. There are plenty of laws covering every single aspect of tenant rights. More laws will further discourage people from becoming landlords. You need to protect landlords if you want them to offer housing. Just the opposite of what you guys think. You want a rent hike just hassle landlords some more. Get people to enjoy being a landlord, not hate it.

Who is looking out for the property owners and what incentives do they have to rent in this county. If they can't make a profit why do it? Is it worth all the headaches dealing with tenants?

Consider financial assistance to owners of modest means to keep their rental properties in good condition.

Educate the renter and landlord with their responsibilities. I have witnessed the renters union take all responsibility off of the renter and not focus on making sure the renter is following rules and regulations. Not all landlords are bad and they want to put all landlords in one negative box. My landlord is such a great person.

The issues work both ways, you have bad tenants who take advantage of landlords and bad landlords who do the same. I certainly don't blame landlords for turning their property into vacation rentals....less hassle.

Provide more opportunity for developers to build multifamily units near transit, above commercial, near places of employment.

california eviction law is already greatly advantageous to renters so it would be unacceptable to add to that.

Making too hard on landlords means fewer properties will be available for rent.

A property owner should be able to give a written notice to tenants if they need to move a family member in or to lease or sell as they want.

I and others in my family are landlords of inexpensive housing rental units and we have been for decades. The knowledge for both sides of the contract is widely available. I have seen a dramatic increase in renters who don't think they should have to work at all or believe they should only have to work part-time and the government should pay for their housing. □

I BELIEVE IT IS THE SENSE OF PERSONAL ENTITLEMENT, large daily payouts to Starbucks, professional manicures, concert tickets, etc. that have become priorities to folks who will not live within their means ....while demanding property owners make up their shortfalls .

Nobody is going to provide housing for free.

Do not allow for evictions

More low cost housing, rent control

The tenants are always favored in any unlawful detainers. The courts already dump the responsibility of the County's drug addicts onto the home & property owners who get stuck sponsoring the tenants who refuse to pay rent & utilities. The county is just trying to move their vagrant & drug addict problem onto the homeowners and lawful tax payers. What developer is ever going to come in and develop Sonoma county when it has become a lawless county down to it's own infrastructure and management. □

75% of the County cannot even work in the wineries because they can't pass the drug test. □

You can't have druggies working in the wineries with heavy equipment. How about fix the drug laws in Sonoma County and CA. Get the middle men out of it, the County legislatures. How about building rehab centers instead of housing and enforcing the laws and mandating the drug addicts are housed in a rehab facility on 2nd offense.

I think the first 3 statements are important and should be available to all. But inspections should be reserved if a complaint is lodged.

create programs that create more housing for lower income individuals. Don't force people to rent their homes for less or not use their properties the way they want, just create more homes and let the increase in supply solve the problem.

In more advanced communities such as Marin County units can neither be rented nor sold without a passing grade from jurisdiction housing authorities. Here we have people paying to live in squalor due to county and landlord greed, tenant fear of reprisal if seeking help, county dereliction of duty.

Consider targeted rental property inspection in troubled areas, "slum lords", or f/u of citizen complaints.

Have more enforceable consequences and tenant recourse for landlords who violate rental agreements

Most landlords are not rich. They may own a few units so California needs to be a little more equitable and think about BOTH parties.

Property owners should have broad rights in the use of their property.

Inspections should be done if there is a complaint. □

A landlord should be able to evict a tenant quickly if no rent is paid or property damage, or being a nuisance tenant/drug use, etc.

not evicting someone to turn it into a vacation rental. □

Again, reducing the scarcity of suitable housing should create competition for renters, thereby reducing current predatory practices. Keep your eye on the ball; avoid hindering the needed housing achievement targets by getting too sidetracked with the current situation brought on by years of poor policy decisions & convoluted oversight.

Rent control, like SF and Berkeley.

Provide protections for property owners / landlords too. The property owners are the ones who pay the mortgage and taxes, are responsible for upkeep, etc. and yes, sometimes need to sell their property. I've seen several property sales fall through because renters won't allow entrance, have trashed the rental, won't leave at the end of their lease - yet all I hear is protection for renters. Without the property owners there would be no rentals - and while they do need to be good landlords, without them it will all be up to the cities/counties to provide and we all still pay for it.

Also tough. People who rent are at the mercy of their landlord, some are better than others (both renters and landlords). For those eking out a living, they are in especially precarious situations where they are paying a large portion of their income for housing and/or have to make decisions between what to pay - housing, food, medical. □

Landlords need to make upkeep and repairs to property, those funds have to come from somewhere (just like when homeowners have to do the same). □

Again, lack of housing of all types, but mostly 'affordable' is exacerbating tenant/landlord relationships.

Landlords should have the right to sell their properties as they choose but they should be required to give significant notice - 6 months or more. □

Prohibit rent increases of more than X% per year (rent control)

Would owners who decide to sell their rental property be prohibited from doing that? Or penalized in any way? Would the new owner have to keep the property as a rental? Or have to keep the current renters? □

Per my answer above...I believe if land owners feel free to express the real reason for their hesitation in renting it is the fact that tenant "rights" have become over extended. Regulating further would be counter productive...Landlords simply will forgo renting and leave desirable spaces vacant, it isn't worth it.

By protecting only renters from being evicted, you penalize owners. Some owners depend on timely rents to be able pay their own mortgages or financial obligations. I have considered buying rental properties but the current environment is so anti-owner that I would not dare purchase rental property. I could end up with a non-paying tenant. The county has no care for protecting the owner- only tenants. It could be financial ruin for an owner, so we decided to not purchase rental property in Sonoma County.

Una linea directa de abogados que protejan a personas desalojadas injustamente

There also needs to be some kind of cap on deposits. How can anyone afford first, last and deposit?? It's crazy. Even a \$2000 rental could cost someone \$6000 out of pocket off the bat to rent.

It is a problem, but I feel only slumlords/ habitual offenders should be punished. The average person who has a single rental and adheres to the rules should not be punished for habitual offenders to be held accountable.

Kick renters out when they don't follow rules like having a huge party and block the driveway fire lanes on the first day of mandatory lockdown

again.... the above solutions are not the answer. It will only create more future problems and not solve anything.

The measures proposed above disincentives property owners from renting their homes long term.

Rent Control!

I believe tenants already have adequate protection they just need to know their rights.

Instead of conducting routine or random inspections, get the word out for tenants to know how to report issues easily.

prevent LLC/companies or investors from buying and evicting.

I hear far more about the erosion of landlords rights, than tenants rights. Virtually every landlord I know ( not corporate) are selling off all or a portion of their units because its too expensive to keep them as residential rentals. Most of those units are being purchased as either second homes or vaca rentals. Make it easier to be a landlord, provide accurate easy to access information, and rental units will increase.

Leases and rental agreements are for a specific term. If renters want to be guaranteed that their tenancy will continue, they should negotiate multi-year lease agreements.

Sonoma County \*needs\* to create a rental registry implementing the Ellis Act. To not do so simply gives landlords a trump card in all evictions, notwithstanding the Tenant Protection Act and other state-level reforms. The County imposes the burden on low-income tenants to demonstrate that a landlord intends to take the property off the rental market, an almost impossible burden to carry even when the landlord is lying.

Home owners need protection from tenants who unlawfully and create their own lawsuits by not maintaining their rental. Tenants need to be aware that homeowners have rights and exercise them. The more protection laws that are for the tenants, the less housing will be available.

Tenets should be held accountable for their actions. Not paying rent, destruction of property and not keeping property clean.

Limit rent increases. We are in a SFH and our rent goes up 10% every year. Finding a new less costly place is very hard with no assurance that the price won't jump, but we are being priced out of the county. Rent increases should be limited to no more than average wage increases.

work with local organizations that help residents with these issues to promote information on rights, and other protections. Also work with local orgs to find/learn about issues that the county may not be aware of.

Put some teeth into the existing laws and then, more importantly, enforce them.

Rent control

Also, build more affordable housing.

although I am in support of rental rights and understand there are some bad apple landlords who should be identified and measures taken to rectify those situations, going too far will discourage good people who would consider renting to the community.

rent control

Additional funding for Fair Housing and other groups that help tenants determine and exercise their rights (as a landlady I will say that they're fantastic for homeowners too).

In your routine inspections you should check for adequate insulation, ventilation (including attic) and COOLING so the tenants don't die from heat stroke. The summers are HOT.

assistance with rent, as its so high

Educate renters how to work, take care of the places they live in, and how to own their own destiny.

When greater restrictions are placed on landlords the less landlords there will be.

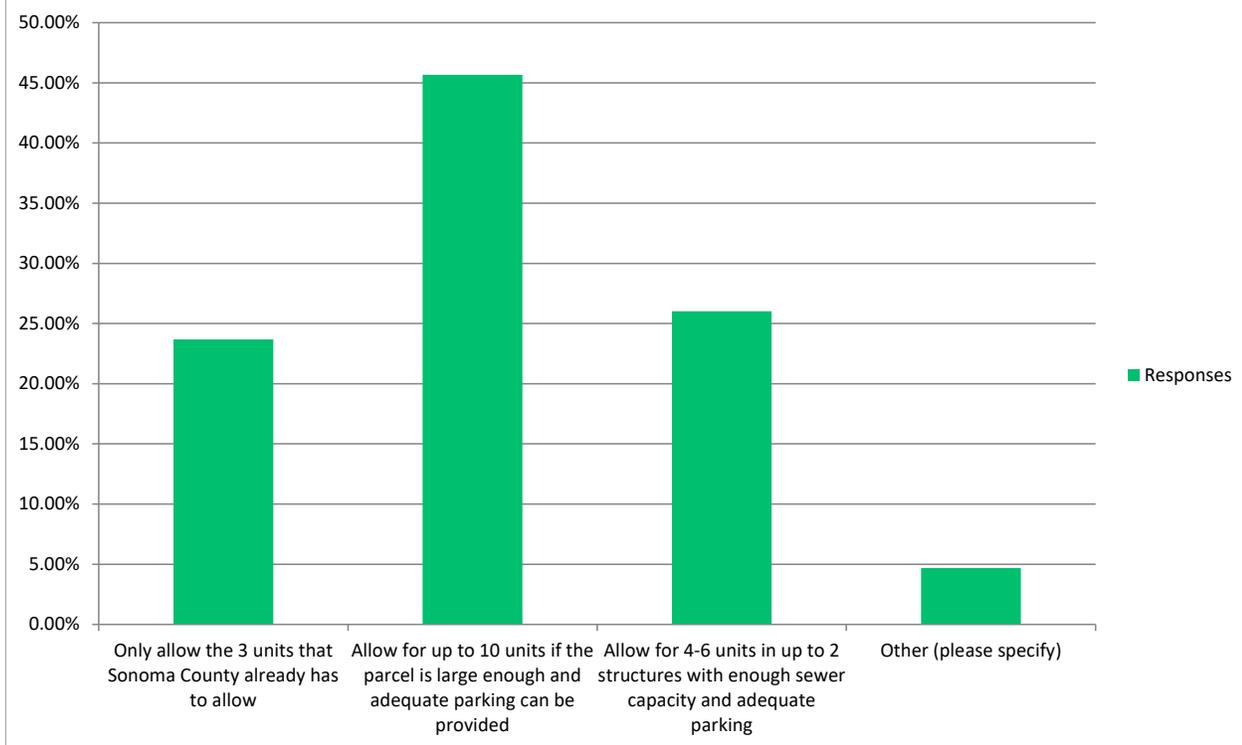
Sonoma County Housing Policy Survey

A new state law (SB10) would allow building multi-unit housing in areas that have previously been for single-family homes only, as long as there are public services like municipal water and sewer available. Under the law, Sonoma County could authorize up to 10 units with less governmental review on a single-family parcel instead of the 3 units (main home, accessory dwelling unit and junior accessory dwelling unit) that are currently allowed.

How many units should the county consider allowing under this law?

Answer Choices	Responses	Count
Only allow the 3 units that Sonoma County already has to allow	23.68%	638
Allow for up to 10 units if the parcel is large enough and adequate par	45.66%	1230
Allow for 4-6 units in up to 2 structures with enough sewer capacity an	26.02%	701
Other (please specify)	4.68%	126
<b>Answered</b>		<b>2694</b>
<b>Skipped</b>		<b>85</b>

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Other (please specify)

Highlighted  
responses  
are translated

Site specific analysis to be sure all necessary resources and infrastructure are available to accommodate the increased density.

Sonoma County should authorize up to 10 units with less governmental review on a single-family parcel, without the parking stipulation.

Extend this provision to Farm Family housing--there is not enough of this, and it takes up other housing in the community. It promotes crowding when farms have ample land for their families.

!0? The additional noise and traffic caused by the addition of 30, 40, 80+ people moving in, along with their 20 to 40 vehicles polluting the air. The caused by vehicles (min. 6 cars, bikes or trucks) 3 houses of people issues hazardous to everyone's health. It will severely worsen hazards to , new health problems, causing health problems due to worsening air quality causing new and health of would be  
The question is To general  
Too many variables that would create unintended consequences....

I favor starting with the 4-6 units provision to see how that goes and moving to the 10 units provision if the earlier one proves workable in terms of city or county services and parking.

Property owners already manipulate the existing law. What needs to be further defined is what is adequate parking. Also of concern is water. Many in unincorporated areas use well water. Additional housing requires additional water. This pulls water from neighboring properties which is of concern.

There should not be parking minimums. Invest in public transportation instead.

Do what is right for the space and don't OVERCHARGE for it. Rent control

It should be judged on a case by case basis.

Allow up to 10 units with the urban growth boundaries or within existing building conversions.

Without thinking further, number of units should first depend on traffic impact. Unless w/in 5 minutes are: schools (jr high, high school), grocery shopping, library, public transportation since that may lend to walking or cycling versus driving.

Allow for maximizing density of units on parcels! Review considerations to unbundle parking requirements from development requirements and eliminate parking requirements.

Allow 4-6 units as long as wildlife corridors, parks, native trees ARE maintained in/around these parcels! We cannot develop every square inch that could technically be developed; this mindset does not consider water retention, native species biodiversity, and overall drought tolerance for the County.

Units in walkable areas should not require "adequate parking." 10 units should be allowed in walkable areas without any dedicated parking spaces. This is how the best urban areas develop.

But limit the number in a single neighborhood . □

We should have homogenized neighborhoods , not ghettos of rental areas

Allow for up to 10 units with reduced parking minimums.

Do not allow additional units. We are already in a multi year drought and have enough problems with parking roadway gridlock.

More units ONLY in downtown areas near public transportation.

Do nothing

Sonoma County is being over developed and over-touristed. Where do we get the water?

DON'T ALLOW ANY.....NONE.....ZERROO!!!!!! Your RUINING COFFEY PARK with this allowance already!!!!!!!

I don't have enough knowledge about this

No stop this. Stop invading single family home neighborhoods. Adding in multi unit house of ruins the neighborhoods. Too much traffic, unsafe driving conditions, no parking, excess trash, creates more violence and noise pollution renters do not care about the properties around them and trash them. Find a different solution. Build areas that are multi unit only around services and amenities like groceries. Stop the destruction of single family neighborhoods. People pay a lot of money for these homes and the values plummet. You are destroying the only source of any wealth for most common people by doing this. It's appalling

Allow up to 10 units with incentives to not have parking in areas where public transportation is available.

Granny unit only.

Change all single family zoning to 2 units, to bypass the strictures (including ministerial approvals and avoidance of CEQA) of SB10.

Offer single family homes with larger families w/o massive rents or rent to own

It depends on where in the city. Roseland is already over crowded, new multi-family units going up. There doesn't seem to be enough resources in this area to facilitate all of these people. Safety concerns in case of evacuations. In addition, with less and less single family homes, there is no market for people to try and become home buyers. We also need more of those houses on the market to make it affordable for people to achieve that goal.

I'm not sure on this one.

This should be up to the homeowner. It doesn't really matter one way or another for the average person because Sonoma County charges so much for permits and fees that it is impossible to build an ADU. I would gladly build additional housing for my family members who are sleeping on the couch but I cannot afford it. People are homeless and I would gladly provide space for them but I cannot afford all of the fees and permits. It is just too expensive in Sonoma County.

do not destroy our single family, quiet neighborhoods. There are too many living in single family homes now. It would only get worse if more units were allowed on each single family lot!

Why not leave the areas as they are and not authorize SB 10? Countless areas do not have public drainage. In others, no internet. The multi-family homes are not a solution for farm workers or for employees with minimum wage, the cost will be out of budget.

Allow additional units in city/town centered areas (not rural) with a reasonable density based on property size.

This depends on location. We don't want to encourage or codify sprawl. Many of our rural areas already face traffic and fire safety/escape issues. Places like Larkfield wikiup can absorb more housing whereas places like camp meeker freestone and penngrove, not so much. It's a crime of lack of will that the county passed on the opportunity for 100+ units of housing at the old golf course in Wikiup.

Need to improve infrastructure (police, fire, roads, electricity, water) before committing to increases in population.

Increase in housing means more people and more water use in our drought ridden state. Rental prices have increased dramatically since the tubs fires, and since things were already expensive then it has pushed many out of their affordable housing. Find a way to track this and prevent it from happening.

None, stop building!!! The county is ruining the country feel.

Don't allow

Only allow larger numbers of units within city limits, not in most urban service areas. Instead, change zoning of most commercial parcels and encourage apartments to be built in them when they are vacant.

While I don't personally love the idea of having an apartment building in my back yard, a lot of this is semantics. The RHNA allocations are soon going to remove any choice in the matter as communities are going to have to build multi-unit housing to meet the state's requirements.

This is an important question. No matter the solution, parking is at a premium all over the place. Possibly part of the solution is making public transit much better. As for the number of units, I really don't know.□

Allow tiny homes and lower permit fees for adu's..make building cheaper easier

I don't think the county can just decide not to abide by SB10. The focus should be on cleaning up the homeless encampments and getting those drug users into treatment and not enabling them to continue to live on the street at the expense of the rest of us.

**Also note that don't make the units look like they are animal cages**

From a climate standpoint, it's better to build upwards on a small footprint, in a place where there is adequate sewer capacity, located next to a transportation hub, and in Sonoma County within the blueprint of our current urban growth boundaries. In this case, perhaps that would mean a highrise, thereby keeping our farmland and open areas available to use as carbon sinks, places to sink water back into our water tables (SGMA), allow us to keep land available for food production (thereby reducing VMTs and increasing food security), and so forth.

allow for utilities and parking, but don't allow more than 60% of the lot to be covered and respect set backs.

I don't think " clustered" housing should be allowed on all parcels. Maybe look at the total lot coverage allowed on parcels.

It has to have enough water, septic and space from the neighbors.

Don't do it. We will be taxed for the water and road problems and so rents will rise more. More people will cost bigger government and so we will pay more for everything and rents will rise also. These costs all get passed down to the tenants. Stop building and soliciting more people to buy housing who need poor people without homes to wait on them. Just fix the landlord problem so people will rent again. Without costs, fines or taxes. Keep thinking until you get the right answer and don't cave to developers selling a false solution  
This is the best way to destroy a neighborhood, change the make-up from one of quiet tranquility to a overcrowded slum.

Depends on the parcel size.

No specific amount of units, just make sure there is enough space, sewer, ADEQUATE PARKING, and livable.

Each situation may be different. As for services [water, sewer, power and waste], they must be available for additional units/people. Other issues to consider are public services such as roads, parking, parks, etc.

No more building! Sonoma county is over crowded as it is.

I don't like the idea of cramming more people together. I believe the more people you cram into space the more conflict you have. I once managed an apartment complex and saw it first hand. People need space!

Up to Duplex with (2) ADU. Take a look at Oregon's progress (progressive).

Allow as many units as possible as long as there is sufficient parking and sewer service.

Parking to be phased out only electric bikes and small vehicles

water supply and 25-40 year forecast needs to be primary component for any new rules.

Sonoma County should be obeying the law and get rid of second unit exclusion zoning. On over 60 acre ag zoned parcel with no second unit allowed. After permitting as an agricultural employee unit we find we cannot get conventional financing due to the Ag Covenant recorded. So it may not get built after all. All this could have been avoided had the county followed the law and allowed as a second unit.

Micro units are necessary to supply viable affordable housing.

County PRMD being as corrupt as it is, would expand this to their payoff-under-the-table contractors and developers anyway. The county does not have the planning foresight, bandwidth or infrastructure for more water treatment and sewer treatment or they would have remediated or at least acted on the already in place septic upgrade mandate along the Russian River and waterways, which will never be enforced for 20 more years. Because Sonoma just can't plan or enforce. The water is already toxic that's probably why they can't think their way out of a paper bag in the first place or follow through on anything. It's 3rd world water Sonoma drinks. Get rid of all of the PRMD, fire them all and start over with new graduates from elsewhere who have lived in real operating communities and civilizations that are not incestuous and as lawless as Sonoma county is.

Allow for up to 10 units meeting minimum standards including square footage per unit. Do not limit number of structures as stand-alone units are exceedingly desirable where property size and amenities allow. Create a formula (rubric) of amenities and qualities that each dwelling unit on a property meets, and ensure that the property as a whole can support the requested number of units.

Adhere to state law.

Allow more dwelling to be build outside the city footprint. Increase the city footprint. Allow multiple dwelling and sewers in agricultural zones.

I believe the county needs to authorize more housing capacity, but I don't feel able to specify the number of allowed units per parcel, because it depends on the parcel size, water and sewer capacity and space for parking, as well as impact on traffic (greenhouse gases) and environmental integrity (wildlife habitat, etc.) Do not spoil the special tranquility that we enjoy. Also , it is difficult enough to evacuate with the poor road conditions. We do not need more density.

Allow for 10 units without consideration of parking. Parking is a tax on housing that enshrines car ownership.

Properly state the SB10 guidelines and let people know it only applies in high transit and urban infill sites, not everywhere as your deceptive lead implies. Zoning density rules are in place for a reason. housing is a crisis, I think only low income housing should be allowed until we catch up with the number of luxury homes being built.

we don't have the infrastructure for more dwelling units. let's make the ones that are already existent affordable and have them re-enter the housing stock instead of being used as businesses□

The number of units depends on the size of the parcel and the ability to have adequate parking and neighborhood input□

Avoid the trap of crafting policies that obligate the County to treat all situations "equally". There are policy structures that recognize that circumstances vary, requiring an informed, experienced staff to consider differences in granting certain densities.

Water is a huge issue. We cannot sustain the current usage.

not enough information. This could be appropriate in some areas, and ruin property values and quality of life in others. Does this mean there will be an expansion of municipal water / sewer lines? Much of Sonoma County is on well / septic - and the efficacy of that is being threatened with new taxes and upgrade/repair costs too.

Water capacity?

It would depend on the parcel. Much of unincorporated is not in urban areas, so municipal water and sewer would be sticking points for most of these types of developments. □

It would be nice for the County to adopt pre-designed projects of various # of units (up to 10) that would allow for customization, but would show what is possible.

Is there a uniform size of the parcel mentioned in this questionnaire? On an older street like ours if, for example, could a single-family be torn down, and 3-4 high rise building be constructed?

Allow for 4-6 units, but variable structure configuration and incentivize high performance building, off grid, rainwater catchment to potable, graywater and groundwater infiltration. All surfaces permeable, no concrete.

How can one answer this question without knowing the specifics of the site? It's size, its water and sewer and services access, etc.. I understand the need to add density to accommodate a growing populace. I think it involves a combination of densification in urban as well as rural areas (in Sonoma County I really hope we can preserve our rural character and encourage family farms and ranches in every way we can).

Accordingly, if a site will accommodate 10 units and it fits into the neighborhood fabric without seeming out of place, I think we need to consider adding density.

We need more missing middle and high density housing so this sounds great and we should do more things like this. □

I do not approve this measure to dismantle single family home neighborhoods.

Las unidades suficientes siempre y cuando tengan estacionamiento suficiente y servicios

Whatever is reasonable and sustainable per parcel.

I don't think we should be building multi-family housing if the rent and tenants laws and regulations do not change. There is not enough regulation as it is and at this point we need more affordable single family homes. People are resorting to apartments because single family homes are being converted to 2nd/3rd homes and air bnb's.

Leave the single family parcels alone. No one wants the entire county to be multi-residential. Separate areas into low/medium/high density.

Consideren también duplex para las familias grandes

Allow for 4-6 units in up to 2 structures with sewer capacity, but reduce parking requirements near downtown/transit areas

I'm not sure what the best route is. I am concerned that water shortages are going to get worse, not better. I am concerned that noise and other pollution will increase and prevail and that Sonoma County will lose its identity as a bucolic place to live.

Where's the water going to come from?

None

Why not zone for mobile homes and encourage them. They are the most affordable and quickest housing to develop.

This will depend on other factors. But allowing additional units needs to be consider. Water is a big issued.... with the development of and the excessive amount of new vineyards...., water is now a problem,

All apply depending on the area and neighborhood. Creating more concentrated urban centers with denser housing would be a good thing for Sonoma County.

Allow 10 units, with enough sewer capacity, without requirements for adequate parking.

10 units is TOO MUCH. It's not just parking, it's roads and our traffic is terrible. Neighborhoods would be too dense. □

4-6, whether 2 structures or more would be better, and there should still be sensible setbacks.

Only allow 3 unless the zoning is changed - otherwise, esp in unincorporated areas, it results in sprawl and raised land cost/pressure on Agriculture. If areas are supposed to be 'rural', don't allow them to become suburban, this would also result in high VMT, etc.

In urban areas, higher density should be allowed for infill development. Less in suburban areas, and fewer still in rural areas. Minimizing sprawl is important.

Dense housing needs to fit in with the character of the community it is in. Otherwise the development is an eyesore and ill fitting in its surroundings and although housing is being added, the neighborhood has been changed negatively. Dense housing does not belong in a rural setting. Dense housing should remain in an urban area.

No additional housing should be build in unincorporated SC, except designated urban communities. All housing needs to be high density AND near public transit. Parking should be limited to no more than 1 vehicle.

I believe it is only 2 units now and should stay so. State laws need to consider parking issues in the approval of projects. 1 parking spot per unit is not reasonable.

Require that emergency ingress and egress be reasonable in the event of disaster. □

Provider greater low cost access to birth control!

moratorium on building until there is adequate supply of water.

This has to be considered fully in conjunction with the Bane Bill for coastal Sonoma County areas. We don't have enough water for more homes. Water and power need must be addressed beforehand. Stop building in the flood plain

It depends on the neighborhood and the size of the lot. I'm in favor of infill, but it must be appropriate to a neighborhood. One method could be the average lot coverage for the block(s) plus 20% (or some such computation). Historic districts should be exempt (this mostly applies to cities, not the County).

I support increasing the density to 4-6 units; however, parking has become a nightmare. At least 1.5 off-street parking spots should be required for each unit.

Allow up to 10 units for parcels that are large enough and have adequate parking. Regardless of how many units built a requirement should be building units in close proximity (no more than a mile) to public transit, shops and services.

Living in a single family home neighborhood, I should not have to live next to multi unit housing structure and have to deal with buildings that "tower" over my home, or lots of extra vehicles on our street taking up parking spaces.

Instead of making 10 little units, create multi-family dwellings so ppl can start pooling their resources and taking care of one another. This idea of splitting everyone into little units to increase the number of rent-payers is one way that we got into this mess. Allowing 4-6 units in up to 2 structures sounds like a similar footprint as 2 multi-family homes.

Allow the maximum owner occupy units that a specific parcel can support. Adjacent single family units must be protected for privacy, noise, lighting, circulation, visual impact pollution. Isn't his is why we have planning regulations?

Condos

Sonoma County has significant problems with evacuation routes, and adding more housing to parcels would further exacerbate this.

4-10 units can be acceptable as long as surrounding neighborhood is supporting quality of life. The denser the dwelling the more community space is needed. Like parks, shopping, schools and safe walking and biking lanes.

make the density reflect the lots size, obviously 10 units on a 6000 sqft parcel is not going to work, but on a 1/2 acre parcel. Make it a formula that each property is allocated points for size/ parking/sewer/ proximity o=to things, and allot each a value. if you get 70-80 points you can have 3 units, if you get 80-90 points, you get 4 units...etc etc, the developers will analyse the available properties and choose accordingly

Why don't we have staff that is able to broach complex subjects with a high level of professionalism. You are serving up a complicated issue with such absurd simplicity it's like you don't understand it. Time to change the leadership of Permit Sonoma before they spend us to the highest taxes in fees in the State. revise the parking codes, they are a relic of a past California, we should not be encouraging parking, we should be encouraging less cars.

go for the max density! beef up the county inclusionary ordinance to 25%. Rental: 5% ELI, 10% VLI, 10% L Ownership: 5%L, 10% Mod, 10% Above Mod capped at 140% AMI

Depends on the size of the parcel. Smaller parcels should not be allowed super density but a larger parcel may be able to hold more units.

Since we're talking about the County, there are multiple significant considerations, including availability of water and "sewer" capacity. Parking could be an issue, but a larger issue is availability of public transportation if these conversions were happening outside of "urbanized" county areas. Fire safe roads also needs to be addressed. Bottom line is that we should only allow upzoning in USAs with adequate water/sewer.

NO MORE NEW HOUSING. we don't have the water or the roads or other infrastructure to accommodate more people! Plus, these asshole developers that don't live here are only interested in THEIR profits and not affordability for people who need it.

None of the above.

The adding housing in the town areas where services are is the best way to create more living units. It also minimizes travel and wasted commute trips. Think of the large homes in the 1700's that were used as boarding houses for working people. Nothing new here, just spoiled people. □

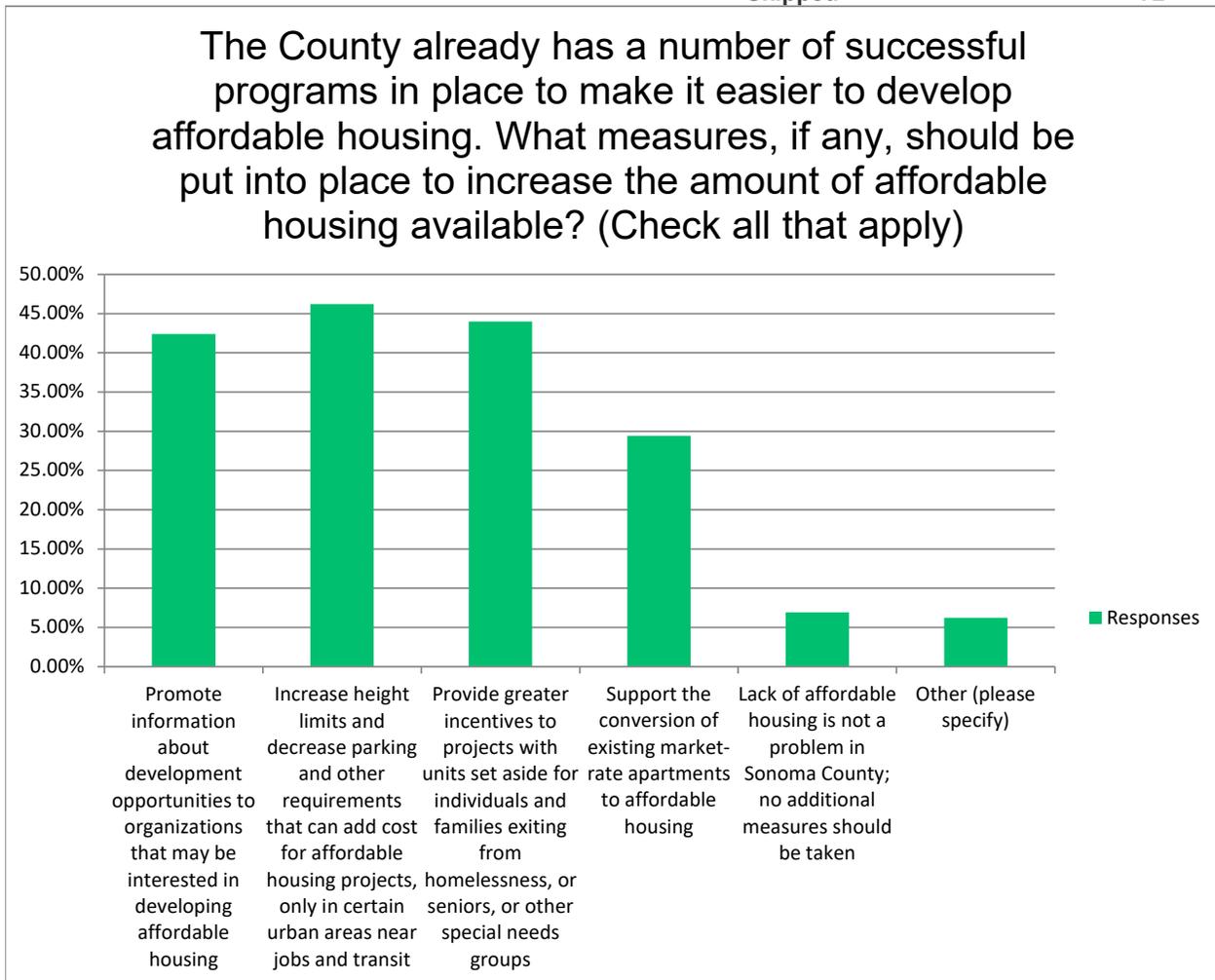
Allow for up to 10, especially near public transit, regardless of parking availability. We need housing!!

Just because there is access to Municipal water does not mean we have enough water to support more people. Stop encouraging people to move here we do not have the natural resources to support them.

# Sonoma County Housing Policy Survey

**The County already has a number of successful programs in place to make it easier to develop affordable housing. What measures, if any, should be put into place to increase the amount of affordable housing available? (Check all that apply)**

Answer Choices	Responses	
Promote information about development opportunities to organization	42.41%	1148
Increase height limits and decrease parking and other requirements t	46.21%	1251
Provide greater incentives to projects with units set aside for individua	44.00%	1191
Support the conversion of existing market-rate apartments to affordab	29.44%	797
Lack of affordable housing is not a problem in Sonoma County; no ad	6.94%	188
Other (please specify)	6.24%	169
<b>Answered</b>		<b>2707</b>
<b>Skipped</b>		<b>72</b>



## Sonoma County Housing Policy Survey

**The County already has a number of successful programs in place to make it easier to develop affordable housing. What measures, if any, should be put into place to increase the amount of affordable housing available? (Check all that apply)**

Highlighted responses are translated

Other (please specify)

Prohibit Corporate Purchases of SFR, tax second homes, prohibit AirBnB and similar vacation rental schemes and encourage hotel and resort development. Maybe come up with a mini-resort code so you could fill in the gap. Prohibit sales of SFR to foreigners.

Work with more urban jurisdictions to place higher density and intensification of uses where infrastructure and resources are adequate to serve the use.

Allow more Farm Family Housing (see #6, above). We currently have not 1 or 2 generations on a farm, we can have as many as 4 or 5 generations. Extra hands are always helpful. Better yet, let it be Farm Family or Farm Worker housing for flexibility.

Big picture opportunities.

Affordable

Housing is not one dimensional of course.

With that said I suggest reviewing our industrial spaces in the Sonoma County area and review how we might be able to encourage industrial sites to be converted to affordable housing sites. Review the vacancy rates.... Locations Review Strip malls that have out lived purpose ... repurpose !

Eligibility income limits should be updated to reflect current cost of living here in Sonoma County. To my knowledge, it has not been updated since I moved here 16years ago. It should be more realistic so more households could qualify.

Decreasing parking requirements is not workable since most homes have at least 2 cars needing spaces per unit commitment from the state, city and county to increase water conservation efforts as well as addressing the cost of living in this area - building more affordable housing doesn't mean folks will be able to afford life

"affordable" is such a subjective term and is misleading. The rate of pay has not kept up with the cost of living in Sonoma county.

Affordable housing is a problem in Sonoma County but none of the ideas listed seem good to me and I have no helpful ideas for what to do about it.

Put a cap on how many rentals someone or some entity can own. Rent control

These efforts need to be coupled with increasing wages and ensuring all impediments for essential workers, including excessive paperwork and eligibility requirements, are minimized.

Encourage people to build tiny homes for rent on their property.

Affordable housing projects are going up left and right already, destroying open space and farm land. Rural neighborhoods are being destroyed by monstrous boxy apartment complexes. Urban sprawl is on the rise and soon Sonoma County will look no different than the big cities of Southern California. More needs to be done to keep open space and Sonoma County rural. Build "affordable housing" that is affordable and doesn't require subsidies. Nobody is fooled now. Start by eliminating all the fees and permit costs that are required now. Encourage small pre-built and printed houses as second units in single family neighborhoods.

As a small developer and building professional, housing has only gotten worse because the County is not building the TYPE of housing needed for middle-income, workforce professionals and families. No one is addressing this middle-market/workforce segment at scale (i.e. those that make too much for services, but can't afford a decent/safe family home at a reasonable rate). I have talked to many families in this situation and it is urgent. Also, allow smart people to buy raw land and live in an RV while they raise funds to build a cottage or small home. We need new ideas, more ADUs, less Zoning regulation that makes building housing too expensive for people that run small businesses and services.

> Do not increase height limits And decrease parking.

> Incentives to projects/units for individuals/families exiting.... too general of a statement.

> Conversion of existing... too general for most to understand.

> Lack of affordable housing - too general for most to understand.

Make it easier to build in RR and SC zones. There are many places sandwiched between LC zoning that are "scenic corridor" and it makes no sense. There is nothing scenic to view in these areas and it is preventing much needed modest housing/development

Build social housing

increase height limits where appropriate in urban areas, however, adequate parking should still be required; find a way to make it worthwhile for developers to build affordable housing by reducing taxes and fees and reduce the time and bureaucracy involved in getting permits

Concentrate on workforce housing. Establish an entity that works in a positive manner with established communities, such as The Sea Ranch, to build new workforce housing.

Contrary to popular opinion, building more housing units has not and does not make housing more affordable. Building more housing only helps if population does not grow proportionately.

Just like we have developments where at least one resident has to be over 55, we should have developments where at least one resident has to be under 18.

Provide education to builders on green materials other than wood. Look at Germany's infinite r value insulation materials to build houses, □

Require all builders to provide "starter" homes in developments.

Develop more duplex and triplex buildings rather than building "up". It's difficult to live in high rises, even if the building is only 5 stories. People need some space!

Is there enough water for any new developments ?

Lower high-density requirements in transit area preventing development for affordable housing due to construction cost of structured parking. Cost cannot be recovered by current rents in Sonoma County.

Look at models like community land trusts.

Change income limits to higher amounts some people that have a good job with a family can't not afford Market rent and still eat

The problem is a perverse tax code that subsidizes landlord greed and makes it impossible for those who rent to ever own a home. We need rents to decrease 30% across the board and install rental control that increases rents a max of 1% a year and otherwise decreases rents till homelessness isn't an issue. □

There needs to be a HUGE tax disincentive for non-owner occupied reale state purchases. No mortgage or asset depreciation write-off's. Huge fine if not owner occupied more than 6 months out of the year.

LEAVE IT ALONE!!!!!!!

Please absolutely do not increase height limits and decrease parking requirements, creates major issues with traffic, resident parking available in neighborhoods without proper infrastructure.

Do not increase height and reduce parking. That is a disaster. We do not have transit infrastructure in place to create less vehicle traffic. People HAVE to drive. You can't stop it or reduce it. Lowering requirements makes things worse. Affordable housing is still not even affordable and many families have to live together or do multigeneraronal living. That create the need for MORE vehicles, not less. That thinking creates MORE problems than it solves. New developments with "affordable" unit's only put in the minimum or barely over to get that classification in order to get approved and then the rest of the unit's are extremely overpriced. You n d to think of different an better solutions

Revise what is considered "affordable"

Provide more development opportunities and incentives especially to your own housing development agency to allow for more government built and managed housing.

Develop land, reduce construction of entertainment venues, and vigorously open houses

Lower construction costs and lower rents

Encourage entrepreneurs to build social welfare housing and enjoy preferential policies for them

Define "affordable" to set any subsidies or incentives to at least affordable to minimum wage earners in Sonoma County. □

Lobby Sacto and Gov. to reinstate Redevelopment 2.0, to ensure long-term bonding and financing.

Tiny houses need to be added to all housing conversations as well as vacant buildings

Increase units in Williamson Actd properties with financial incentives to help ranchers build.

The only people who can afford to build housing in SonomaCounty are giant corporations. The average person would not be able to participate in any of these programs. I would love to build on my parcel to support people who are homeless but it is too costly and there are too many restrictions and regulations.

We are already building Dense Massive monstrosities eliminating any corresponding green space with trees and lawn and almost no parking. These places will soon be a blight with massive crime. This is horrible for the environment and horrible for both the people already here as well as those who will be stuck in the ghettos you are putting up!

Existen muchos edificios vacantes en todo el condado. Porqué no convertirlos en viviendas?

Create affordable housing programs for single parents that are not currently homeless but at risk of homelessness and domestic violence because we cannot afford to rent a place for our children and self.

Rent is outrageous.

The permit fee structure should be completely revised: there should be MINIMAL permit fees for housing of modest square footage - say 2 bedroom homes up to 1800 SF. There should be VERY LARGE permits fees for VERY LARGE homes, say single-family homes over 4,000 SF, with steep increases in fees as home size goes up.

Creating housing without parking only increases parking issues. People will still have cars, and will park in surrounding neighborhoods, streets.

Reduce county building and permit fees. A LOT! And streamline the process.

DON'T specify housing for certain groups of people only!

What the county considers affordable is a joke. Who is affording these homes???

I see several apartments going up in Santa Rosa but we're in a drought? How are going to support growth in our infrastructure?

County subsidize building cost or lower fees.

As in #6, change zoning and encourage small, affordable apartments in vacant retail and commercial buildings.

Make affordable housing available to more people not just people with kids and single mothers is married couples with two income need affordable housing as well

It seems as if most of the affordable housing is being built along side Catholic Charities. I don't trust them and dislike that the city is working with them. There are other options. □

Build government funded housing with mandated low forever rents.

Stop letting corporations buy single family homes in Sonoma County. Actually check in on the affordable housing being built - requirements are met by the builder just for show and then never offered to residents - e.g. community rooms.

More affordable housing for seniors

Ditch the short term rentals which will free up many rental homes. There were many built post fires and converted from regular rental to str. That was a bad move, convert those back. Decrease fees for building. Work Better with people who are interested in building more affordable housing - affordable housing includes affordable rental housing as well as home ownership. we must have both. Cooperate fully with and encourage intentional communities - like Frog's Pond, where there are a variety of people in a healthy living condo community. Many younger people and their families want to live cleaner, simpler, quieter lives, have gardens or even small farms, raise healthy happy kids. Support these things - this is what Sonoma County thrives on! Also get up to speed with sewage management. We can't keep insisting everything be conventional and sewer-based. Why not a provisional pass for some - with routine inspections to insure there are no problems developing over the long run? Composting toilets, septic tanks that are pumped, grey water systems... these could enable more housing and be monitored for safety and efficacy every year or two - much different than conventional homes that are signed off and no inspections unless sold. Make it affordable for land owners to build a modest, owner occupied home.

Permit tiny homes and allow people with lot size of .5 acres or greater to park one and rent it out. Allow connecting to existing sewer or septic. Consider allowing composting toilets.

NA

Middle class individuals also have trouble finding housing. An individual making \$80-\$100k/year cannot buy a home in a safe part of the county.

Tiny homes

Please, don't develop more in overdeveloped/under serviced areas, ie Roseland

Landlords refuse to give homeless individuals a chance at renting. We see this often when trying to help find housing for them. We need landlords or complexes that are geared towards working with this population. For example: Danco's Sage Commons apartments on W. College. Sonoma County needs more apartments like this and small villages.

Affordable housing is a problem. Wages don't match rents at current market rates.

Proporcionar informacion de como construir a las gente normal para que ya nopague renta y no a las organizaciones con fines de lucro.

1. Options such as tiny homes or RVs could be better supported if we had the infrastructure, security, guidelines, and regulations to do so.
2. Farmworkers and others who our local economy depend on should take priority for housing. Perhaps options such as on-site farmworker-only ADUs, hotels with good oversight be used for supportive housing, creating regulations for shared housing models, could be included in the updated Housing Element.
3. Long term, beyond just developing the housing, other considerations should go into development projects, such as creating infrastructure that supports walkable and bikeable cross-town connections; creates green spaces to grow food, sink water, and breathe the clean air; and concentrates projects within the current urban growth boundaries.

No changes

Give incentives to private property owners to build Adu's that can be rented out. Currently, utility hook-up fees are too high, construction cost are too high, and if you want affordable housing the county needs to jump in and help. Why not build a unit and/or put a prefab unit on a private property that is put into the affordable housing rental pool and create a dept. to manage them?

Provide monies to homeowners to build ADU's JADU if keep for affordable housing

Precios más razonables...porque estan carisimas las rentas.

This affordable housing is a false bunch of crap that increases the high rent problem. It is not affordable. It is a developer scam. It attracts more people who need people to wait on them who then have the commute in from further and further and that wrecks the planet and goes against all the climate change stuff. Just get the existing people into the existing structures. That simple.

The county needs to deal with rent control as well. With inflation and the cost to build housing the investors will need assurances of not losing money.

Consider reducing permit fees for small land owners to do small increases in density. PRMD for some reason is supposed to support itself through fees, which works against making incentives happen in the permit fee structure.

There needs to be more family support, life counseling, how to manage money, how to create wealth, and guidance when building and bringing more affordable housing. These services need to be given to the residents regarding gangs, drugs, and generational poverty. These things are strong especially in the Hispanic and black affordable communities. Because they have not been given the proper opportunities, due to the cycle they get stuck in and don't know any better. They have not seen a different way. If you don't bring awareness to this it will continue to cycle through generations and establish itself in new communities.

Note. Clearly affordable housing occupants may need financial assistance. Clearly the developer needs to make a reasonable profit.. Clearly everyone needs to "have skin in the game" in order to develop "ownership" in such housing. Build more housing and housing will become more affordable

Do NOT allow decreased parking, parking is also a problem.

Promote better chances for first-time home buyers who are also looking for affordable homes in Sonoma County.

Allow the development of ADU's in ALL of Sonoma County as directed by State Law. No "z" designations. ADU's are affordable-by-design and much cheaper to build than typical government subsidized housing and provides living units dispersed within a community.

Address the expensive permit process for new building, repairs/addition to existing buildings.

What is affordable housing to a person getting minimum wage? How can that person get housing? What is affordable housing when there is no more water for the whole county? I can't farm my land due to lack of water. No more lawns, limits on water usage per day and water rates increasing for all.

affordable housing needs to be in process/completed before a developer can implement any primarily market-rate companion projects.

Promote housing in urban areas with sufficient transit, infrastructure, and services. Do not promote high density housing outside of urban growth boundaries.

County delays in permit issuance are a huge cost for builders. Septic requirements for expansion are ridiculous in some instances. Expansion areas for an existing house on property over 10 acres should not need to be re-proven. Soils engineering on private driveways should not be required, we can't guard against everything, fires have proven that. The worst that can happen with a driveway failure is very minor compared to millions spent over many driveways for engineering and soils tests. Only should be required in extreme driveways, such as over 25% slope.

1. Fast track permitting process at a reduced fee for developers who commit to affordable housing.
2. Allows multiple ADUs within a parcel based on parcel size

New affordable housing should be restricted to only Sonoma County residents 5 years or longer  
Stop out of area population moving here for housing out of of area

Halt the continual competition for cheap housing by undocumented immigrants and watch the housing availability open.

You need to make it easier for normal people to get a building permit. I've been trying to get one for a year. PRMD will NOT offer answers about what types of buildings will pass code, and just say "submit your building plan and then we will tell you if it passes code." I am a small developer and you guys do NOT make it easy for the little guy. These "successful programs" are great for larger developers but you're really screwing the small guy (or gal, like myself) who are trying to add an ADU. There are many different laws now, AB 68, SB 9, as well as our local laws, and it's not always easy to know what will pass code. You need to streamline and simplify and allow people to build. You might make your RHNA numbers if you made it easier. Stop blocking the market.

There are numerous large & small structures which could be housing now!

The only way to provide affordable housing is to: remove government regulation of construction, reform CEQA or subsidize the housing. What part of the county budget are you going to cut to provide subsidies?

ANYTHING! We need help, your people need help. This survey is a good start but action is going to be so helpful.

"Affordable Housing" in Sonoma County means FREE housing. Section 8 Housing, No developer is going to touch Sonoma without Sonoma County investing equally longterm. They already have and been burned. GET the Feds & State to pay for FREE rehab facilities for housing and give the drug addicts consequences and help to return to society, but the Society of Sonoma County IS Drug Addiction and Alcoholism. The Agriculture business can't even hire the losers who want to live there because they can't pass a drug test. What business would invest in that. Only the government.

Consider re-zoning certain downtown business districts such as the perpetually-challenged block between 7th and 5th Street downtown on Mendocino to enable work-live structures that can both refurbish the downtown area and provide walkable housing opportunities to those who need it.

streamline and prioritize the permit and entitlement process. If you make it faster for developers to see ROI on getting affordable housing, the market will solve itself with minimal interference or lawsuits.

Enact policies promoting/requiring INTEGRATION. Without demanding that neighborhoods meet the housing needs of all, regardless of economic status or other factors such as race, disability, we will continue to generate pockets of "thems" beyond neighborhoods for "us." For a thousand reasons, this mentality must end!

Streamline the permitting process so that projects can be built faster and with less unnecessary red tape.

Improve enforcement of affordable housing, when required by the approval process for developments.

Remove minimum parcel sizes county wide that prohibit creating new communities out of large plots of land. Remove zoning density restrictions. □

Tax all full-time homeowners (eg prop 13 compliant transfer taxes like in SF on property sales >\$500k) to fund building new affordable housing.

With regard to the statement that the county already has programs that make it easier to develop affordable housing: I Believe that the county is not doing enough and that the programs currently in place are inadequate.

reduce impact fees. As a small investor they push projects into the red when a house could be built profitably without them.

This creates less housing we ( investors) want to create housing but are often stopped by impact, sew hookups etc. Also allow septic systems to be directly replaced instead of redesigned for older properties to be modernized easier.

Lowering the cost of building would help. Getting through the permit process was the hardest part about building my home. It was both stressful and expensive.

Stop the heavy handed mandates. Get out of the way and allow market forces to develop based on the economics of the project. Support affordable housing developers as needed but not as a detriment to others.

Require developers to provide affordable housing. There should be a minimum of 25% affordable in 25+ housing developments, etc.

if we stabilized the housing market by returning houses to being houses and supported neighborhoods where families could afford to live that would go a long way. we've had a house built illegally but allowed because it was to be affordable housing in perpetuity be bought out and now is just on the market like any other damned house.

promote multi unit dwellings to reduce per person energy and water use.

Create homeless camp areas where they do not encroach on established neighborhoods near transit, provide water, hygiene, refuse & security as well Like a structured campground

I'm not sure what I think the answer is here. There are already incentives in place, including property tax exemptions that I don't agree with. In addition, you have to be so poor to qualify. We need affordable housing for the middle class as well.

Start with streamlining study requirements and finish with timely reviews & inspections by well-versed staff who have real world experience with proforma analyses & construction management, coupled with a can-do win-win philosophy, The County needs a separate dept to support people who build multi-unit housing like me. Permit Sonoma makes it so hard to build anything!

Work with nonprofit housing development agencies to secure government grants to build publicly-funded sf, condo and townhome complexes available for purchase to qualified local moderate and low income residents. Residents would be required to live in the units, not sublet them, for three to five years. If they sell after that, they would need to sell at the lower rate to qualifying low or moderate income local residents at the same reduced price. Sonoma County should also create a fund to give grants to local essential workers (teachers, nurses, police, fire, water and sewer plant workers, and other essential government and healthcare workers, as well as food production and distribution workers. The grants would be used for a large housing down payment that would allow workers to have affordable mortgages. A portion of the grants could be paid back upon sale of house — the longer the residency, the less of the grant that would need to be paid off on any future sale.

If it costs \$700,000 to build an affordable housing unit, nothing is truly affordable. This is a scheme in favor of real estate developers.

Lobby the feds for more Section 8 money across the board so that more families can get into decent housing.

Support adding residential apartments over existing retail strip malls and shopping centers. Ground floor retail, upper floor(s) residential. □

Most new housing projects I've seen are market rate with a small percentage (<1/3?) set aside for affordable housing, Not sure how this is "successful"? We need more 50-75% or more affordable projects

There should be a height limit to every housing project. Decreasing parking in appropriate housing areas is appropriate as long as there is alternate transportation available. Incentives for prospective owners/renters such as reduced fares.

Change all downtown zoning to mixed use. Zone to retrofit dead shopping malls, commercial areas to mixed use and housing. Work with housing trusts and bond issuance for land acquisition within city limits. Let the public invest in low income housing.

I would think the affordable housing need is well known. Again, I think each site will be different as it relates to height, parking (is it near public transport?), etc. I don't think reducing cost should be the driver...the needs of residents, balanced with the surrounding residents (the market) should drive each development.

Provide more section 8 housing units

Help homeowners build ADU's and Junior ADU's on their property if they keep them affordable.

Educated affordable housing renters to be good neighbors (noise levels, trash issues etc) and how to keep their rental in good condition so as not to decrease the property values of others in the neighborhood.

Height limits and parking requirements are a great start, streamlining the process and lowering fees or other development barriers are needed. Maybe pre approve projects to allow developers to sell projects to people interested in building this type of much needed housing.

Create land trusts to provide permanent affordable housing.

Affordable housing only helps those under the average income in the county. We're way passed that. Even people making \$100k as a household are challenged to find the right living situation in the county. Affordable housing should cover a wider range of incomes.

Provide greater incentives to projects with units set aside for low income families.

The affordable housing requirement for new builds is a joke. Never monitored to verify tenant incomes/need and the builders know it's safe to fill with friends etc. Plus its temporary. Greed prevents developers from building affordable units. You should require it and then ENFORCE IT! SoCo is world-famous for making rules that are never enforced except for those stupid few people who follow every rule. I am one of those and feel cheated all the time.

The entire bay area is expensive. Subsidized housing increases taxes or the cost of market rate housing. Water seeks its own level. leave it alone.

I'm not sure about how to make the best of the housing issue. From where I sit, it appears that Sonoma County is not comfortably affordable for low- to medium-income people. This is a dis-incentive for people to live or move here who might want to work as law enforcement officers (as an example).

The county board is clueless and self absorbed

Waive hookup fees for ADU units, waive water & sewer fees to encourage development. Zone for mobile home parks- they are the fastest cheapest route to housing.

There isn't a simple answer to this question.

I support increased height limits near public transit and jobs but not decreased parking. □

I know this is a state issue, but the county should lobby for additional development of Williamson Act properties. I would happily work with the county to increase First Responder housing on my property if it was allowed.  
Encourage, facilitate, create deed restricted, limited equity model of permanent affordable housing.  
Convert vacant commercial properties to affordable housing.  
Invest in biking infrastructure as e-bikes are now viable (if there is a bike lane) and it will solve gas, parking, and congestion issues.  
Support high density, affordable housing, near public transit in incorporated cities.  
Subsidizing housing is not the answer. Jobs that pay enough are the real issue.  
The County has to deal with the supply problem for housing. We need more. This is a crisis.

Make permit sonoma a functional department so people can get their projects completed in a timely and efficient fashion.  
There is plenty of affordable housing in Sonoma County. Santa Rosa is building nothing but affordable cheap housing that is ugly in my opinion.  
Historic districts should remain unchanged  
I support increasing height limits, but not decreasing parking. Parking is already tight - especially in urban areas near jobs and transit.  
Preserve all subsidised affordable homes so they can stay affordable even after the subsidies. Look into and promote any state incentives such as Low income tax credits to encourage affordable housing development, especially development for very to extremely low income housing.  
I don't mind increased heights of multi unit structures in certain areas, but decreasing availability of parking is not the answer. Why don't we have underground parking for this sort of structure?  
Define affordable.

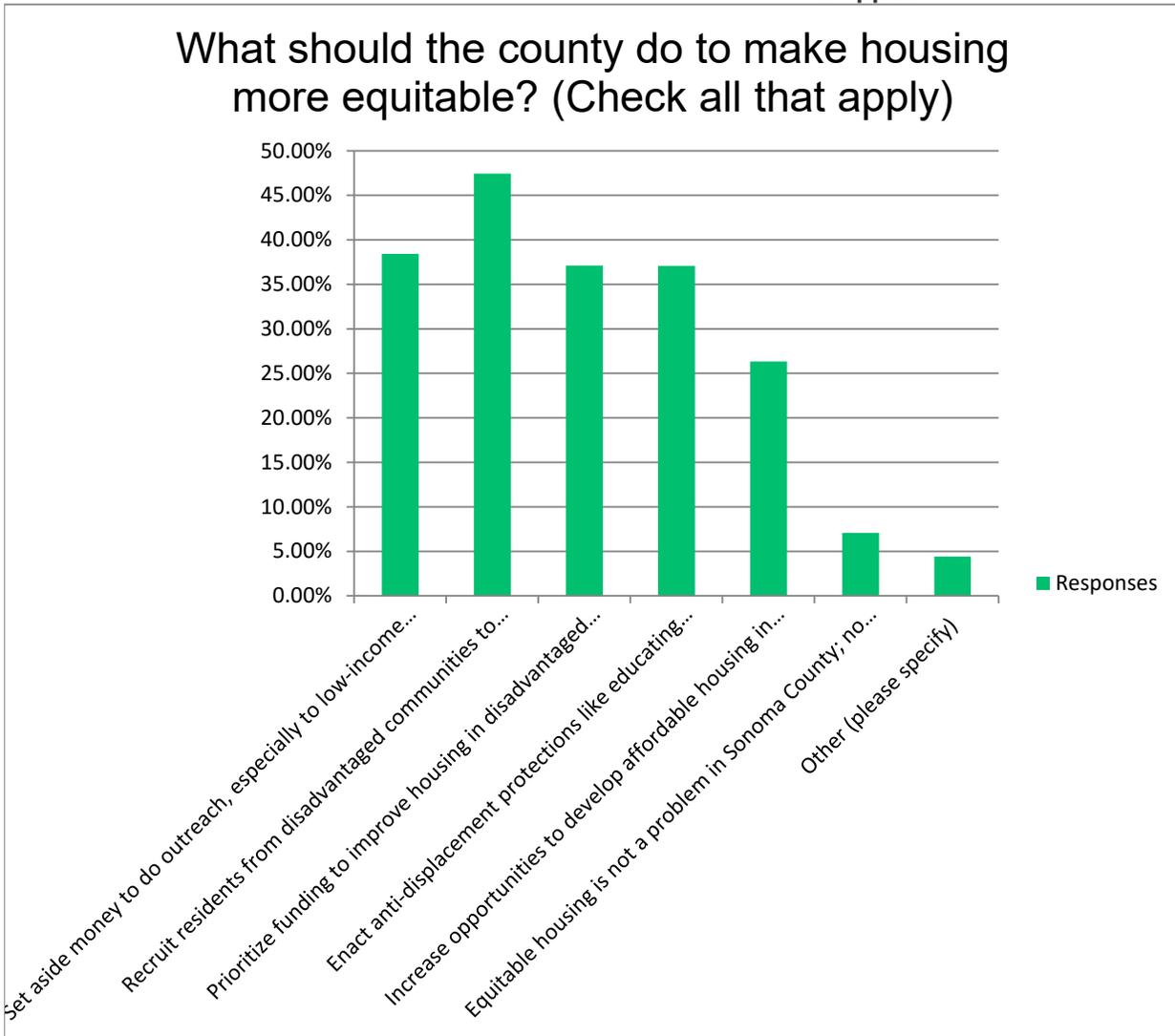
Reduce the permit, utility & entitlement fees & time required by the County. Impossible to provide low income housing when the Municipal permits & fees exceed \$120,000. Only subsidized affordable housing is possible. County complains about not having housing yet gouges big bad developer, who incidentally passes on costs. Housing development should be shared by community. A water meter should be free, shared by the community, NOT \$50,000!  
Build higher but make sure there's enough water.   
OR help fund relocation to other areas  
Encourage the building of smaller houses for people without kids who want dirt, not square footage  
decrease property taxes  
Encourage alternative housing options such as tiny home and RV where space and services/septic/sewer allow.  
Find out what is the minimum income in So Co and how many people live at that income that do not have housing options, such as living with family. Work towards creating that housing stock ASAP. Maybe taxes from those short term vacation rentals.  
Encourage builders to build for active seniors so they don't feel compelled to live in their larger family homes forever; repeal prop 13 as seniors don't move to vacate for families  
it's so expensive to build, and then to rent below market rate is not going to happen, unless the land is free, or a non profit builds it. Here's a thought, the County should go into the property business and become a housing provider, social housing as in Europe. Or you can relent on affordable housing permit and plan check fees, but that's only like 4-5k a unit, but it's still something  
Successful? What BS  
Be careful not to over build in an area with limited jobs and high price of living. They could turn into excess housing if we go into a recession with people moving to more affordable areas.  
Create an easy pathway for tenancy in common and for the condo conversion of existing multi unit properties.  
Make programs and incentives for rural landowners to add more homes to multi acre properties. Permits, sewer and red tape hold back small owners from developing more affordable housing.  
see above to beef up county inclusions  
Making it more dense with no parking is the San Jose nightmare. Most units will have at least two cars so be sure that these cars have parking. Same goes for multiple unit parcels. Get as many cars off the streets as feasible.  
Demand the state and federal government provide MONEY. Be very careful about reducing fees, since no more than 100% of the cost of delivering the service (including police/fire, etc.), and any fee reduction will have to be borne by the existing community. Prefer delay in payment over reduction/waiver of fees.  
focus on areas near the 101 corridor and close to public transportation and services. With the price of gas and the average price of a new car now of \$45,000, this needs to be a priority.  
Reduce impact fees, reduce time spent on the approval process (ie. a general plan amendment in Santa Rosa still takes 18 months to go through). Instead the County just increased impact fees by 9%. Also get together with other Cities so there is only one compliance fee on a property.  
There should be a limit on what existing owners can charge for rent, tied to the minimum and/or average and median wages. This problem is a result of GREED.  
No additional measures. The market place will deal with it.  
Build through Habitat and Burbank Housing. Get lending programs that give long-term loans to the builders. Make the criteria for the renters and potential home owners on that requires, working, learning about homes and maintaining, then budgeting and community building neighbors.  
Just build housing!  
It is a problem but helping developers get rich by building terrible houses that turn into projects degrades Sonoma.

# Sonoma County Housing Policy Survey

## What should the county do to make housing more equitable? (Check all that apply)

Answer Choices	Responses	Count
Set aside money to do outreach, especially to low-income residents a	38.43%	1040
Recruit residents from disadvantaged communities to serve on board	47.45%	1284
Prioritize funding to improve housing in disadvantaged communities	37.10%	1004
Enact anti-displacement protections like educating tenants on their rig	37.07%	1003
Increase opportunities to develop affordable housing in areas with hig	26.31%	712
Equitable housing is not a problem in Sonoma County; no additional m	7.06%	191
Other (please specify)	4.40%	119

**Answered** 2706  
**Skipped** 73



## Sonoma County Housing Policy Survey

### What should the county do to make housing more equitable? (Check all that apply)

Highlighted  
responses  
are translated

Other (please specify)

Stop letting housing be controlled by corporations and real-estate agents and their lobby.  
use existing media/ outreach to educate and engage people who may not have access to information that would be of use to them.

Many farms have solar available for recharging electric vehicles, so why crowd everyone into urban areas that are crowded and noisy. At least allow farms to provide housing for family members and/or farm workers.

Pay a living wage

Discourage real estate investment companies from buying up properties in Sonoma county.. have no connection to community.

Most of the funding set aside for housing should be directed toward the people who need the money to help pay the rent or mortgage, or to build toward a down payment for home ownership. The models we have now direct funding toward developers and outreach, which doesn't do the people who need affordable housing any good.

Encourage/require development of small, simple units that meet all basic needs and are energy-efficient, so that less-expensive units are more available.

Please see my other responses.

This is beyond the county, but we will continue to have these issues until the wage gap is tightened.

The middle class is disappearing, and that needs to be reversed. It's not sustainable to have a 'servant' workforce and expect them to live happily in poverty, without getting ahead themselves due to low wages.

We simply need more housing units, not only education. We need people doing it, not talking about it.

Affordable/equitable housing for Sonoma County would be better addressed here if you could breakdown for residents the various groups that are not affording housing and why. Residents here are primarily very caring for others, just need more clarity to have input.

Build social housing

Prioritize diverse experiences with housing opportunities on boards, committees, and task forces!

Consider process for allowing housing projects by right in more zoning designations. Process to rezone can be expensive and take a long time. Prepare guidelines and handouts for process to convert properties with retail/industrial uses to housing.

Help buyers buy existing homes. Existing homes cost less and do not require more roads, etc.

Pay people experiencing homelessness and renters in over-stuffed housing to serve on boards and provide feedback.

Stop building developments in unincorporated areas where there are little or no city services.

Development belongs in towns!!

See above.

Rent control. Limit vacation rentals. Review landlords frequently.

DRAMATICALLY tax property that isn't a primary residence. DRAMATICALLY tax any income from "living space" investments. Eliminate all write-offs associated with purchasing a second home.

Require rents be decreased until homelessness is below a certain rate.

DON'T YOU DARE CHANGE ANYTHING HERE!!!!!!!!!!!!

Screw "equitable". Life will NEVER be equitable, and it is a huge and expensive mistake to try to make it so.

Que tomen en cuenta a las personas de ingresos medios no califican por cosas de bajos ingresos y no pueden pagar una renta de más de 3000 al mes es injusto y son la gente más trabajadora

You can't make housing more equitable. Make it more affordable by Reducing rent increase per year caps to a smaller percentage so people don't have to keep paying more rent yearly when wages don't increase! Hold developers accountable to make at least 50% of the unit's or more affordable to qualify for the designation, stop giving them incentives, stop Allowing the developers to dictate what will be built. Make programs where people can contribute to building affordable housing to get to live in it. Stop allowing developers to make so much money at the expense of the renters. Start at the top and make restrictions on the big guys, stop trying to micromanage the small landlords. Your focus is at the wrong level. You allow th rich to Get richer while screwing over the people in the middle. None of these ideas listed will make a difference. Stop wasting tax payers money on strategic planners, and spend it on doers. That's how you help. Use the money to provide services rather than paying so many employees to come up with ideas/plans. They are never sustainable and never go anywhere. These employees/postions are a waste of resources. Direct services make more impact. Increase mandatory minimum requirements for affordable housing development in market rate developments without the ability to buy out of actual development.

Low income and higher income residents are all the same red blooded and breathe air and walk upright  
BUILD. MORE. FREAKING. HOUSING.

Put a temporary cap on the price for studios and 1br at 600 or less square footage. Base this price cap on the average annual salary in sonoma county. We need rent control. In 2010 I paid \$800 for a 1br. That same 1br is over \$2000 today. Rent prices have more than doubled in the last ten years but salaries have not. We will continue to have this problem until something is done about the disparity in housing costs versus average income.

Require that all homeowners accept the section 8 program. Increase the number of section 8 housing in our county. When it takes eight years to get a section 8 voucher that tells you something about the efficiency of the program. Provide Incentives to landlords to put their homes in the section 8 program And then protect the homeowners as well as the tenants.

Reduce regulations, reduce spending, reduce taxes & allow the free market to work!

Make more opportunities based on financial need, not race.

Make the permit process easier and cheaper so people can add on to their homes or allow alternative type housing options.

Equitable=socialism?

Don't put building housing on the backs of working people. It's your job as planners and elected leaders to have the will to stand up to NIMBYs and haters. City centered growth is the way- build more housi by near SMART stations. Work with the cities to help get housing built in and along the rail corridor. Working families need down payment assistance - this is a way that government could partner with a non profit housing provider to help existing residents and workers to be Able to stay in Sonoma county.

Increase fees for large single family homes and higher-end developments and minimize/eliminate permit fees for smaller square footage/modest housing developments.

Crear un control de rentas

Create owner occupied only rules for awhile

Buy where you can afford!! Live within your means...stop handing out tax payers money.

Priority should go to people already living in the community, not to people trying to relocate to the area.  
Don't allow

I helped a family member with no budget try to find a rental. Almost impossible, with no budget. Low income cannot compete in this current market. STR have overwhelmed my neighborhood and many others. Displacing renters and causing prices and inventory to be unachievable to the unwealthy. In Sonoma County, no housing is equitable. At all levels of income, housing is scarce and expensive. While certainly low income groups are in distress in terms of housing, so are middle class and working class families. "Low income" is a relative term in Sonoma County--solutions should be focused on all aspects of the housing market.

Remove banks and investors from the housing market. Forbid foreign investors from buying up houses. Mandate affordable housing development by the county with fixed forever rents.

All that was outlined previously. don't just throw money at things - Just do it! PLUS An easy affordable path for elderly and disabled to make modifications to their homes for safety, for access issues, for supporting an aad or even tiny home to live as an assistant as a house sharing situation. This would help many stay in their homes and provide additional housing.

NA

No easy solution

It is not possible for the county to "make housing more equitable" if you want to help people buy homes, give them a down payment match or some kind of tax credit. But again the more meddling that takes place in the free market the more unaffordable housing will become. Make it easier to evict people. Currently it is safer to leave a property vacant than to chance renting to anyone who is not pretty much qualified to buy a home. I can't afford to chance renting to someone who has bad credit because if they don't pay it could be years to get them out. It's not worth the risk. That is why people leave homes empty

You need landlords and complexes to loosen up on their tenant requirements at application; for example-willing to work with someone with no or little rental history, taking Section 8 Vouchers, very low income for example those in General Assistance and are disabled. If these individuals can't pass landlord screening than no matter how much you build these individuals will still be displaced/homeless.

Give people information on where and how to buy their own land so that they can build their own house

1. Find out what people want and are struggling with!
2. Do the outreach in many languages.
3. Work to make sure that building development is done next to transit, with the infrastructure to enable people to live car-free.
4. Find grants to help first time/disadvantaged buyers pay their downpayments; Help them to understand where help is available to help them be successful homeowners.

-Allow pets and abolish pet rent

-make disability access a requirement in all buildings

-upgrade filtration, ventilation, and HVAC in all buildings

-stop the discrimination of non-traditional families and living arrangements (housemates, roommates, extended families, families with adult children, all-adult homes, sex workers living together)

-lower the income requirements to be relative to the wages of the area (no one makes 2-3X times the rent)

- abolish or cap and standardize rental application fees

- standardize the rental applications so that filling them out is faster, easier, and better to process

- do outreach to landlords to implement recycling and composting

Increase minimum wage to \$25/hr

There are other reasons landlords need to evict tenants so further taking away landlords rights is not the answer. Perhaps the county can create a fund to assist with downpayment \$\$, do equity shares to help with carrying cost, build more sweat equity communities, reduce property taxes or overset property taxes, put a lien on the property that differs paying property taxes, make paying property taxes a loan with a very small payment. Find investors to do equity shares. SB9 is a good example of a law that looks good on paper but is costly to the property owner and requires the property owner to live on one- how does this help the affordable housing problem. Why require a property owner to live on one- why not sell both or why not give an incentive to the property owner to maybe owner finance to someone who would not otherwise qualify or give an incentive to put a deed restriction of one with an affordable housing restriction. Lots and lots of ways to help this issue without further restrictions on vacation rentals. I would like to see the total numbers of vacation rental permits- then the total number on which ones are used on a full time basis as a vacation rental. Where are those #'s?

Lower permit and building fees

Make people use the hotels not homes for vacationing. But be nice about it.

Who pays for these programs if the economy goes south and funds dry up. Inflation is the real concern today and more people will be hard pressed to afford housing. Does the county want to become a landlord?

Encourage ADU development for homeowners. How about Two ADU's per lot (the JADU is a waste. At least allow JADU's attached to ADU's!)

Prioritize public sector employees for new home ownership. Increase rent/buy options!

First define 'affordable housing'. What's affordable to a person working 2 jobs making minimum wage?

This is not something for a government agency to address. People sometimes have to move to areas with lower housing cost. I don't live in a mansion and don't expect others to make it "equitable" for me to do so.

Incentivize ADUs development with reduced fees and fast track permitting that is committed to accepting Section 8 Voucher system

Housing purchased by the county for County worker's like teachers, nurses, doctors, fire department jobs

Make it easier to work with PRMD. Reduce all the fees we have to pay - oh wait, fees are going up 9%. Soft Costs including these fees make up about 40% of the cost of building housing in Sonoma County. I've talked to people who've built in Sonoma County, Hawaii, and Marin County, and they say Sonoma County is the toughest to work with. Why? You need to make it easy to build -- make 10-plexes legal everywhere, and then we won't have a housing shortage. Zoning is the cause of the housing shortage. This is a problem that the county zoning has caused. You can fix it by changing your zoning, look to SB 10. The market will fix this shortage if you will stop creating the problem with zoning that limits housing being built.

Restrict evictions

The county already panders to the criminals, druggies and minorities. The county will only hire minorities who are not even qualified or educated, or otherwise related to someone else working for the county. The problem not giving the undeserving more freedoms and free resources, it's making them want to work for their own growth and Sonoma is a drug based hippy culture and ethnic gang culture encouraging drug and contraband commerce. □

Recruiting uneducated residents to serve on boards, is MORE of the same. They won't be able to DO anything just beg or justify why they shouldn't work for anything.

BMR or Section 8 should be prioritized for those people who are members of the community or those recently displaced. Don't make Sonoma County a safe haven for all Californian's make it a safe haven for people that are already part of the community.

Instead of using taxpayers money to fund outreach programs, treat residential rental properties as the for-profit businesses they are: Require business licenses for these operations and use those fees to cover the cost of housing inspections and outreach to disadvantaged communities. Landlords have had a free ride for far too long!

Avoid the typical liberal thinking of making everyone equal by bringing the top down instead of opportunities to bring the bottom up. Why would you want to bring affordable housing into high income areas, causing a decrease in property values?-why not improve areas that are run down -improve roads and lighting-add sidewalks-encourage improvements or new building with tax incentives.

Would love to see public-private partnership with developers experienced in affordable housing (like what happened in the Springs near the town of Sonoma) and include high energy-efficiency (solar - all electric), water capture and minimal landscaping) and for renters that maintain their homes or volunteer for the housing unit, a % of their rent goes into an "equity" saving account so that they can built equity while learning good tenant or home-owner behaviors.

Create public grant programs to offset move-in and monthly costs for low-income people

Focus on equal opportunities now equal outcomes

First, do no harm.

decrease gentrification and tourist recruitment. support residential community. make it so workers can afford to live in the communities they work in.

vacant (ie investment) houses and vacation rentals have reduced available housing and driven up the cost of housing dramatically at all levels. Agressively follow up on #4 to convert units back to community housing. Assess these owners the fees to solve the problem they created.

Create work crews with disadvantaged or young striving groups to renovate low income or needy areas allowing them to qualify for low income housing themselves

Most of the above are important, but incentives that get well designed, quality affordable housing into the marketplace is the ultimate solution.

For all developments, have a set-aside for the Black & Brown community members (see statistics on how few Black home owners there are). Example: 30-40% of apartment/condos being built can be below market rate for rentals... for new home developments, create a fund for 1st time buyers in the Black community.

Support developers to expedite permits etc. Right now you treat us like the enemy!

Mixed unit development

Create incentives to prioritize housing for people born in Sonoma County.

Build more affordable housing, lower county and city building fees

I

Pre-approved designs that allow customization, streamline the permitting process, don't accept in lieu of fees unless the offset (affordable housing) project is being built simultaneously. Strongly encourage/require some affordable housing in all multi projects.

Create affordable housing in rural areas for employed people of the area

What I like: Oakmont has combined areas of single-family homes with tri-plexes and duplexes. A great model for creating more equitable mixed neighborhoods. Very successful over a long time.

I worry that some of the solutions above pit one facet of our community against another. "Educating tenants of their rights and anti-displacement protections may result in potential Landords resisting renting, developing affordable housing in higher income areas (doesn't this defy market pricing structures?). Please resist more regulations, try to let market forces apply, and use "incentives" where necessary to achieve a desired result. So many of us want to see housing more affordable and equitable, but regulation and confrontation repels collaboration.

I'm

Help obtain housing or a more affordable home for families in Sonoma County.

Build on existing roads and near infrastructure, near parks, bike paths.  
Create land trusts to provide permanent affordable housing.

I'm not as familiar with this. I still think this is not just about equity within minority communities but really about the income amounts and what qualifies as low income here in Sonoma county.

It has been proven that vacation rentals, when they exceed 15% of residential housing, drive up home prices while eliminating affordable housing. Some places have homes sitting empty all week long and maybe all winter long while officials scratch their heads asking...why are there so many homeless people?? really? empty houses>people owning more than 2 house that sit empty> corporations buying up houses for their occasional use> hotels renting out houses zoned single family residential. Why not spend some time checking up on all of current housing uses before embarking on a new build program that will inevitably be too expensive for most people to live in.....more vacation rentals! More money for the County!!!

Housing is equitable. You pay you play. I bought in Sonoma because I couldn't afford the central Bay Area. A home in Tiburon with bay views would have been nice. I moved to an area I could afford.

Provide more legal remedies for people who are treated unfairly relative to housing issues.

It's not a cookie cutter problem. It's generally unaffordable with all the bsvtaxes and state and county and city policies

there are already too many NGO or non-profit involve in housing. If they are unable to answer the above questions, stop funding them.

Eliminate permit fees if the entire project is affordable housing. □

Have a few plans, at no cost, that are already approved for building that can be used for building affordable units.

While outreach is important---better to put resources into creating the housing...people can be fairly resourceful---they probably know that affordable housing exists---but can't get it because of a lack of supply

Graduated property tax. Graduated building fees--higher fees to build more expensive units.

With Sonoma county being so desirable, new housing stock should be first available to current Sonoma residents who have not been able to purchase a home and not immediately taken and paid with cash by out of area affluent people.

How about we find a way to get rich people to stop sucking up the labor force for the 10 kitchen remodel on their 10000 sqft house..

Affordable places to build are often in places without amenities. Put aside money to build out infrastructure in places where these would go.

Increase transportation services county-wide.

See above.

This has been a joke. We've been looking for housing for 7 months and even though we don't qualify for low income anything we don't make enough to qualify for a rental with 3X rent being required eliminate property taxes on houses 80% below the median house price

Work with homeowners/landlords to make offering a home as long-term housing less risky such as damage protection assistance, rent assistance/guarantees, insurance options/assistance.

Mom & Pop landlords need some protection to remove tenets that are not working out. Renters need to follow reasonable rules stated by landlords that are stated in contracts. □

Also affordable housing in higher income areas, need to have these resources available to lower income residents. Affordable shopping, walking, biking, parks and recreation space, and public transit.

Figure out a way to better manage units which are supposed to be low income - seems people move in as retirees and stay forever

It's expensive here for everyone- not everyone can afford to live here, we are considering other places to live because it is so pricey even though we are both hard-working professionals. Supply and demand- everyone loves Sonoma County but not everyone can live here, but we shouldn't destroy the land and infrastructure because people that can't afford to live here want to. □

Instead of giving out free money, promote jobs and work education and development, encourage all people who can work, to do so.

Try to be more honest, more professional. Out with the activist staff that spend our money on misleading politically inspired "surveys" like this!

Temporary subsidize people moving into homes. Provide first and last to help them make the transition.

get out of the way

Waive permit fees and red tape for small projects for long term property owners. (10 years plus)

go for the whole 9 yards! set a national standard!

Until the cost of building comes down, it's a losing battle. Encourage development and annexation of City islands

As stated, focus on areas close to public transportation, jobs and services.

Geez, whoever wrote this survey is really out of touch.

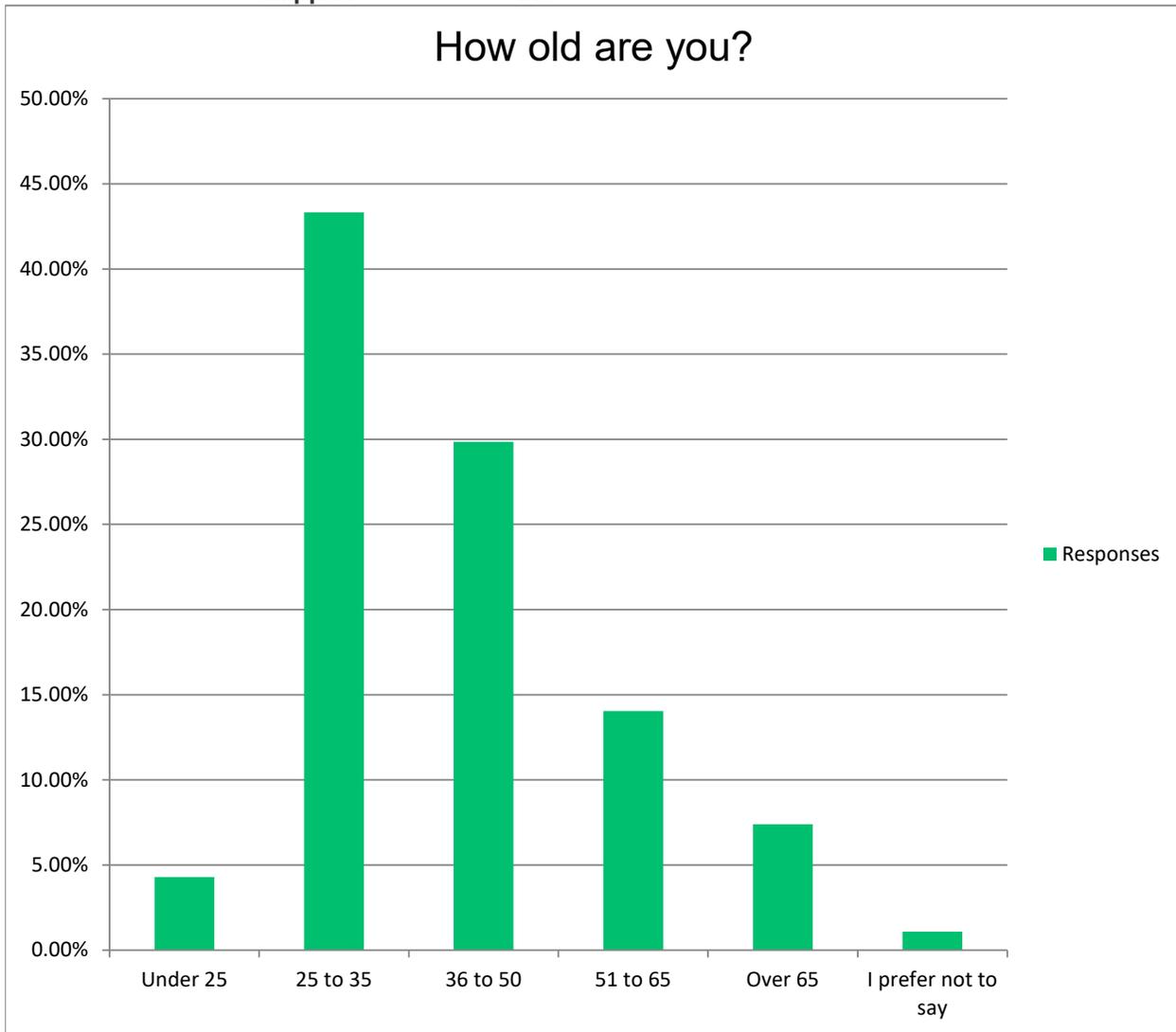
better rent control, prevent gouging, esp during emergencies. My landlord raised rents even during the emergencies, only if you were informed and objected to, did they then lower

Educate renters to be an asset to the place they rent. Be respectful and continue to be builders of their community and a positive society. Yeah what a change that would make!

# Sonoma County Housing Policy Survey

## How old are you?

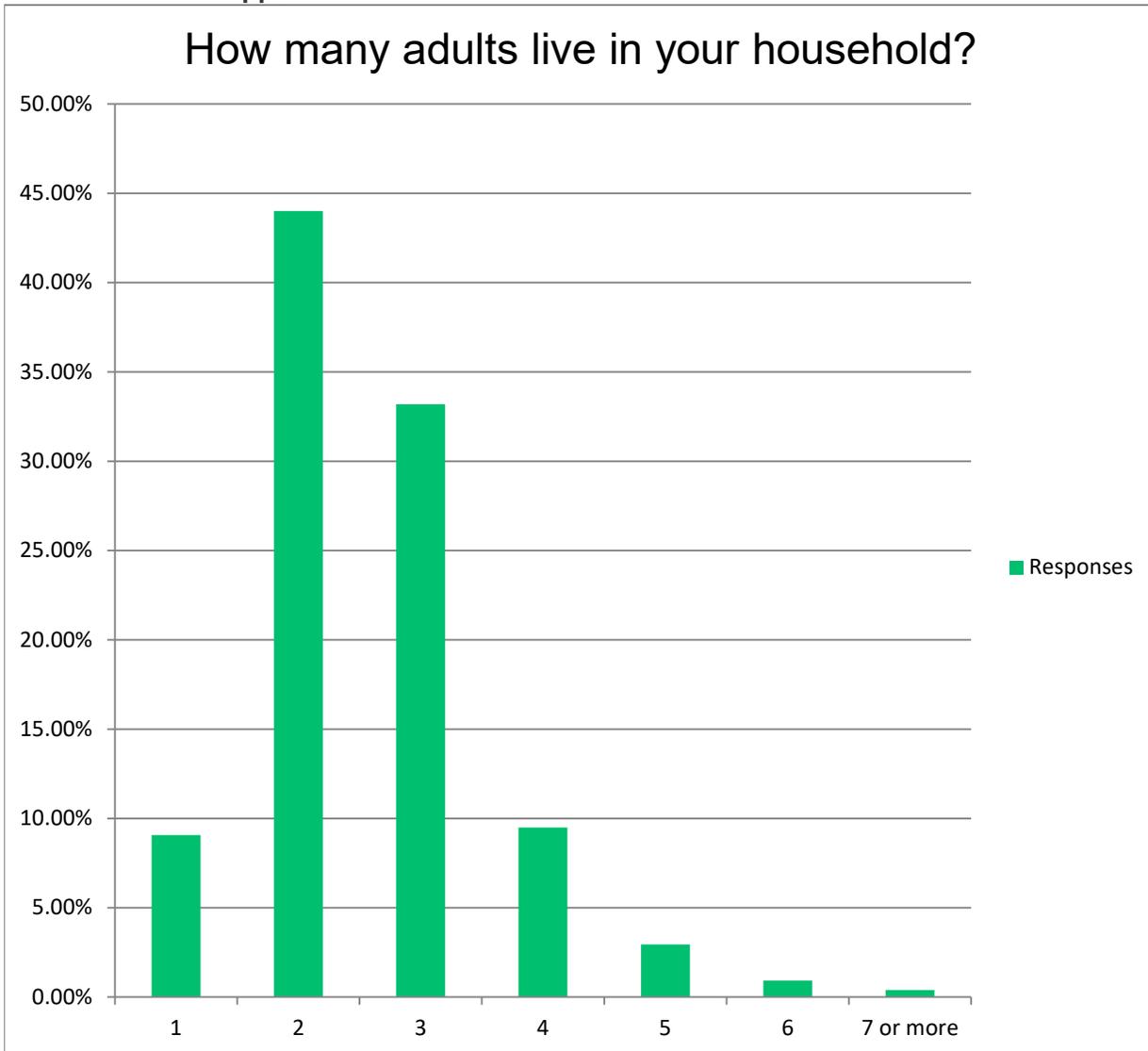
Answer Choices	Responses	
Under 25	4.28%	114
25 to 35	43.33%	1154
36 to 50	29.85%	795
51 to 65	14.04%	374
Over 65	7.40%	197
I prefer not to say	1.09%	29
<b>Answered</b>		<b>2663</b>
<b>Skipped</b>		<b>116</b>



# Sonoma County Housing Policy Survey

## How many adults live in your household?

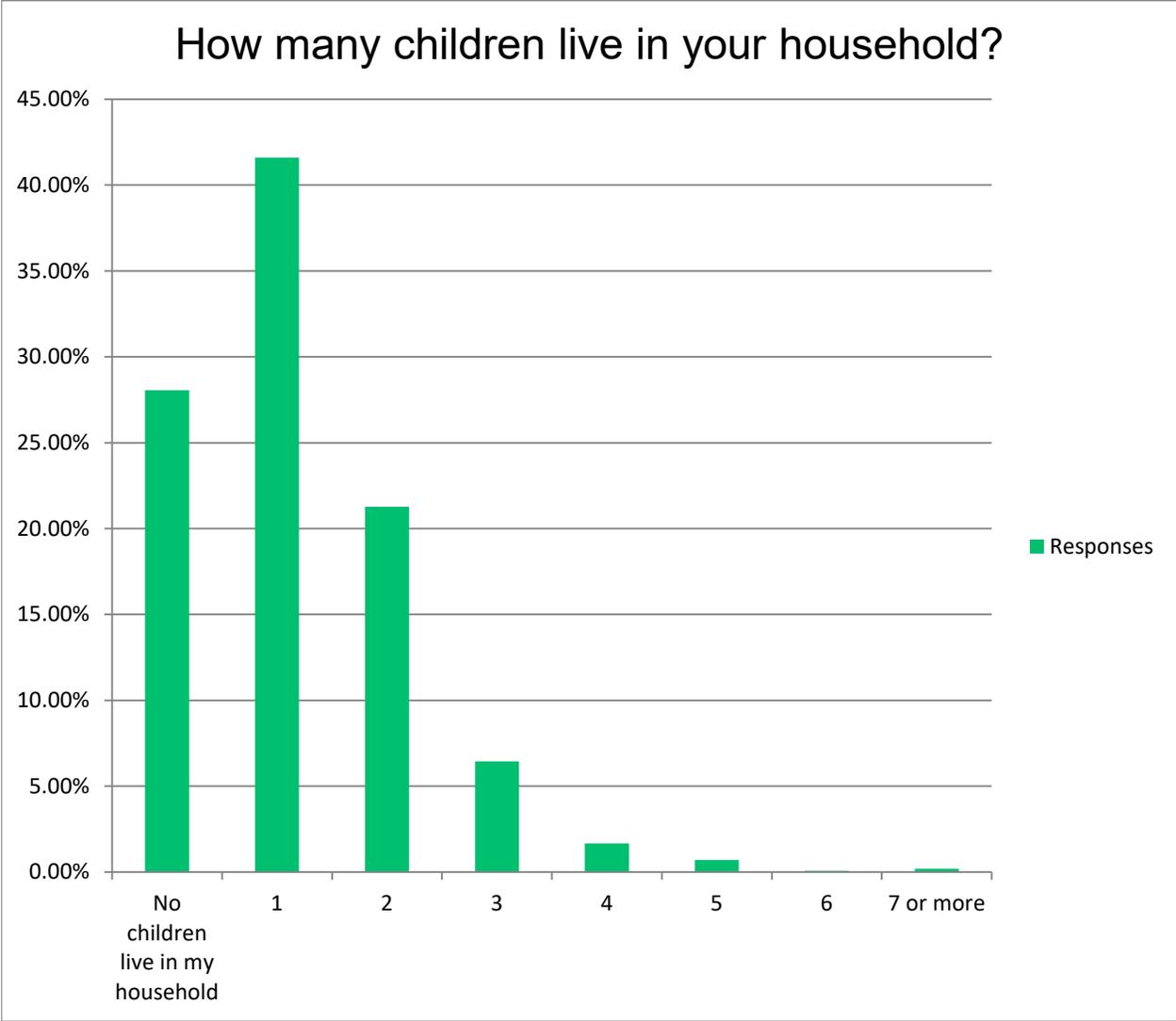
Answer Choices	Responses	
1	9.06%	234
2	44.00%	1136
3	33.19%	857
4	9.49%	245
5	2.94%	76
6	0.93%	24
7 or more	0.39%	10
	<b>Answered</b>	<b>2582</b>
	<b>Skipped</b>	<b>197</b>



# Sonoma County Housing Policy Survey

## How many children live in your household?

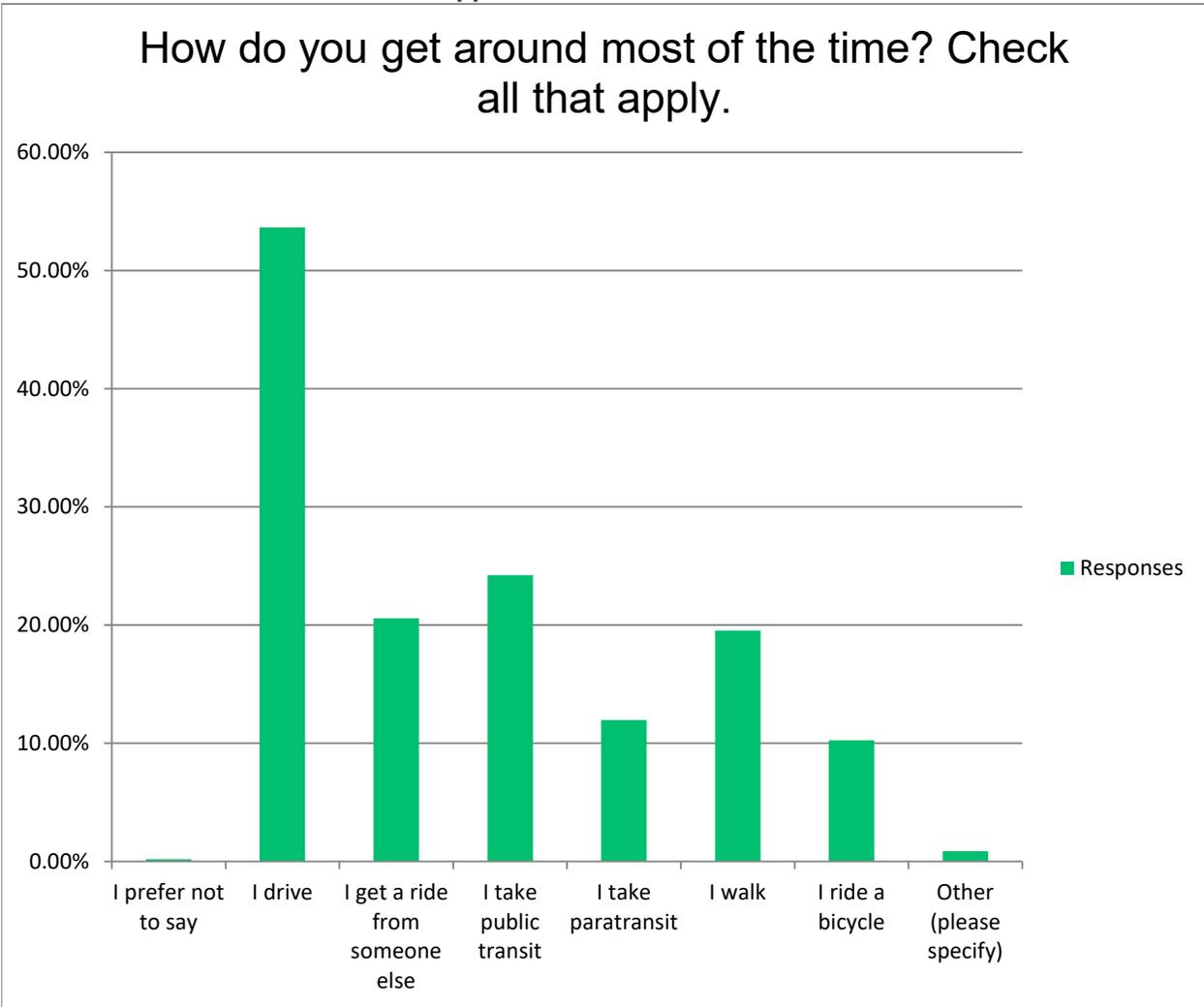
Answer Choices	Responses	
No children live in my household	28.06%	723
1	41.60%	1072
2	21.27%	548
3	6.44%	166
4	1.67%	43
5	0.70%	18
6	0.08%	2
7 or more	0.19%	5
	<b>Answered</b>	<b>2577</b>
	<b>Skipped</b>	<b>202</b>



# Sonoma County Housing Policy Survey

**How do you get around most of the time? Check all that apply.**

Answer Choices	Responses	
I prefer not to say	0.19%	5
I drive	53.65%	1417
I get a ride from someone else	20.56%	543
I take public transit	24.23%	640
I take paratransit	11.97%	316
I walk	19.54%	516
I ride a bicycle	10.26%	271
Other (please specify)	0.87%	23
<b>Answered</b>		<b>2641</b>
<b>Skipped</b>		<b>138</b>



## Sonoma County Housing Policy Survey

**How do you get around most of the time? Check all that apply.**

Other (please specify)

mixed

Public transport SUCKS in Sonoma County. That's an issue too

I walk with a seated 4 wheel walker when outside

Electric scooter

Traffic is horrible as it is.

Combination of drive, walk, ride

I work and live at the same location. Only drive when necessary

Ride an electric scooter

I roll in wheelchair

Scooter

Smart train

I have reduced my driving to the bare minimum. I stay in my apartment most of the time.

I would ride bus more but they stop too early.

I walk to daily needs; I drive perhaps 1x per week at most

It's out of gas. And people in my household include over two houses and one truck

I drive, walk or ride my bike

Usually working on the ranch. Would not use transit as I seldom go to town and have a lot to take in, such as livestock to the auction, or bring home.

ride share & public transit

I used to take the train to work, free parking is an issue. Especially in Santa Rosa.

combo or driving (long distances) or bike (around town)

Skate

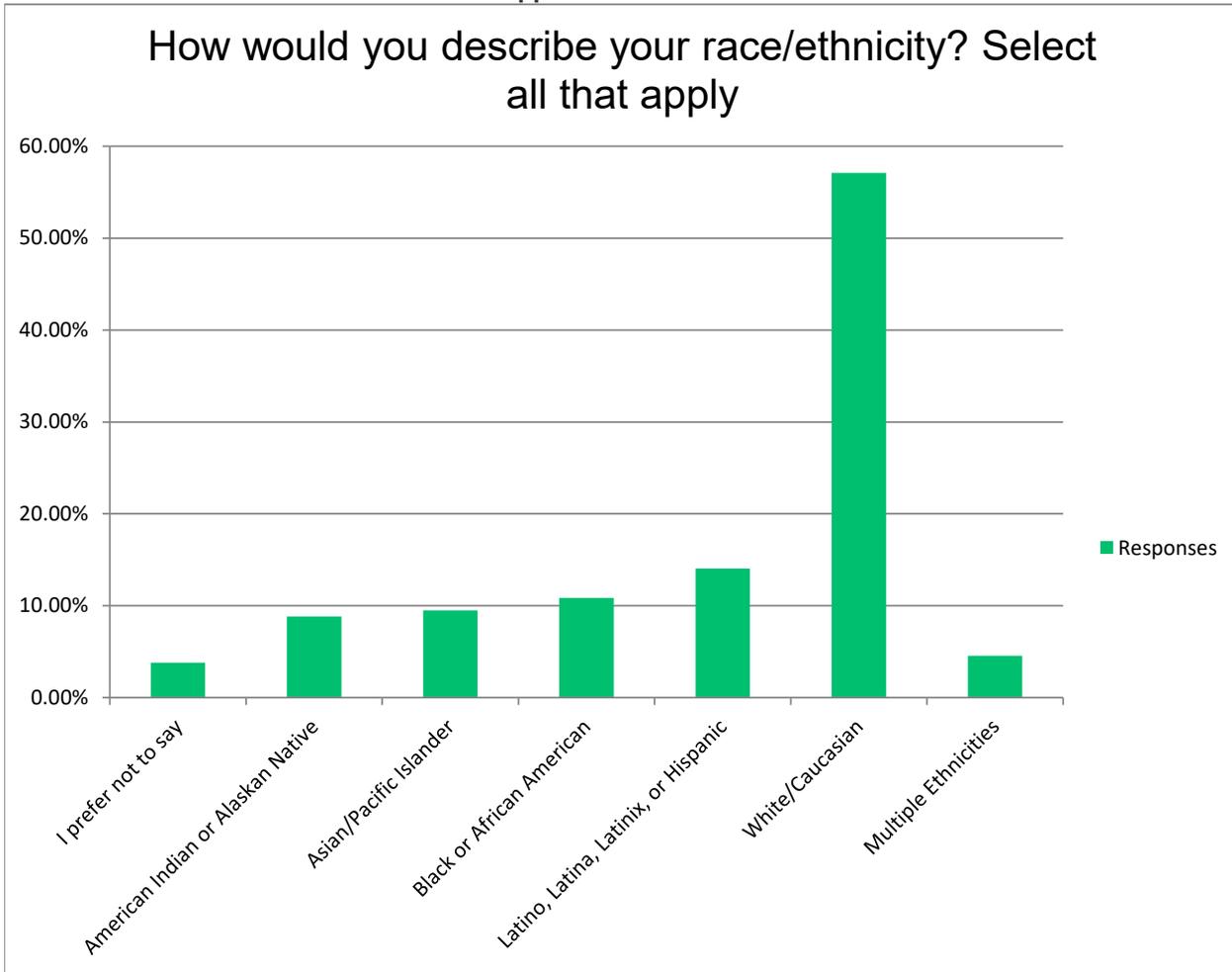
I wish I could bike and feel safe..

I would love to have better public transport.

# Sonoma County Housing Policy Survey

## How would you describe your race/ethnicity? Select all that apply

Answer Choices	Responses
I prefer not to say	3.80% 100
American Indian or Alaskan Native	8.82% 232
Asian/Pacific Islander	9.51% 250
Black or African American	10.84% 285
Latino, Latina, Latinix, or Hispanic	14.04% 369
White/Caucasian	57.09% 1501
Multiple Ethnicities	4.56% 120
Not listed here (please specify)	17
<b>Answered</b>	<b>2629</b>
<b>Skipped</b>	<b>150</b>



## Sonoma County Housing Policy Survey

### How would you describe your race/ethnicity? Select all that apply

Not listed here (please specify)

Please stop using the term 'race'; as a professional anthropologist I must object to the use of this term as it is biologically invalid and perpetuates unscientific understandings about human nature. Please use "ethnicity" or "heritage." It would be marginally better to use "racial identity" instead of "race."

USA

Irish

White/Mexican

It should not matter

Slavic

Portuguese

Human

Middle eastern

Mexican

Portuguese

What difference does it make?

European/Latin/Native American

It's dangerous to conflate race with ethnicity.

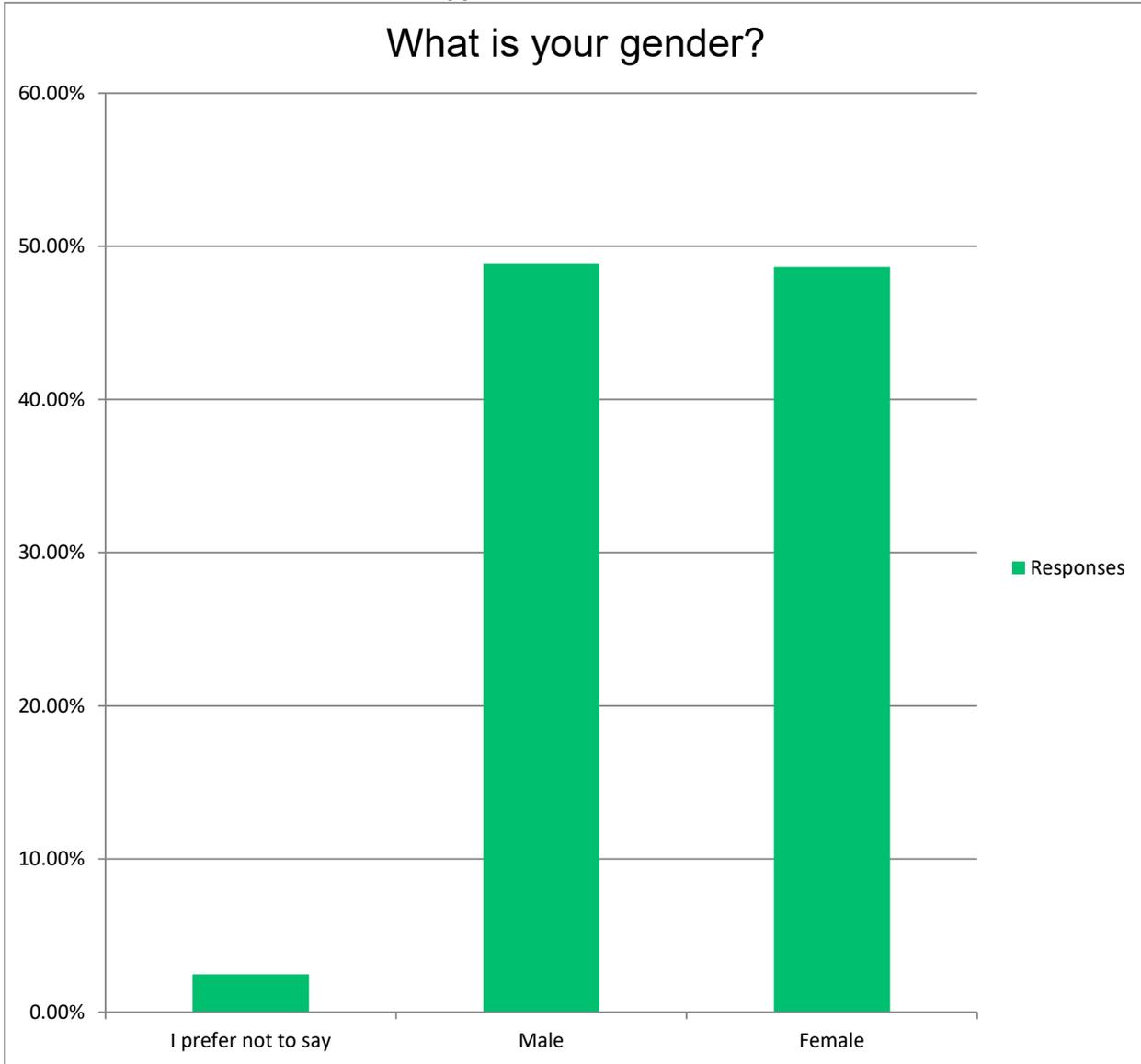
jewish

Jewish

# Sonoma County Housing Policy Survey

## What is your gender?

Answer Choices		Responses	
I prefer not to say	2.46%		65
Male	48.86%		1290
Female	48.67%		1285
Not listed here (please specify)			7
	<b>Answered</b>		<b>2640</b>
	<b>Skipped</b>		<b>139</b>



## Sonoma County Housing Policy Survey

### What is your gender?

Not listed here (please specify)

Gender-fluid

2 people, 1 male, 1 female

I don't have a damn "gender". I have a sex.

I am a "male-to-female" transsexual having transitioned as a teenager in the '70s. I was a homeless "street tranny" back in the late '70s.

LOL!

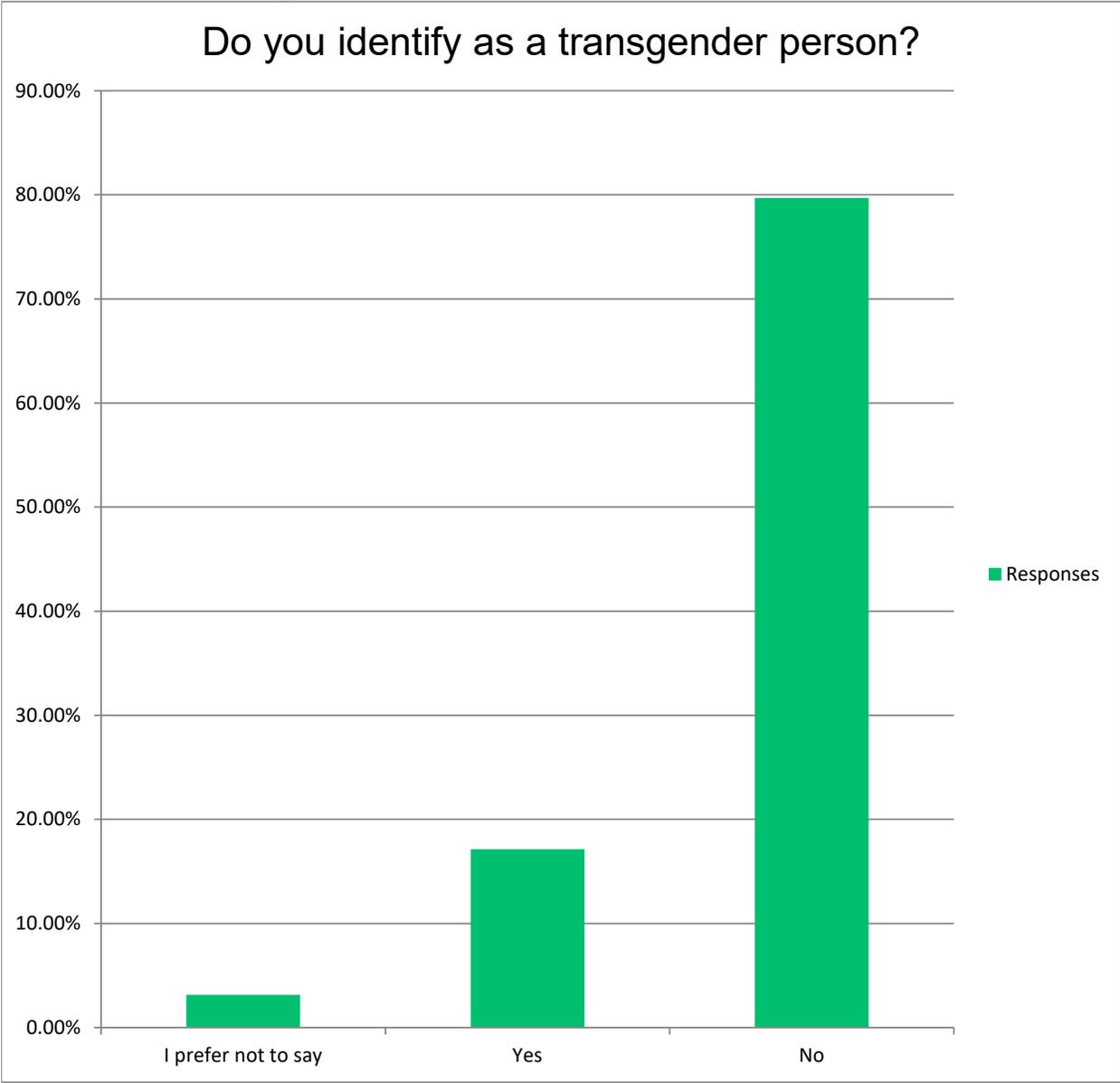
Seriously, why are you asking below about whether I'm transgendered? What on earth does that have to do with affordable housing? Can we please get a break from the political correctness? (And I'm a Democrat!!!)

What difference does it make?

# Sonoma County Housing Policy Survey

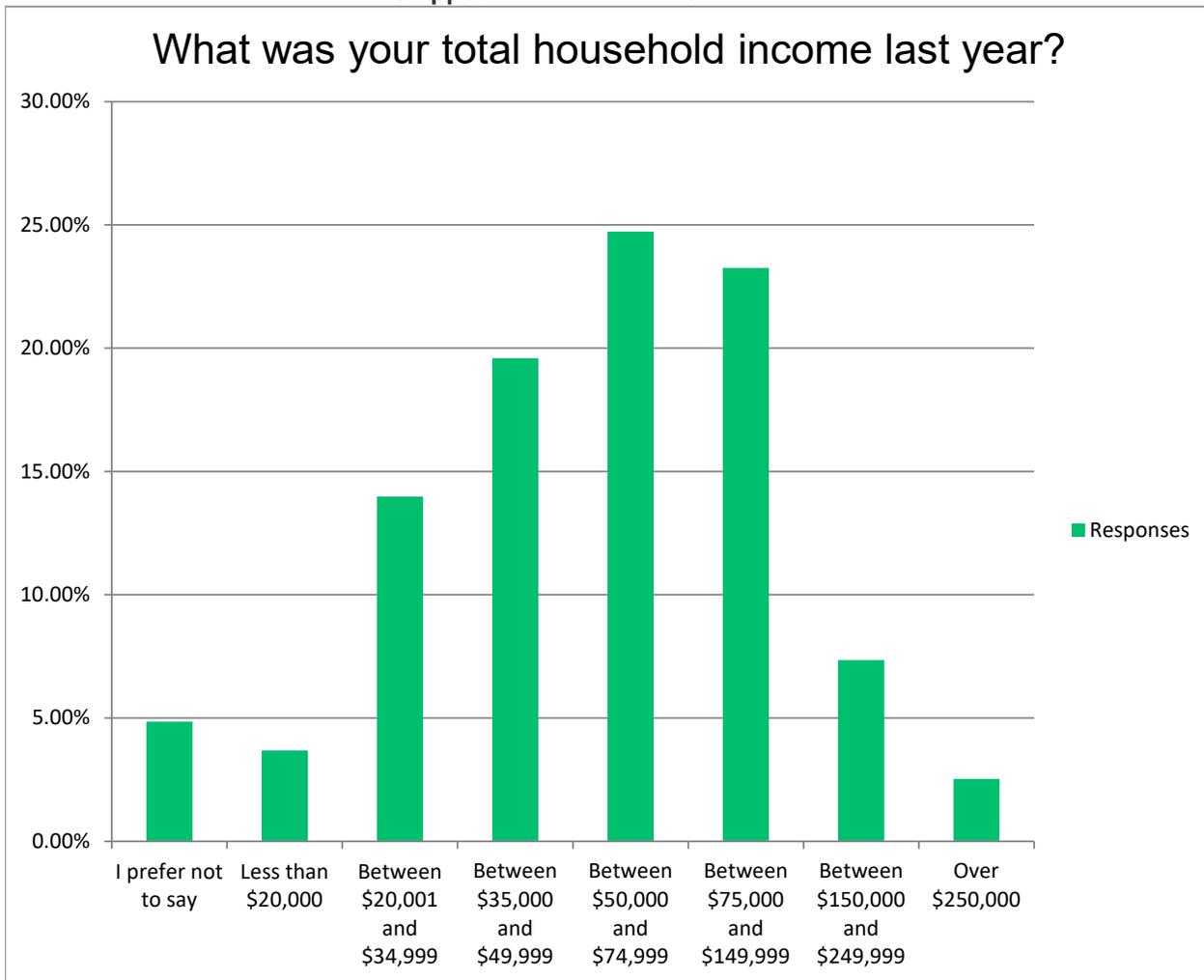
## Do you identify as a transgender person?

Answer Choices	Responses	
I prefer not to say	3.15%	83
Yes	17.14%	451
No	79.70%	2097
<b>Answered</b>		<b>2631</b>
<b>Skipped</b>		<b>148</b>



Sonoma County Housing Policy Survey  
**What was your total household income last year?**

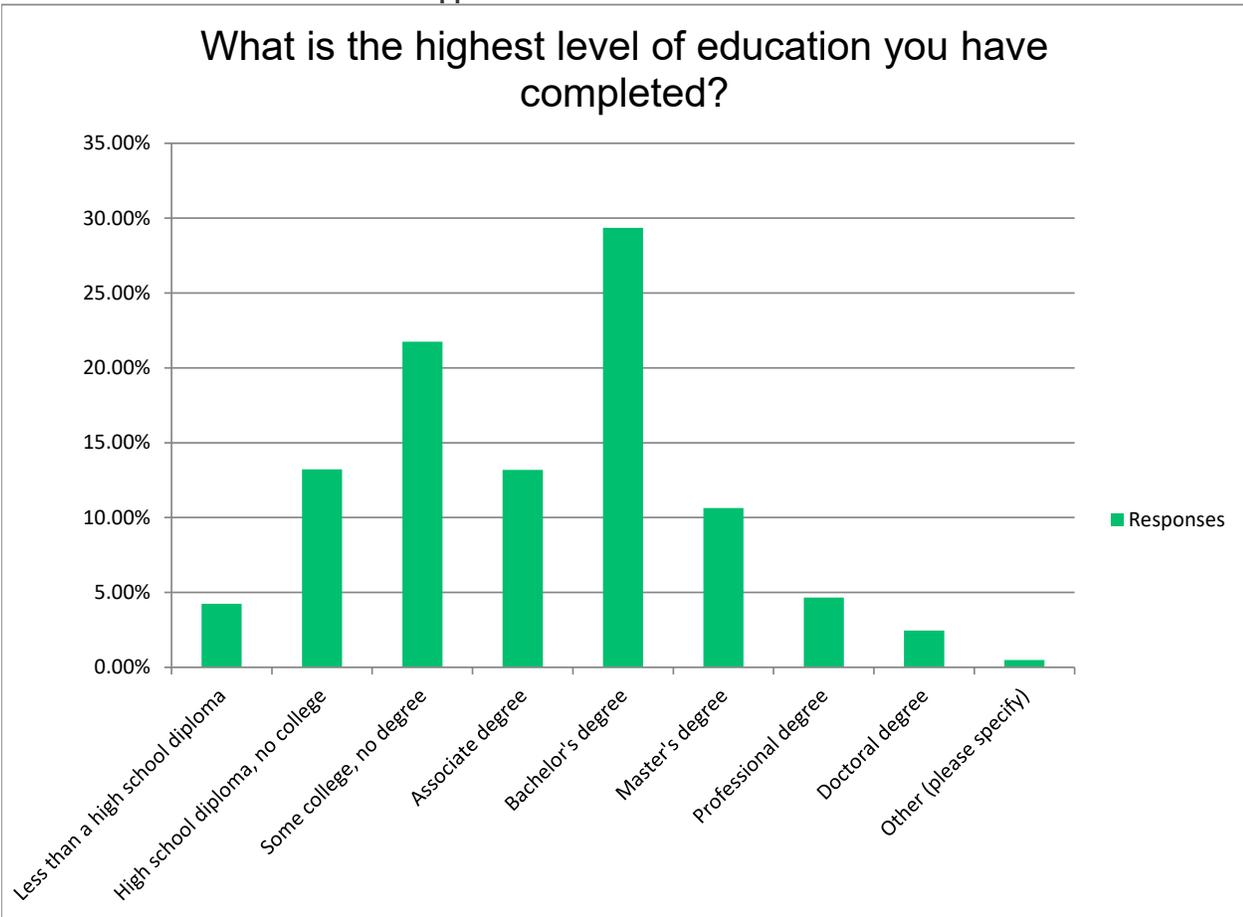
Answer Choices	Responses	
I prefer not to say	4.86%	129
Less than \$20,000	3.69%	98
Between \$20,001 and \$34,999	13.98%	371
Between \$35,000 and \$49,999	19.60%	520
Between \$50,000 and \$74,999	24.73%	656
Between \$75,000 and \$149,999	23.26%	617
Between \$150,000 and \$249,999	7.35%	195
Over \$250,000	2.53%	67
	<b>Answered</b>	<b>2653</b>
	<b>Skipped</b>	<b>126</b>



# Sonoma County Housing Policy Survey

## What is the highest level of education you have completed?

Answer Choices	Responses	
Less than a high school diploma	4.24%	112
High school diploma, no college	13.22%	349
Some college, no degree	21.74%	574
Associate degree	13.18%	348
Bachelor's degree	29.36%	775
Master's degree	10.64%	281
Professional degree	4.66%	123
Doctoral degree	2.46%	65
Other (please specify)	0.49%	13
<b>Answered</b>		<b>2640</b>
<b>Skipped</b>		<b>139</b>



## Sonoma County Housing Policy Survey

### What is the highest level of education you have completed?

Other (please specify)

Tags

bachelors plus specific diplomas

Bachelors Degree and Prof. Certificate + 140 units

Prefer not to say.

OJT

Pharmacy degree

Journeyman Operating Engineer

B.S plus 3 years of Graduate School

Cal proficiency and some jc

US Navy Propulsion Engineering

bachelors plus teaching credential

Real Estate Broker

Electronics Certification

BA with one AA and lots of continuing education

# Sonoma County Housing Policy Survey

## Do you identify as having a disability?

Answer Choices	Responses	
I prefer not to say	2.81%	74
Yes	19.11%	504
No	78.08%	2059
<b>Answered</b>		<b>2637</b>
<b>Skipped</b>		<b>142</b>

