ANALYZING HOUSING CAPACITY IN SONOMA COUNTY
Rebuild

Housing Pipeline

Additional Housing Construction

30k Units
DRAFT HOUSING SCENARIO

<table>
<thead>
<tr>
<th>Category</th>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rebuild</td>
<td>5000</td>
</tr>
<tr>
<td>Pipeline</td>
<td>16000</td>
</tr>
<tr>
<td>Remainder</td>
<td>9000</td>
</tr>
</tbody>
</table>
• APPROXIMATELY 5,000 HOUSING UNITS DESTROYED.
• SCENARIO ASSUMES THESE WILL BE RECONSTRUCTED IN PLACE.
• LOCATION AND TYPE OF UNIT KNOWN.
• UNITS INCLUDED AS EXISTING UNITS IN URBANFOOTPRINT
PIPELINE

- Pending development, or pipeline projects, provided by local planning departments
- Approximately 16,000 units in the pipeline
- Location and type and # of units known (address/APN)
- Translated into urbanfootprint housing and building types
SONOMA COUNTY PENDING RESIDENTIAL DEVELOPMENT - UNITS BY JURISDICTION

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>HU</th>
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<tbody>
<tr>
<td>Cloverdale</td>
<td>710</td>
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<tr>
<td>Cotati</td>
<td>243</td>
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<tr>
<td>County</td>
<td>999</td>
</tr>
<tr>
<td>Healdsburg</td>
<td>733</td>
</tr>
<tr>
<td>Petaluma</td>
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<td>Santa Rosa</td>
<td>5184</td>
</tr>
<tr>
<td>Sebastopol</td>
<td>21</td>
</tr>
<tr>
<td>Sonoma</td>
<td>300</td>
</tr>
<tr>
<td>Windsor</td>
<td>1615</td>
</tr>
<tr>
<td>Location</td>
<td>2010*</td>
</tr>
<tr>
<td>-------------------</td>
<td>-------</td>
</tr>
<tr>
<td>Cloverdale</td>
<td>3,476</td>
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<tr>
<td>Cotati</td>
<td>3,269</td>
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<td>Petaluma</td>
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<td>71,693</td>
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<td>Sebastopol</td>
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<td>Sonoma</td>
<td>5,093</td>
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<tr>
<td>Windsor</td>
<td>9,079</td>
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<tr>
<td>Subtotal Unincorporated</td>
<td>49,038</td>
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<tr>
<td>TOTAL COUNTYWIDE</td>
<td>188,487</td>
</tr>
</tbody>
</table>

* Note: 2010 US Census occupied HU estimate - 185,825
** Note: 2015 US Census American Community Survey occupied HU estimate - 190,662
Sonoma County Housing Pipeline Projects - PDA vs. non-PDA location

- 59% for Non-PDA
- 41% for PDA
Sonoma County Pending Residential Development - Housing Type

- 47% Single Family
- 44% Multi-Family
- 9% Senior/Group Housing
Sonoma County Pending Residential Development - CEQA Clearance

[Pie chart showing the clearance status: YES (most part) and NO (small part)]

- YES
- NO
ADDITIONAL UNITS

- 9,000 additional units remaining to reach 30,000 housing units after rebuild and pipeline units are completed
- Where could these be located?
- Is there capacity in Priority Development Areas?
Building a PDA focused Housing Growth Scenario

Determine GPBO Capacity in PDAS

Remove Pipeline Units from PDA GPBO Capacity

Remaining HU Capacity in PDAs (Approximately 15k housing units)

Calculate % of PDA capacity to allocate (9k/15k = 60% of remaining capacity)

Allocate by Traffic Analysis Zone to vacant land using automated GIS process.

Allocate to parking, ag., other open land if insufficient vacant land available

Reasonableness checking and manual adjustment if necessary
100% of Additional Units Located in Priority Development Areas, or Rural Investment Areas
Additional HU Allocated

- Cloverdale
- Cotati
- Petaluma
- Rohnert Park
- Santa Rosa
- Sebastopol
- Windsor
- Unincorporated

**BO Remaining Capacity in PDAs**  **Housing Units Allocated**
Additional HU Unit Types

- **SF Detached**: 6%
- **Townhome/Duplex**: 58%
- **Multifamily**: 36%

Concept Only

Legend:
- SF Detached
- Townhome/Duplex
- Multifamily
FINAL HU ALLOCATION
SUMMARIES
Total HU Scenario PDA/non-PDA split

PDA
Non-PDA

Concept Only
30k Housing Units Scenario by Jurisdiction

- **Subtotal Unincorporated**
  - Remainder - PDA Only
  - Pipeline
  - Rebuild

- **Windsor**
  - Remainder - PDA Only
  - Pipeline

- **Sonoma**
  - Remainder - PDA Only

- **Sebastopol**
  - Remainder - PDA Only

- **Santa Rosa**
  - Pipeline
  - Rebuild

- **Rohnert Park**
  - Pipeline

- **Petaluma**
  - Pipeline

- **Healdsburg**
  - Pipeline

- **Cotati**
  - Pipeline

- **Cloverdale**
  - Pipeline
Total Housing Units Added
URBANFOOTPRINT ANALYSIS MODULES AND OUTPUT

- Water Use
- Emissions
- Household Costs
- Energy Use
- Land Consumption
- Walk and Transit Accessibility
- Fire, Flood, and Sea Level Rise Risk
- Transportation
Total Land Consumed by Housing Growth, acres

- Base Scenario
- SC Pipeline + Additional PDA/BO dev to 30k units
- SC Pipeline Only (July 2018)
Estimated water use is lower in urbanized areas and PDAs.
Most of future VMT, GHG, and HH cost increases are from lower density pipeline growth.
Assessing fire risk and vulnerability using UrbanFootprint’s new risk and resiliency module.
Estimated Housing Units at Risk

- Base Scenario
- SC Pipeline + Additional PDA/BO dev to 30k units
- SC Pipeline Only (July 2018)

- Dwelling Units in Fire Hazard Severity Zones
- Dwelling Units in Special Flood Hazard Zones
- Dwelling Units in Sea Level Rise Risk Areas
PROJECT LIMITATIONS AND FUTURE WORK TASKS

• GENERAL PLAN BUILD OUT ESTIMATES NEED TO BE REVIEWED AND UPDATED (LAST UPDATE 2012).

• LOCATION OF ADDITIONAL OR “GAP” UNITS COULD BE ASSIGNED TO IDENTIFIED OPPORTUNITY SITES, OR ASSIGNED BY LOCAL PLANNERS, NOT A SEMI-AUTOMATED PROCESS.

• PIPELINE PROJECT DETAILS MAY CHANGE SLIGHTLY WHEN THEY ARE TRANSLATED INTO URBANFOOTPRINT FOR ANALYSIS PURPOSES.

• DIFFERENT DISTRIBUTIONS OF FUTURE HOUSING COULD BE ANALYZED