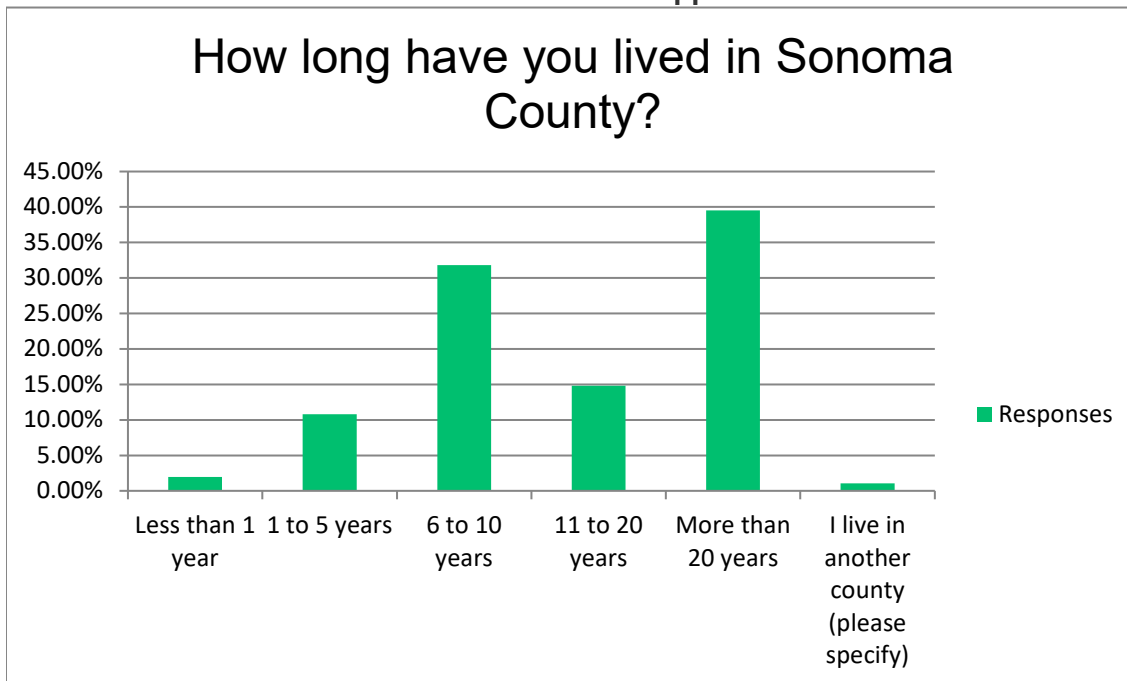


Sonoma County Housing Preferences Survey

How long have you lived in Sonoma County?

Answer Choices	Responses	
Less than 1 year	1.95%	31
1 to 5 years	10.81%	172
6 to 10 years	31.80%	506
11 to 20 years	14.83%	236
More than 20 years	39.53%	629
I live in another county (please specify)	1.07%	17
Answered	1591	
Skipped	8	



Sonoma County Housing Preferences Survey

How long have you lived in Sonoma County?

I live in another county (please specify)

Butte

cary

I ii

I lived in Sonoma County since 1984 and recently moved to Marin County. However I still work and own property in in Sonoma County.

Kenya

marin

Marin

Marin

Napa California

Napa County

Navarro County, Texas

North Carolina

Over 20. Why does this survey not ask if over 50 years, or born here.

PONTIAC

San Francisco

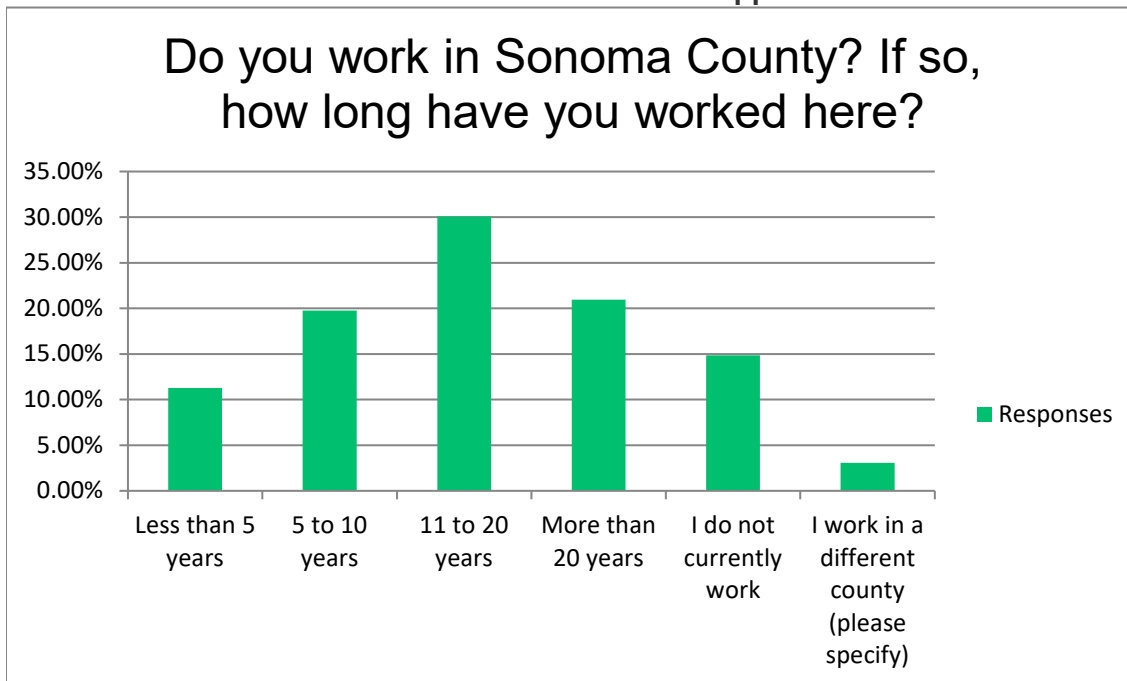
San Joaquin

Sonoma

Sonoma County Housing Preferences Survey

Do you work in Sonoma County? If so, how long have you worked here?

Answer Choices	Responses	
Less than 5 years	11.26%	179
5 to 10 years	19.76%	314
11 to 20 years	30.08%	478
More than 20 years	20.96%	333
I do not currently work	14.85%	236
I work in a different county (please specify)	3.08%	49
	Answered	1589
	Skipped	10



Sonoma County Housing Preferences Survey

Do you work in Sonoma County? If so, how long have you worked here?

I work in a different county (please specify)

Alameda

Alameda County

cary

Everywhere I work as a tour guide

I am retired but am working part time in Sonoma County for a B and B

I commute to Novato

I consult in several states.

I have worked in Sonoma County off and on from '92-2005, but since 2006 have worked out of county and currently work online out of county.

I work for myself, from home -- not sure how to answer this.

I work from home 2-4 days per week, and travel to clients all over the Bay Area 1-2 days per week.

I worked in the Santa Rosa 101 area from July 2016 to July 2020 (4 years). Then from July 2021 to January 2022. Over 4.5 years worked in Sonoma County. I was let go from job in January 2022. I am currently working part time in Marin County.

Jim Retired

Marin

Marin

Marin

Marin

Marin

Marin

Marin

Marin

Marin

Marin county

Marin County

napa

Napa

Napa

Napa

Napa County (Calistoga)

North Carolina

Oakland, but work from home.

PONTIAC

Retired

Retired from Agilent

Richmond

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

San Francisco

Solano

We

we are retired

Worked 35 years in SoCo. Now retired.

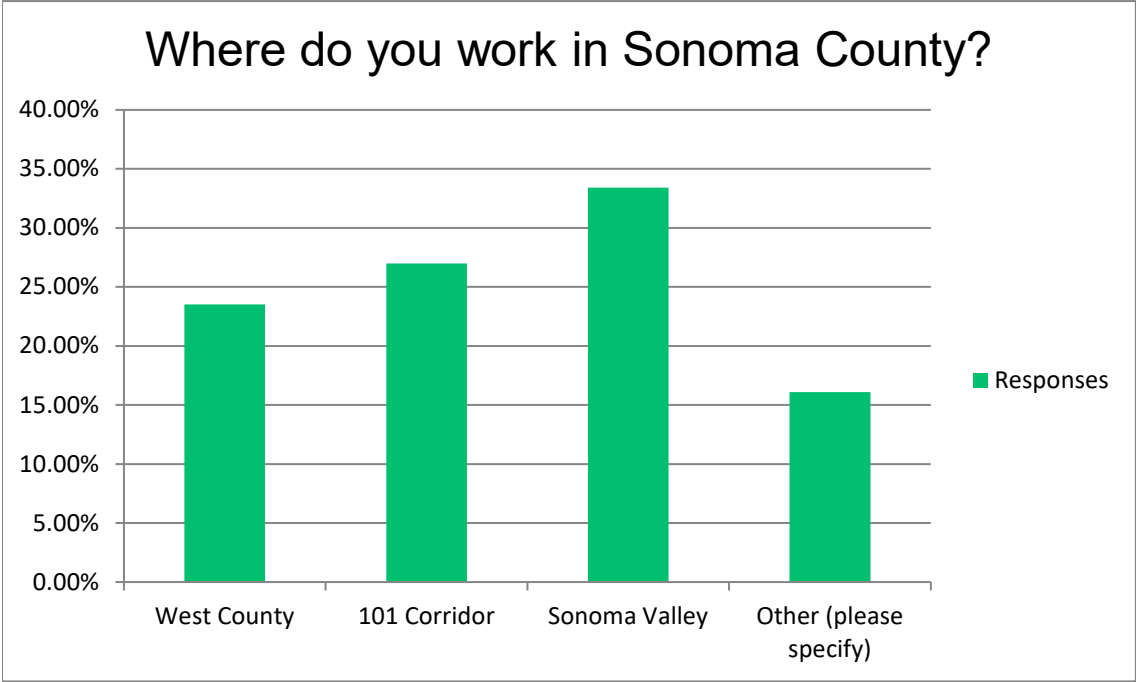
Worked in Marin, retired last year

Yes I'm a site engineer

Sonoma County Housing Preferences Survey

Where do you work in Sonoma County?

Answer Choices	Responses	
West County	23.52%	333
101 Corridor	26.98%	382
Sonoma Valley	33.40%	473
Other (please specify)	16.10%	228
Answered		1416
Skipped		183



Sonoma County Housing Preferences Survey

Where do you work in Sonoma County?

Other (please specify)

After 23 years in Do Co I've retired in SoCo

Airport area

All areas, as my work is project-based. Office is in west county

all county remodeling

All of Sonoma County

All of Sonoma county

All over

All over

All over

All over

All over Sonoma County

All over Sonoma County

All over the county. Construction engineering co.

all parts of the county except north of Windsor

at home in West County

At home. Sebastopol.

based out of Santa Rosa, but work all over the county

bennet valley

Bennett Valley

between Sebastopol and Cotati

Both 101 corridor and sonoma

Calistoga

cary

Cloverdale - Asti

County of Sonoma / 101 corridor Atherton to Santa Rosa / Napa to Monte Rio

currently retired

currently retired

currently retired - worked in Sonoma County for 50 years

Disabled

Disabled

Disabled

Dont work

Downtown

downtown Santa Rosa

Downtown Santa Rosa

Dry creek

Dry Creek Valley grape grower

East Santa Rosa

East Santa Rosa and Petaluma

east/downtown Santa Rosa

Everywhere

Formerly worked at Santa Rosa Memorial hospital. I am permanently disabled now.

From Home

From home in Santa Rosa

Glen ellen

Gratin casino

Have a long standing vested interest in the Geyserville area.

Healdsburg

Healdsburg

Healdsburg

Healdsburg

Healdsburg

Healdsburg (primarily work at home)

Healdsburg (primarily work at home) + at County Courthouse home

Home

Home Office

I am a Realtor, so the whole county and then some

I am a retired surgeon.

I am in school in Sonoma County

I am retired

I am retired.

I am retired.

I am self employed with projects in various locations around the north bay. I work from my home in West County.

I don't work

I don't work in Sonoma County.

I don't work.

I don't work

I live in Butte county and work remotely for various Sonoma county companies.

I work all over the county and Napa county, as I am a wedding floral designer. I also own an Air B n B in the Sonoma Valley.

i work in napa county

I work in SF county

I work out of my home

I worked for 25 years in Santa Rosa

I'm disabled

In SF

Kerra

Limpio casas

Loop

Marin

Marin
Multiple sites throughout the north bay
N/A
n/a
N/A
N/A
Na
na
NA
Napa
Near 101 and Old Redwood Hwy
Near Petrified Forest - Calistoga Rd and Mark West
No longer working, I am retired
North Coast
North County
north county
North County to Sebastopol, out to Monte Rio.
North of Sonoma
North side office location, but work at home mostly
Northern County part
Not applicable
Not applicable. I am retired.
Oakland
Oakland but work from home.
Office in Petaluma, work remote from home in Forestville
online teacher
Other
Out of county
out of my home
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove
Penngrove Elementary
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma
Petaluma

Petaluma Gap near Penngrove

Petaluma Valley

PONTIAC

PRMD

Remote

Remote-kenwood

Retired

Retired

Retired

retired

retired

Retired

Retired

retired

Retired

Retired

Retired

retired

Retired

Retired

retired

retired

Retired

Retired

Retired

Retired

Retired

retired

Retired

retired

Retired

Retired

retired

Retired

Retired

Retired

Retired

Retired

Retired

Retired

Retired

Retired from State service in Sacramento, and retired home to Sonoma County.

Retired State of California

retired, but worked along 101 Corridor for 40 years

Retired.

Retires

Richmond ca

Rincon Vallet

Rincon Valley

rincon valley

Rincon Valley

Rincon valley

Rohnert Park

ROHNERT PARK

Rohnert Park & Santa Rosa

Roseland

SAFEWAY Petaluma South

sales

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa

Santa Rosa airport area

Santa Rosa but live Sonoma. Too much gas.

Santa Rosa CA

Santa Rosa ca

Santa Rosa ca y sus alrededores

Santa rosa California

Santa Rosa downtown

Santa rosa, Ca.

Santa Rosa, near spring lake

Sebastopol

Sebastopol

see above

Seeking work since Covid job loss

Sonoma

Sonoma County

Sonoma county

Sonoma State University

South Santa Rosa

Southwest

SSI

Supermercado.

surveymonkey.com/r/sche2

tele commute SF

The entire county

The private sector

Todo el condado

Travel to multiple cities

Various locations.

Veramons

West Santa Rosa

West Santa Rosa

Windsor

Work firm home near fair ground

Work from home

Work in Napa

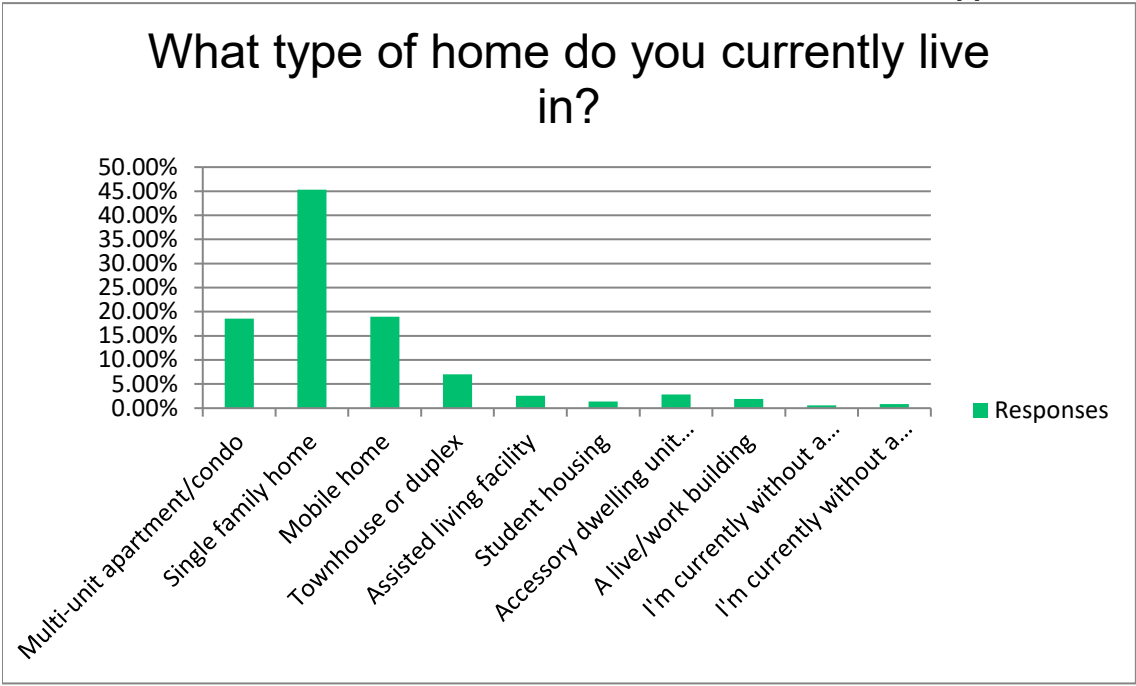
Worked in Marin County

Worked in Sonoma

Sonoma County Housing Preferences Survey

What type of home do you currently live in?

Answer Choices	Responses	
Multi-unit apartment/condo	18.57%	291
Single family home	45.31%	710
Mobile home	18.95%	297
Townhouse or duplex	7.02%	110
Assisted living facility	2.55%	40
Student housing	1.40%	22
Accessory dwelling unit (aka granny or in-law unit)	2.87%	45
A live/work building	1.91%	30
I'm currently without a home, living outdoors or in a vehicle	0.57%	9
I'm currently without a home, living indoors	0.83%	13
Other (please specify)		39
	Answered	1567
	Skipped	32



Sonoma County Housing Preferences Survey

What type of home do you currently live in?

Other (please specify)

24' trailer

A tent

Agricultural property home

Condo

Country property with three homes that I own

Currently living with friends and son while awaiting confirmation with Section 8 to move in with my son.

granny unit

Home with ADU attached

House on ranch. Agriculture is being ignored in housing. VERY UNFAIR and maybe in conflict with state law to not allow ADU on ag property where they are so needed.

Having to call second unit ag employee house creates financing difficulties that government ignores. Do not run off experienced stewards of the land by making housing not affordable.

Housing Land Trust home

I live in a 5-bedroom house and we are 7 people, pure family, because you cannot live any other way with such high stakes.

I rent

I rent a house

I rent a house.

I rent an apartment

In a community

Lowincome rent, Sect.8

Manufactured home on a farm

My Sonoma County residence is a mobile home, having lost our cottage to fire.

Rent a room with 5 people in the home

Rent two Rooms ,in a share, in a single family home. Currently look for a 2bd apartment with a TBRA voucher that's about to expire before there are not many 2 bd apts with in the voucher amount (\$2285/mo) my voucher expires 3/31/22. If I don't find an affordable rental me And my daughters will be homeless.

Rented house

Renting a house

Renting a room

Room

RV homeless

Section 8 Senior Housing

Senior residence (50 residents in "cottages") - HUD affiliated

Shared Rental

Single family home with upstairs apartment

Studio

Studio

Studio with no laundry

supplemented rent 600 SF apartment

Transitional Housing

Transitional Housing

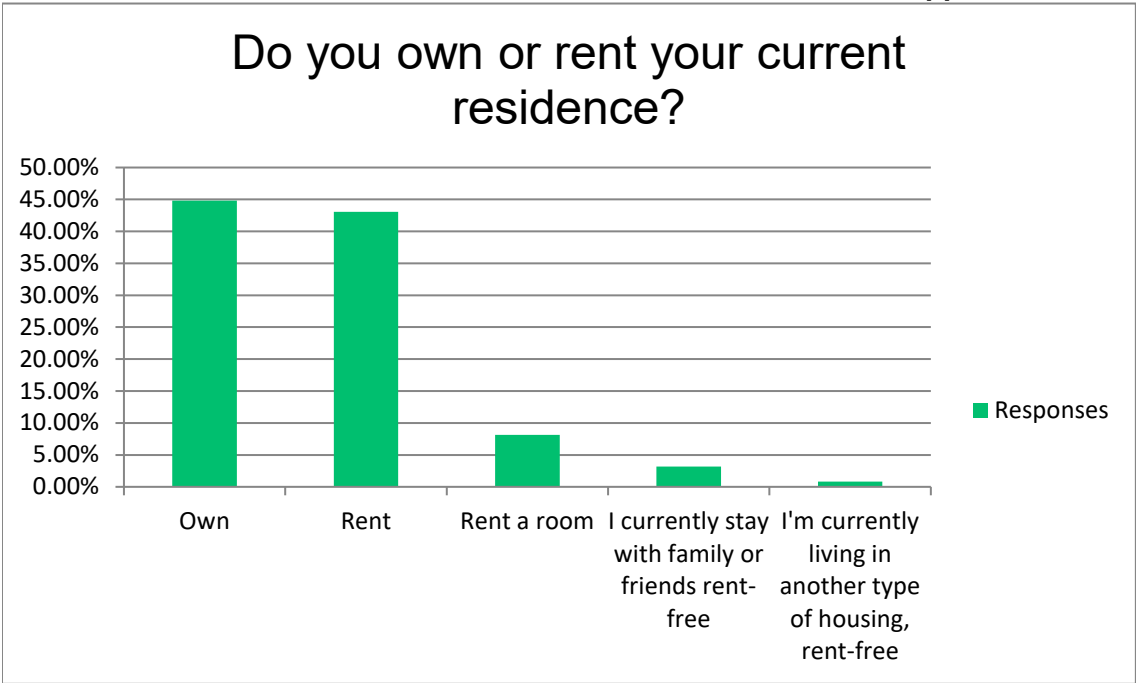
Triplex

We have doubled up with my in-laws. It's crazy but the only way we can all afford to continue living here with ADU

Sonoma County Housing Preferences Survey

Do you own or rent your current residence?

Answer Choices	Responses	
Own	44.83%	707
Rent	43.06%	679
Rent a room	8.12%	128
I currently stay with family or friends rent-free	3.17%	50
I'm currently living in another type of housing, rent-free	0.82%	13
Other (please specify)		27
	Answered	1577
	Skipped	22



Sonoma County Housing Preferences Survey

Do you own or rent your current residence?

Other (please specify)

30% if my monthly income

Community Land Trust property - I pay a monthly fee but have a 99-year lease.

Currently living in a rented house, paid for by State Farm, as we lost our home in the Glass Fire.

Family land rural Sonoma county rent work trade and pay

Ground lease rental on Community Land Trust owned property

He paid for parking but it is very small and they charge a lot

House on ranch

I am part of a shared equity housing collective

I currently live in a mobile home owned by my grandmother. When she dies I will be homeless as I cannot afford rent let alone moving expenses anywhere. No one helps people like me.

I live in a 5 bedroom house

I live in this small apartment by virtue of a HUD housing voucher. Without it, I'd be homeless.

I own the mobile home but pay rent for the lot - so you need to update this questionnaire to allow for check marks in two sections.

I wish I owned my home but the bank is still in control. There is no true freedom when we have a mortgage.

In my car

Live in Bfs house free of rent

Live on our licensed cannabis farm.

My family and I are paying rent

My tent

No home

Owe my home

own home, rent space

Own mobile home, rent space.

Own Mobile Home, renting space in a MHP.

Own the house, pay rent on space.

Unsheltered

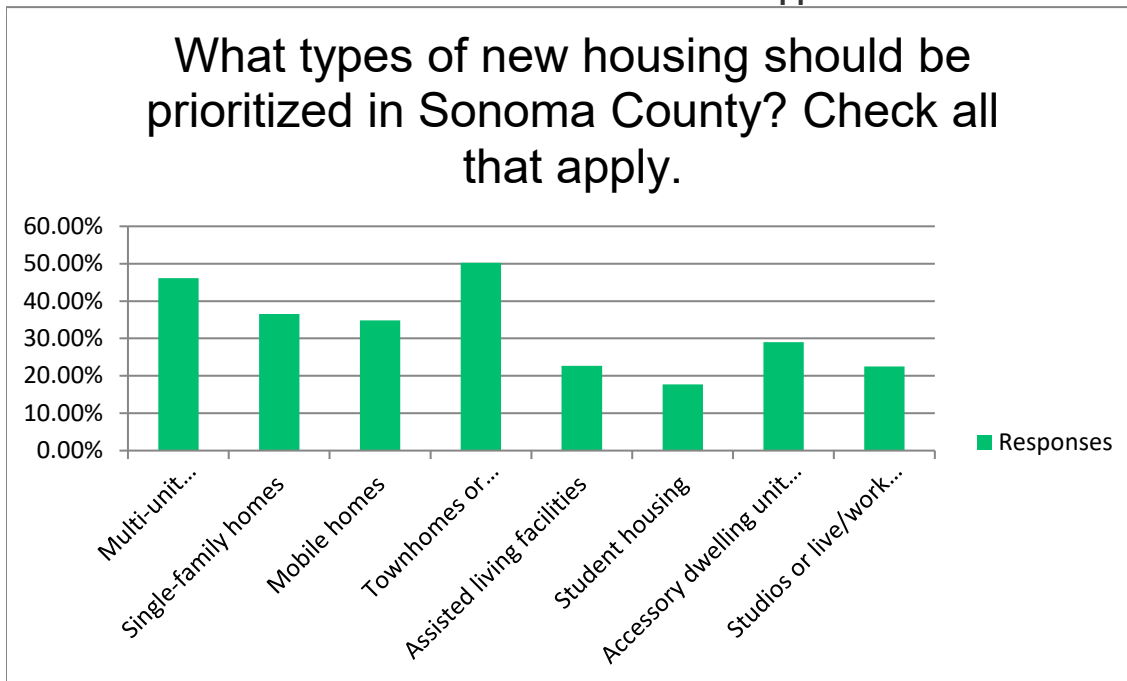
Vehicle

We are paying for a bunch of expenses for my in-laws as "rent"

Sonoma County Housing Preferences Survey

What types of new housing should be prioritized in Sonoma County? Check all that apply.

Answer Choices	Responses	
Multi-unit apartments/condos	46.12%	665
Single-family homes	36.55%	527
Mobile homes	34.81%	502
Townhomes or duplex/triplex homes	50.21%	724
Assisted living facilities	22.68%	327
Student housing	17.75%	256
Accessory dwelling unit (aka granny/in-law unit)	28.99%	418
Studios or live/work buildings	22.54%	325
Other (please specify)		156
	Answered	1442
	Skipped	157



Sonoma County Housing Preferences Survey

What types of new housing should be prioritized in Sonoma County? Check all that apply.

Other (please specify)

Other community housing situations like Cohousing or limited equity housing coops

"Stepping Stone" type safe parking with central community facilities. Good balance of trees and landscaping - not just a bare parking lot. For RVs and Trailers - so people on the move looking for work or needing to leave a former community can travel and find work and community before they invest in solid housing.

100% affordable housing

Accessible/affordable

Accessible housing built using Visitability method or universal design

Affordability! Rents are a ridiculous level here...might have to go elsewhere

Affordable

Affordable for low income single family homes with secondary dwellings on the property. And even lower priced condos/townhouses and apartments for the homeless.

Affordable for young families or multigenerational

affordable housing

affordable housing

Affordable housing both owning & renting

Affordable housing for local workers is badly needed

Affordable housing of all types, but given the housing mandate, multifamily should be the dominant product for several reasons.

Affordable housing should be a priority.

Affordable housing without so many expensive requirements. No one wants to be perceived as anti-fire safe, but do we really need to increase the cost of single story home by 5-10% with internal fire sprinklers? Keeping housing on existing long time agriculture businesses, farms, ranches, dairies. This means keeping the younger generation of on the property. It seems insane to have ag property have second unit exclusions. Having a farm employee home covenant on the parcel means we cannot refinance with a conventional loan. We could have saved \$800 month if we did not have an ag employee covenant recorded on the property. It has taken so long to get the permits that now we may be unable to afford to build with an expiring equity line and have already lost out on the opportunity to refi at a lower rate. I realize the county benefits from higher taxes if long time residents can be driven out and the property sold with a new higher tax base. But the new residents tend to want a lot more services and come with higher costs. I am frustrated by some county PRMD attitudes that if building in the country you must be able to afford a lot. Long time families who have kept agricultural properties are usually not any higher income than other county residents and most I know are lower income than average and live in smaller than average homes without dishwashers etc. Vacation rentals: It seems backwards that an ADU cannot be used as a vacation rental. Having it near a primary residence seems like it would stop a lot of problems. And take some pressure off housing for those who only would build a second unit for a vacation rental as they do not want someone there full time.

Affordable Senior housing

Affordable single family housing for first time homebuyers.

Affordable smaller, hyper-efficient units.

Affordable units (low and very low income); assisted living for low or very low incomers;

Affordable work housing. There is no middle road it's either for the rich or super poor

Affordable, workforce housing should be located near services in an urban area, NOT a rural one without services, to cut down on commutes.

All dense housing belongs in incorporated cities, where services are available

All of the above are candidates, but it really depends on WHERE you are building. You don't want to do dense infill in the middle of a rural area. You want to respect the land & community, and what fits best and blends in...height, density, architecture should fit in.

All units that are affordable by design.

And tiny homes multi site residential areas

Any type of dwelling that is built in already developed city centers. There is ample opportunity for in-fill development on good sized parcels in already denser city cores.

Anything that could be more affordable! Also please look at allowing tiny houses and other dwellings that have composting toilets. Basically, every type of affordable housing, to hang on to the locals who are being pushed out by the housing market and vacation rentals.

Campsites for recreational vehicles

City in-fill lots

Co-housing

co-housing or eco villages with farm

community land trust

Community Land Trust owned properties; specifically work force cluster housing

Congregate or individual housing as needed (e.g. for homeless people)

cottages, missing middle, garden apartments

Focus on in-fill development only! Preserve our rural and open spaces!

Habitat for Humanity

High density affordable housing, on infill property, near public transit.

high density and affordable infill in already developed areas, near transportation corridors like SMART Train. Also you need to consider water use infrastructure, to make sure water efficiency is optimized.

High density housing, on infill land, near services

High rise apartments downtown, working smaller as you work outward, eventually moving to single family homes.

Homeless accommodation

Homes for people without income who can be housed and then obtain income.

Homes where families with young kids or multigenerational families can live with gardens to grow food and/or flowers

Houses with accessible sale prices

Housing for vets, disabled, seniors and homeless

Housing specifically for families with children that have housing vouchers and not the best credit. For instance my voucher is \$2285 /mo my portion is \$150 a month. I don't pose a high risk of the rent not being paid but my credit is blemished by my mom not paying her rent when she lived with me. Other wise I have never had a rental blemish

Housing that is affordable in all levels also create policy that private sectors to protect their clients in all levels and their employees. by mandating evaluation periods to be cleared by behavioral health so they can place people in the right housing that addresses the issues and keep private sectors from allowing placement of mental ill just for a check.

Hud ,,,,not Burbank HUD tax credit Housing

I am in favor of prioritizing denser housing with attention to building in ways that foster healthy communities, reduce ecological impacts, and promote fire resilience.

I believe we should build a diverse housing market, and include urban gardens that are cooperatively managed between property owners and the various jurisdictions

I don't know enough about the housing needs of the county to answer this question. Don't listen to people's opinion. Do the research. Make a decision based on facts.

I think the most important thing to consider is to make housing affordable and also not to expect people to live someplace that you would not care to live yourself (ie: tiny homes---not a good option).

I would love to see mixed use like in so many cities in Europe, retail on the ground level and 3-6 levels of flats/apartments above. Walkable, high density with open space but energy and water efficient and maximizes the land to help preserve open space and ensure we have areas to build for generations.

I would prefer small gatherings of duplex/triplexes, then gatherings single family home w/in-law or no in law.

In my neighborhood, we have an older population with 1-2 residents per household who are no longer in the workforce inhabiting single family homes. I am older myself and a 2 person household, but because I work from home we utilize 1 bedroom as an office. in-fill development, of any type of dwelling, in already developed city centers and town centers. in-fill in cities, close to transportation

It is difficult to find housing for these people who already have more than 2 children.

It would be great to develop more housing options for people that don't fit the stereotypical "family" trope. Single occupancy, smaller, more affordable units for individuals.

legalize tiny homes

live work not studios

Low cost Senior housing

Low income assisted living, senior housing with gardens

Low income housing

Low income housing

Low income single family homes

low income to moderate income homes

Low to Moderate Income Housing, AFFORDABLE housing

Low-income / affordable housing

Low-income houses

Low-income/transitional housing

Mobile homes in a park. Revive one of the old ones that closed.

Moderate income housing

Moderate income housing

Modular/mobile homes on foundations with garages. Affordable Senior Living. Affordable/subsidized Veteran oriented studios/small apartments/tiny homes with pets allowed. Accommodations for medically and mentally at risk homeless. Not sure of the need for live/work.

More affordable housing for very to extremely low income, more temporary/permanent supportive housing for those coming out of homelessness, more ADA accessible housing

More low income housing and programs that do rent to own. Sonoma county is too expensive for low income ppl to get homes.

Also this open housing for people still on the street they would be moving out of apartments into a house. More units for people on low income.

More places for short term tenants.

Multi age complex. Senior housing is too restrictive.

Multi house compounds(including tiny homes on wheels compounds). Cottage homes(not on wheels 700 to 1100 sq ft) grouping on a property - outside city should be large lots with land buffer from neighbors . in cities small lots like a tiny city lane but actually a communal driveway with park-let and near city services and transportation hubs. Different than the multistory apartment complex. This could be accomplished with duplexes.

multi-generational/extended family homes

Multi-use (Commercial-Residential)

My home with a mortgage

Need more small "starter" homes. Not all single family homes have to be large 2-4 bedrooms. Singles and seniors want to own a home too.

Need to construct homes that fill a variety of needs/lifestyles. Apartment life does not fit all families/cultures/needs.

No housing - keep the open space

No more building ! Santa Rosa has become congested , there are too many people. Quit building , and bringing more to live here .

NO MORE TOWNHOMES!!! Please build every unit as an accessible unit! Once you build a townhome with 2-3 stories, that apartment is forever out of the accessible housing stock for seniors (cannot climb stairs) and those with mobility impairments (wheelchairs, walkers, scooters). Sure you make the bottom floor accessible, but would you want to live in 1/2 or 1/3 of a house? What if you are a disabled parent with two kids? How does that parent raise children in the house where they are only able to be on the bottom floor? Or a family of two parents and three kids, but one child is a 6 year old in a wheelchair. Do you make the 6 year old sleep downstairs while every one else sleeps upstairs. NO MORE TOWNHOMES!

No new housing at the expense of open space and agricultural land.

None

None! The houses for rent now are so unobtainable that families cannot even rent in this economy. It should be a 5 year FREEZE on new development.

None.

None. Fill the existing vacant homes. In the city of Sonoma there are about 10K people and about 16K housing units.

Owner built home, small one and two bedroom houses for "starter" homes as were available in the 50's and 60's with reduced county costs such as park fee, road fee, school fee, etc. because these one and two person homes won't put as much pressure on services. Many sewer systems were not built for growth and with a majority of Fed. \$ that was bounded by restriction. Federal law trumps state law and the protection of these facilities must be upheld. If you want new growth, build new sewer systems and let the new houses bear the costs. There were county promises made that still apply.

Places for disabled

Please build anything and we everything. If a developer wants to build, please just approve.

Please don't build anymore over in Roseland. It is so crowded it's hard to move around. We will never be able to get out in an emergency.

pocket neighborhoods

Re-Assess zoning for streamlined lot line adjustments to allow for splitting 3+ acres parcels into 1 1/2 acre parcels. This would allow residents the opportunity to gift property to adult children allowing them to stay in Sonoma County to raise families. It is too expensive otherwise and granny units cannot accommodate a growing family.

Require universal design and visitability design (barrier-free entry, wide hallways, main floor powder room with wheelchair maneuverability. Age-in-place options.

Reuse of existing buildings at Sonoma Developmental Center for AFFORDABLE residential uses

Revamping RR zoning to allow for 1 acre, or even .5 acre lots, on shared well in the county when very near urban areas and where they are already pervasive. IE: We are surrounded by .5 and 1 acre lots 1.5 miles east from Sonoma Plaza but with 2.5 acres on well water, this land cannot be subdivided. With such a dire need for infill of housing this seems too restrictive. Water scarcity issue could be mitigated with gray water and xeriscaping in place.

RV living in appropriate locations, rural 5+ acres, not bothering the neighbors

RV Park let people stay in their home and stay comfortable

RVs and TINY HOMES

Seems to me we should be looking more at our existing infrastructure to insure we can handle extra sewer, water, road demands in our County!

Senior and Veterans affordable housing. Housing for teacher's that is affordable.

Senior housing

Senior housing

Senior housing - including "affordable" assisted living. Starting standard rate in SC is over \$4500 a month; this is NOT affordable for most people.

Senior living facilities and low cost affordable housing.

Shared housing

Shared housing

Shared housing.

Sheds. Tiny home villages. Safe parking. Tent Villages. Better, safer, long term shelters.

Single level, one story apartments and/or homes. Sonoma County is aging, so why did someone come up with the bright idea to go higher and higher? Planning on renting and selling to young adults and put seniors in the street?

Single-story, small single-family homes with 12-15 feet between houses.

smaller homeownership units

Smaller single family residences with one floor for seniors to free up larger single family residences.

Something affordable!

SROs/boarder houses - some folks just need a safe, secure room. This county offers scant, contributing to the homeless problem.

Stand-alone houses

subsidized senior housing

Sustainable communities with the best technologies for water reuse, rain capture, renewable energy and transportation infrastructure. Mixed use with work opportunities and business integrated.

The type of home depends on the location - multifamily housing in urban areas; lower density in rural areas, due to the lack of services.

There are very few places of mobile homes

Tiny (350-650'sq) house villages, RV parks, campgrounds, hostels

Tiny Home Villages

Tiny home villages or other ideas to house the homeless (like what SAVS has done). More addiction/mental health accommodations for CSU and other organizations. More safe parking places for the unhoused in their cars.

tiny homes

Tiny Homes

Tiny homes

Tiny homes

Tiny homes in policed and managed villages for homeless people.

tiny homes on wheels

Tiny homes or rooms for the unsheltered

tiny homes with composting toilets RV homes with compost, porta potty tank or sewer hookup *a home, RV home, Tine home, AUD that is serviced by a porta-potty tank should be permitted as the provider is safe, clean, professional. ALL new residences should NOT be allowed to be used as short term vacation rentals which is taking homes from residences. Short term vacation rentals must be trimmed back as they take vital homes put of residential use and are contrart to the housing element in our General Plan. We have hotels, motels. inns, bed & breakfast inns that provide lodging - if owners keep them up!

Tiny homes, safe parking sites, RV sites

tiny house communities

Too many requirements and fees for building an ADU .

Truly affordable housing for lower and middle income families. The homes built should be varied in size, type and location. units for homeless

Units that people who work here can afford without spending 75% of their income on housing.

We are in a Drought !! More new housing will make this worse !!

We need ALL kinds of housing but dense housing near transit should be prioritized

We need community controlled housing that is truly affordable, like Community Land Trusts.

We need housing for older couples, folks on fixed incomes, and single people.

What kind of questionnaire is this? Clearly If there is a housing crisis you have to slap a bunch of multi unit housing up in some industrial area for the poor who are not gonna be able to pay very much. The rest of it will take care of itself. Developers will develop what makes them money, not you. So when you want developers coming in to help you out forget it because everybody knows Sonoma permit reputation

Whatever the housing type, should focus on in-fill development near existing population centers. Preserve the rural character of the county should be a priority.

Whatever type of housing is developed, it should be in-fill development in city centers or already densely populated areas.

With our limited water supply we should stop building.

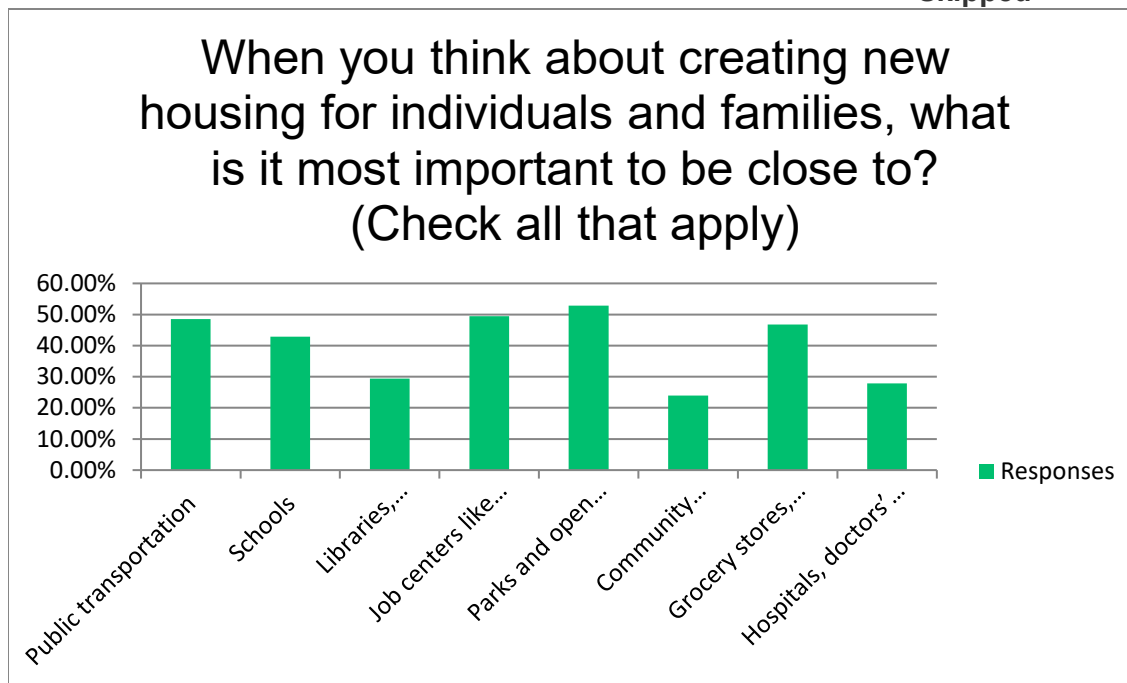
workforce housing

workforce housing of all types

Sonoma County Housing Preferences Survey

When you think about creating new housing for individuals and families, what is it most important to be close to? (Check all that apply)

Answer Choices	Responses	
Public transportation	48.52%	706
Schools	42.89%	624
Libraries, government offices, non-profits and other social services	29.42%	428
Job centers like cities and downtown areas in small towns	49.48%	720
Parks and open spaces	52.85%	769
Community gathering places	23.99%	349
Grocery stores, restaurants, and other businesses	46.80%	681
Hospitals, doctors' offices, and other medical centers	27.90%	406
Other (please specify)		62
	Answered	1455
	Skipped	144



Sonoma County Housing Preferences Survey

When you think about creating new housing for individuals and families, what is it most important to be close to? (Check all that apply)

Other (please specify)

I hesitated to check "public transit" because it's currently impractical to use due to infrequent schedules.

A community where one is welcome. Projects and community that one can contribute to.

access to first responders and adequate law enforcement, adequate infrastructure like water and roads, ingress and egress during fires
affordable is the most important

All of the above

All of the above

All of the above. Given fuel costs & traffic congestion, analyze which factors can be best addressed by mass transit and rank the potential reduction associated with mitigating each of the other factors.

All the above

Another city in another county

Anything that you can't get done from home or off the internet.

cost of rent/housing is more important than any of these

Current public transportation usually doesn't even get you close to your work location. You need other wheels to take you the rest of the way.

Density, transportation access, and mixed-use buildings. AFFORDABILITY is key. But really, there are just too darn many people (on the planet, and in the county). Things are just going to get worse. I guess I feel like it's important to maintain the character of the county because I love it. But honestly, affordability AND rural-ness were a big part of what I loved and those seem to already be lost forever depends on age of occupants

Different people have different wants and needs. On ag properties housing for farm residents should be an option. Many work at home and it should not be assumed that job centers are in cities. It depends on where someone is in life and in health, children or not, retired or not, where they might want to be. I would rather live in a rural trailer than a large condo and some prefer the opposite. Grocery stores are a lot different than other businesses. I like to be within 10 miles of a major grocery store. Closer would be great but I make a point of avoiding trips if possible for environmental and vehicle cost reasons.

Entertainment venues, music and movie theatres in particular

Escape routes in case of fires. Ample water resources.

Fill VACANT homes. Do NOT build more. AFFORDABLE housing NOT *more* housing! JFC we don't have adequate water and other infrastructure as it is.

Having access to all of these are important however if you can barely afford rent it's hard to get to the grocery store and restaurants etc.

Highways

Housing should be located with the minimization of commute and shopping traffic in mind.

Housing should be near all these things... housing should NOT be built in the rural WUI on narrow (unsafe) roads

I believe neighborhoods should be diverse, functional, walkable/bike about, and that they should serve the whole community in a delightful, beautiful, mixed-use, but highly functional way.

I can not speak to the priorities of others

I don't think it matters the location. We just need more low income housing to get the homeless off the streets and everyone on the hud waiting list to be matched with a home.

I've lived in rural Sonoma County my entire life. There's no reason that housing would specifically need to be "near" any of these things listed. Envirotards will want housing clustered to reduce ghg admissions. All this does is snarl traffic and reduce quality of living. Build where you can.

Ideally close to (walking distance or public transit friendly) necessary amenities like groceries, hospitals n work.

In a rural county (comparatively) our ag and vineyard/winery workers need housing close to where they work - being close to schools and public transit may simply not apply even though in an ideal world everyone could be close to schools and public transit.

it depends - housing for families near schools; housing for workers near jobs; housing for seniors near transportation, doctors, senior center, grocery

It depends on your target demographic. Older individuals tend to have more health care needs and proximity to doctors and hospitals in areas where public transportation is available. Families need to be closer to schools and jobs.
Job centers in downtown areas in small towns, is a joke, it is a great idea, but a pipe dream.

keep open spaces open - we voted to preserve our greenbelts and not develop our mountaintops and we expect fidelity to those principles let us keep Nature around us, room to grow food.

Low cost apartments

None

none of the above - it is too relative to the individual

Not in this county.

only job centers in cities, our road system is horribly clogged already. There is a new aggressiveness and lack of following driving rules because of the frustration of commute time traffic. If we want something these days we rarely drive to SRSA...we order it from target or Amazon or Costco. We'd love to patronize local businesses, not chains but we are forced to compromise.

Parks and community places are essential to one's physical and mental health

places of worship

places of worship

price, price, price; no amount of amenities matter if you can't afford the rent, when people who make 60% AMI and less can choose to be near all the social goods, that will be great

Probably the most important item on that list of things it's important to be close to is grocery stores because people need to be able to get food and supplies even if they don't have transportation, IMHO.

Public transportation shall allow me to go to all these places. I love open public parks and trips to the ocean and cities where groceries might be cheaper

Safety is key

Should be close to where the person finds community. Rural Sonoma county has many community with very few homes available for their younger generations due to folks staying in their homes or vacation rentals. It's time to look at alternatives like yurts/small homes/cabins with features such as composting toilets and grey water systems. These are both low impact and add water saving elements
Social services, VA, SSA, all in one Place.

Take a look at the older sections of Santa Rosa - corner store or small shopping area (Town & County Center), little parks (North Park on North Street or Humboldt Park) on one or two blank lots. Large apartment complexes need to be near bigger stores (Safeway) so people can walk. Combining a school with a park is a great idea. Multiuse spaces, like San Francisco where there is an apartment above the businesses or apartments above light industrial spaces to lessen crime and increase use.
That they let more homes and all families qualify and they don't raise the rents

These are important for low income and homeless and elderly & disabled only. They are not that important to the rest of us who are dealing with the lousy transportation, poor infrastructure planning and declining services. These should NOT be a reason to deny a permit. This is a bullshit choice, in community centers and cities. Preserve farmland and natural resource. Do not disburse housing unless you understand the cost. Cost of disbursement bad, bad, bad.

traffic- you have failed to be able to manage traffic and evacuations. I know from experience.

Travel needs vary with age, health, occupation, etc. One shoe does not fit all.

Walkable neighborhoods

Water

water availability

Water availability. If it doesn't exist, we can't build.

Water demands. Impact on traffic.

We need housing that supports young families across the socio-economic spectrum. Children who grow up in welcoming, accessible communities with access to open spaces will be better equipped to make a positive contribution to their communities as adults.

Where is the water coming from? What roads will they drive and can we support that?

Within an urban area - near goods and services to reduce VMT. What do you mean by "downtown areas in small towns" - if these are rural villages - no. Housing needs to be in urban places.

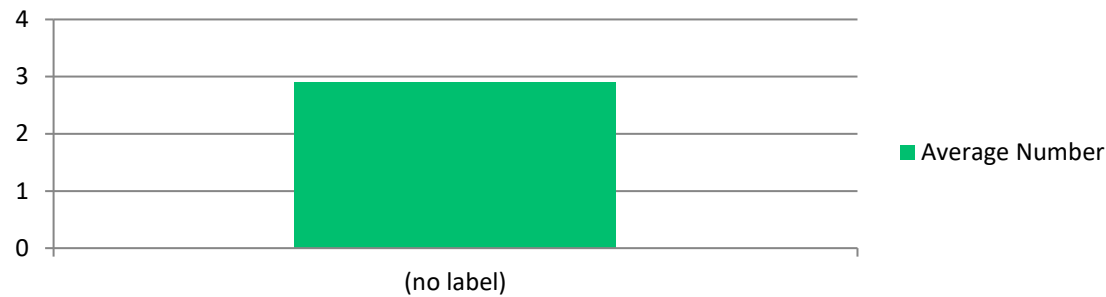
You need to have the right public input, from The people most affected by having lower income

Sonoma County Housing Preferences Survey

We know that public input can make projects fit communities better. However, the tradeoff can be longer planning and development processes that mean longer waits for new housing. Using the slider below, show what you think the right balance is between robust public input opportunities and a faster planning and development processes.

Answer Choices	Average Number	Total Number	Responses
(no label)	2.908288043	4281	100.00% 1472
		Answered	1472
		Skipped	127

We know that public input can make projects fit communities better. However, the tradeoff can be longer planning and development processes that mean longer waits for new housing. Using the slider below, show what you think the right...



Sonoma County Housing Preferences Survey

Building more housing that is denser (like multifamily housing/apartments or rather than single family homes) lowers the cost of building each individual unit, making housing prices more affordable. However, some people say that denser housing hurts neighborhood character. Using the slider below, show us what you think the right balance is between building denser, more affordable housing and maintaining neighborhood character.

Answer Choices	Average Number	Total Number	Responses	
(no label)	2.676712329	3908	100.00%	1460
		Answered		1460
		Skipped		139

Building more housing that is denser (like multifamily housing/apartments or rather than single family homes) lowers the cost of building each individual unit, making housing prices more affordable. However, some people say that denser housing...

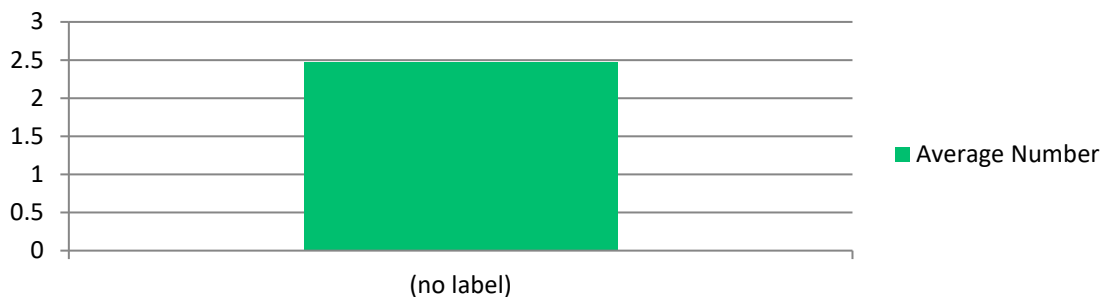


Sonoma County Housing Preferences Survey

Some people think that we should encourage building smaller units that will be less expensive, while others think that we need to prioritize building housing that has more room for larger families. Using the slider below, share what you would prioritize.

Answer Choices	Average Number	Total Number	Responses	
(no label)	2.470061941	3589	100.00%	1453
		Answered		1453
		Skipped		146

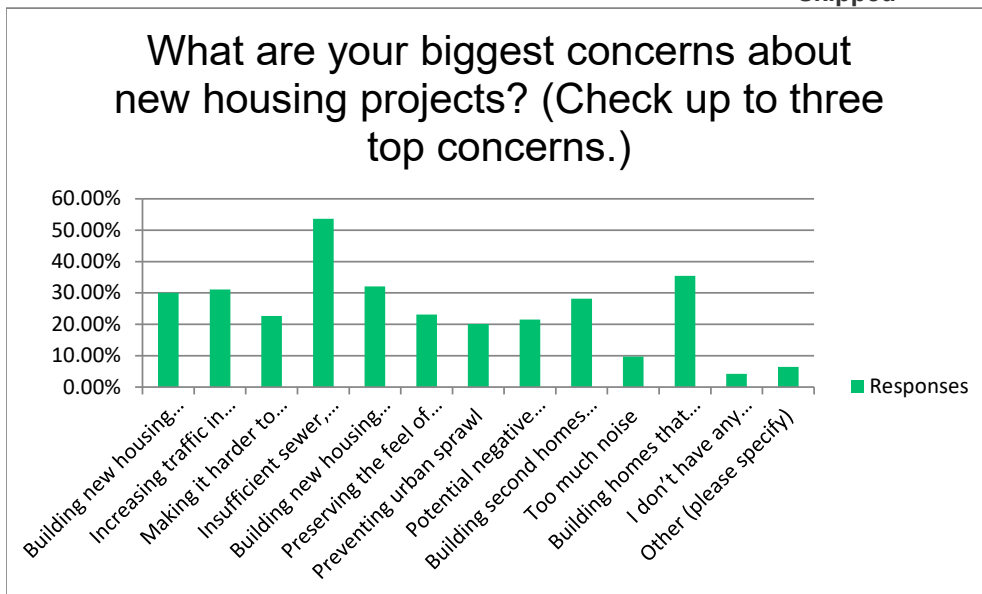
Some people think that we should encourage building smaller units that will be less expensive, while others think that we need to prioritize building housing that has more room for larger families. Using the slider below, share what you would...



Sonoma County Housing Preferences Survey

What are your biggest concerns about new housing projects? (Check up to three top concerns.)

Answer Choices	Responses	
Building new housing in areas that may be vulnerable to wildfires	30.03%	446
Increasing traffic in Sonoma County, making it harder to get around	31.11%	462
Making it harder to park in denser areas of the county	22.63%	336
Insufficient sewer, water, or other infrastructure to support new reside	53.60%	796
Building new housing in areas that may be vulnerable to floods	32.05%	476
Preserving the feel of rural areas	23.10%	343
Preventing urban sprawl	20.07%	298
Potential negative impacts on wildlife and the environment	21.55%	320
Building second homes or vacation rentals, rather than primary reside	28.15%	418
Too much noise	9.70%	144
Building homes that are too expensive for regular people	35.49%	527
I don't have any concerns about building new housing in Sonoma Cou	4.24%	63
Other (please specify)	6.46%	96
Answered		1485
Skipped		114



Sonoma County Housing Preferences Survey

What are your biggest concerns about new housing projects? (Check up to three top concerns.)

Other (please specify)

1. Wildfire areas are already regulated or in the process of 'best management', flood areas are beginning to be managed and insurance should be available. 2. Cities/county should be managing upkeep/planning for infrastructure. 3. Either you can build multiple dwellings or it is a 'rural area'. Not both. 4. Wildlife and the environment have 'watchdogs'. 5. I do not see how you can regulate second homes. Vacation rentals are a business. 6. Do not make streets too narrow for parking on both sides plus a very large fire engine to drive through. 7. Keep a minimum distance between detached housing. 8. Regulate minimum space around and parking for ADUs. 9. Promote underground wires. 10. Require front and back water saving landscaping to promote a greener environment. Hardscape is not a greener environment. Promote and share costs for parks/playgrounds.

25% of new projects should be for 'low income buyers'...

A variety of housing that offers different sizes and price ranges. Affordable houses are one way to decrease the number of homeless in our communities.

Add incentive for companies and public employees to telecommute.

Adequate transportation choices

Affordable low income senior housing

Again, bullshit choices. Sewer? Water? Roads? Farmland preservation.

All new buildings should be climate resilient, and help to solve the housing crisis of the poor, homeless and marginalized.

All these people from Marin county are moving here and pricing us normal workers who have to work out of our home county. They buy these houses as a weekend home, or work from home property since they don't have to commute during the pandemic. Meanwhile I have a master's degree and rent a room.

Allowing air BNB, VRBO

Allowing investors to purchase homes at higher prices and renting at higher prices that make low to medium households unable to afford. A percentage of homes sold should have limitations that buyers must live in the purchased home.

Any solution must include addressing the unhoused. I'd like to see an inventory of all county owned properties and put them into the redevelopment mix.

Are you kidding? Only three?

Building Apartments That Are Far Too Expensive For Regular People.

Building homes that are not truly obtainable to the low-income people who have no income and or credit and or means to obtain a home. Also, building these homes right on top of each other without space or outdoor space for people to get fresh air and have their own sense of ownership and privacy.

Building homes that teachers, essential service providers can afford

Building materials that are not climate-resilient - perpetuating the heavy impact of housing development on climate change and communities.

Building more market rate housing

Cities with UGBs need to start acting like actual cities, not feudal castles with moats. The County should begin to treat as hostile any jurisdiction that refuses to shoulder its fair share of our regional housing equity imbalance.

Clearly, developers & builders can build more & make more money with a more expedited permitting process. Fix that and the competitive marketplace will respond favorably. Affordable housing of multiple types is another matter. It will require the maximum County attention & creativity if the dearth of affordable housing is to be cogently addressed in ways that produce positive, measurable, immediate results that take into consideration each of the above-listed legitimate concerns without creating more county bureaucracy.

climate change adaptation

Community control of housing through Community Land Trusts

Concerned that the county will not provide the rights to having mental health .healthy environment and affordablehousing for all of our residence.to my wine crap in this county we need to focus on our children to grow up healthy and safe and happy
Cost, fire, water
creating more.safe bike paths

Demolition of historic or existing but viable buildings due to construction debris refuse and pollution
Developing land outside of the urban boundaries of the existing cities away from shopping, schools and other supporting infrastructure.
Doesn't matter what you do it will be opposed.
Don't loose the country feel!

Don't take this survey and then cater to NIMBYs!, most of the questions are designed to tease out NIMBY sentiments
Eroding the character of small historic towns and villages.

Fire concerns for sure , but we have no water. Our roads are congested. The infrastructure cannot support substantial growth
Helesxx affordable living
Housing in neighborhoods with a lot of crime

I don't think Vacation Rentals effect the housing problem. Most vacation rental homes are larger and expensive. They cater to families that want to be together on vacation and not segregated in to small hotel rooms. They bring in tourist dollars to the area. Most large vacation rental homes would not convert to low income housing and would not solve any problems with the hud housing shortage or homelessness. We need more apartment buildings. We need to consider taking over hotels to get people off the streets for the safety of everyone. You want to talk about preserving neighborhoods though shutting down vacation rental, drive though a tent city and see how nice that is for a neighborhood. We have over decade of not building enough housing in California to match the population which makes rents too high for most working people and certainly too high for people on government assistant. You should use some of the money raised by vacation rental tax to pay to build more low income housing. Until there is no longer a waiting list for hud we need to make building low income house our first priority and stop worrying about where the houses are built. Just get it done. Busses will change their rote to accommodate large apartment complexes. Stores will pop up to service those people. Just build!!
I want to see housing for everyone in all parts of the county. I'm exhausted by NIMBYS.
I would love to see infill and development within townships such as Geyserville
In the 80's, third lane on 101 proposed, people said no, residents will come. They came anyway. Now we are completing the 3rd lane, when we should be finishing the fourth lane. The residents will come if you build for them and our 101 will be a parking lot once again.
Increased crime
It's time for new urbanism - *build* dense housing + walkable communities. Full stop.

Jarring effect of high density next to low density. Example of what I speak is Southgate subdivision in Petaluma. Densely packed two story houses next to farmland on two sides. Interestingly, the apartments and the adobe golf course homes did not have same negative feeling when passing them on the way to lakeville highway and the farmlands of southern Sonoma county. The apartments was because when they built them they were place on a large resort like property with the housing moved toward the other housing and away from the farmland, is walled, and had big Redwood trees allow the road facing the farmland. The golf course again created a more resort feel with some buffering from the farmland by the golf course itself and a preexisting major road separated them from the farmland. Southgate Subdivision should have had less density. Feathering the density of housing as you move from city center to rural farmland. As it stands this subdivision - screams more high density subdivisions are going in next door soon, we will slowly build in our farmland in southern Sonoma County. :(

Keep areas like Penngrove to larger lot sizes - over 2 acres - to preserve the open space and farm like atmosphere
Lack of a truly modern, 21st Century public transportation system, including a well-supported and connected rail component.
SMART reaching Cloverdale in '25 is too ridiculous. Get this done sooner!
Lack of emergency housing for homeless folks is never addressed or included in the planning.
Lack of multi-unit/condos for first-time millennial homebuyers. Without access to housing, the current pattern is nearly blocking an entire generation of homeowners locally.
Lack of sufficient water resources and adequate public and alternative transportation options (e.g. commuter trains, safe bicycle routes, bus schedules with enough service for working hours)
Lack of water
Letting corps and LLC's buy up all the housing

Like a theater or arena or farm, there are occupant capacities that should be adhered to for a variety of practical important reasons. I feel Sonoma Valley has more or less reached capacity-- at least in many parts and aspects. We are already facing major water restrictions for recent years and worse anticipated this year. Fire risks are also heightened. Crime is way up. Noise pollution and traffic are worsening. All of which is dramatically changing the nature of the place that used to be a peaceful pleasant place to live. At some point entitlement is a bogus notion- if there is a shortage of adequate homes, people can and should move elsewhere where there supply and resources are more amenable. I view much of the development proposed as short-term gain agendas and revenue streams for some but generally debasing the neighborhoods and community in which we live (in Sonoma Valley).

Maintain older neighborhoods. "The Greenest building is the one already built!"

MORE BIRTH CONTROL! This is a finite planet, a finite county. There is no room for infinite growth.

More crime

Most "affordable housing projects" are in the "bad" neighborhoods.

Multi Level and Multi Story housing that does not work comfortably well for Seniors or in a prone Earthquake zone.

Must be affordable., access to transportation desirable.

My concern is that here in Sonoma there is nowhere to live. The rents are very expensive, we live in a very small apartment, and we are cramped because we cannot afford another apartment since they charge very high rent

Need to enhance rather than disrupt Historical resources & districts, (including mid-century modern). One need only look to Petaluma and Sonoma to see the activity in these historic downtowns.

need to prioritize building that includes strong biking and pedestrian infrastructure and transit connectivity rather than car-centric planning.

new develop will lack affordable housing and/or ADA acesaaible housing, lack of housing to support homeless or those with mental health or substances issues.

new housing development will lack units that are very to extremely low income home/units built and not enough homes/units that are accessible to people with disabilities. Quality of affordable homes, they should be built cheaply with poorer quality material's

New residents from urban areas may want more services leading to higher taxes and more fees. Sometimes they don't understand agriculture. Maybe rental owners as well as real estate sellers should be encouraged to have Right to Farm warnings included in documents. I think second units should be allowed to be used as vacation rentals.

Not enough variety of housing types

Obviously you can't permit Development in flood or fire zones because there won't be any insurance available or affordable if it is available. The multitudes of people in Sonoma-county are poor, homeless, undocumented citizens, criminals trying to stay under the radar. Who are you kidding, developers are not going to come in and help out Sonoma-county with a hideous reputation permit management has in the county overall for gangs, undocumented people, & drugs etc.

Often, very little consideration is given to trees and balancing green space around housing versus structural and hardscape space.

It is vital to include landscaping, especially trees, to provide ecological balance. With multi-family and multi-use structures, green space could sometimes be on the roof and large balconies, as well as around and between structures. Each house or structure should be placed on a lot large enough to allow trees and other plants sufficient to balance the ongoing use of occupants. Ongoing use includes breathing, car and vehicle emissions, as well as cooking. I don't think it's practical to get too fancy such as requiring studies of the entire carbon footprint including manufacture of the building materials. Ugh. Important to consider overall for the county, and to keep in mind for helping to mitigate climate change, but not for each individual structure. Sonoma County is wonderfully resourced, with both the physical un-built space, and many areas of trees and green spaces, to be able to make conscious choices about this now. The biggest missing factor in permitting for planned developments and multi-use structures is "tree space".

Population density, causing air pollution, more crime, unemployment without enough jobs for a bigger population

Quality of housing - cheaper units can cut corners on sound and light proofing, diminishing quality of life for residents
Seeing buildings that are vacant and could be put to good use for those less fortunate.

Sense of Community needed for all citizens, with easy walking access to healthcare, groceries. A safe and assessable living option for the increasing lower class. Low income, displaced, poor, elderly and especially disabled, youth, those trying to buy a first house, and working class families who live check to check to check and struggle to save for any down payment.

Small communities of smaller affordable homes with centralized utility needs with public transportation.

Sonoma County has one of the worst public transit systems I have ever seen. Public transit needs to increase about 1000%
Spending too much money on consultants, rather than actually implementing something!!!

That they build more central housing and increase the rent because of that

The building of a hotel right in front of the medical building on Airway Drive is insane. We have so few facilities and need room for expansion. The cost of moving the county buildings downtown is utterly ridiculous. I have heard of no one who thinks this is even remotely a good idea.

The crime will increase no matter what. The Sonoma County jail cannot handle a spike with the amount of homes forecasted. Even bringing in 5000 new residential places you need to figure 20% have some sort of criminal record if not more and potentially on going.

the options provided above are too much in the 'framing the point' style

These questions ignore the elephants in the room-WATER, INFRASTRUCTURE, BLIND political ambition to take mandated federal and state money to OVERBUILD and turn Sonoma County into San Jose. Why is it we are supposed to feel good about building tiny apartments with unreasonable parking, adding to congested roads, encroaching on community separator zones voted on decades ago ? Hard fact is we can't all afford to live in Malibu, Silicon Valley or Sonoma County without destroying it. Life ain't fair.
This county is getting ruined by overpopulation and dense housing p

This is where planning should come in- to address these concerns. That slider idea is total waste of effort! Put it in words! Even denser homes can be designed better, with adequate outdoor spaces for residents. denser housing should be pleasant with outdoor space, adequate covered parking, adequate security, adequate trash&recycle services; single family homes must be supported by neighborhood parks and quality planning and adequate off street parking (three vehicles) as our county has such a housing shortage there are multiple working adults in many homes. A good model is Frog Pond in Cotati. The condos are lovely, with a central small community area and pleasant grounds for residents, kids, veggies and flowers. Pets are accommodated. It was planned for people to live well, happy lives. These kind of communities NEED to be provided more attention by PRMD so people can understand them as options for housing. Much better than an outside investor building for a quick profit and investor collecting rents. What can county and PRMD do to promote planned, intentional, high density communities?? DO IT! That's how to get quality high density that makes sense! *Require ALL new building utilities provided underground to minimize wildfire risk!

Too many city people buying up homes and pushing out long time locals.

Too many homes in SC are weekend or vacation homes.

Too many vacation homes.

Traffic increases Water availability

Treating drug addiction as if it's a housing shortage by building cheap homes for the addicts will destroy our communities. What about building drug addiction centers instead?

We do not have water to support current population.

We need homes on larger lots that allow for ground water recharge.

we need more housing for single people, like small one bedroom houses or units

We need more in-law units, studios and ADU dwellings to provide an array of affordable housing options that is not just apartment/condo complexes.

We need to build all types of housing from affordable, high density to larger family homes to second homes to attract a robust work force and support job development, locally owned businesses, property tax revenue, sales tax revenue and visitor taxes. This includes vacation rentals which contribute to the economy.

We need to build up not out if we are to keep the agricultural aspects of the county that allow us to acquire locally produced organic foods.

We originally started homeownership in Sonoma County as middle aged apartment dwelling city residents who bought a Russian River cabin, because we were priced out of homeownership closer to our jobs in SF and the inner Bay Area. Our cabin/second home was in a historic visitor serving area of 1930's-1950's cabins that severely floods. Our cabin, like most on our street, was raised and took over 10 feet of water below. Many of our full time neighbors did not bother to remove items from their garages and storage areas during the big flood a few years back. The amount of toxic materials, furniture and household items that landed in our yard on their way to the river made me both incredibly angry and depressed at the same time. We have gone from 25% to 75% year round occupancy in river neighborhoods that were never designed for year round residency. Part of the reason this has happened is because there hasn't been enough affordable housing elsewhere. Part of the reason is the people who move there are older retirees, and those cabins make affordable "single family homes". Too many homes in areas that have historically never been vacation areas (ie Graton) are now gentrified and also have second homes/vacation rentals that reduce housing stock for locals. We should be looking at alternatives such as tiny homes with community gardens, etc. that would be attractive to the older single and couples population as well as younger folks to free up 2-3 bedroom single family homes for families. Our property is a lot larger than we need, but we needed space for our dogs and in tight housing market beggars can't be choosers. We won't make enough quickly enough. We are in a major crisis and need to build a ton to make up for the lack of building since '08 crisis.

Where are we getting water for all this new development

Whether the sound insulation effect is good

Wifi is not safe for some-- children and as a senior I have to shut it down at night to sleep .

Wildfires and floods have become an real issue but do we keep people homeless because there "might" be danger lurking around every tree or stream or maybe your neighbor will burn your neighborhood by accident or a pipe breaks and floods your neighborhood Ugly people

Wildlife corridors through Santa Rosa. Build second units on properties (grannie units)

Sonoma County Housing Preferences Survey

Optional: What would you like us to know about the barriers to building housing in Sonoma County.

Answered

793

Skipped

806

Imbalance between supply and demand

Imbalance between supply and demand

Build up! There are plenty of single story malls, big and small that could easily have a second story for residential units.

1. What is the maximum population our natural resources (e.g. water) can support and sustain)? Does the Planning Commission know the number and take it into consideration? 2. Higher density will ruin the rural appeal of Santa Rosa and Sonoma County. Air pollution, traffic congestion, garbage and waste disposal issues, loss of premium, irreplaceable agricultural land, severe water shortages, increase in poverty and crime (no jobs available).
3. How many new units of housing has the City issued in the last 2 years (not county replacement of burned dwellings)?

1/2 of the homeless population doesn't want to be housed. They prefer the streets with no curfew. Stop building for them and build for working low income families.

A high vacancy rate means homes may be more affordable due to a looser market. A low vacancy rate means less and more expensive housing stock.

A lot of construction of affordable housing but only in areas with fewer resources

Abuse of affordable housing requirements (I'm glad to see recently mandated improved oversight by the county, and hope to see enforcement.)

Adequate evacuation during disasters such as wildfires, only building to the extent we can provide water (without extreme restrictions)

ADUs are a good idea. Make getting new septic tanks easier for potential builders in semi-rural areas considering an ADU.

Affordable housing goals should be target to workforce housing. Therefore the price points should reflect income levels. I believe Sonoma should raise minimum wages.

Affordable housing is built in areas where there is a lot of crime and it is not safe for our children

Affordable housing is not a half million dollar house

Against all odds

Allow ADUs and tiny homes.

Allow rural areas to build granny units and split their lots.

Availability of water from the aquifer should be a major concern, given that so much of it is consumed by vineyards. Wine is not an essential food, therefore wineries and vineyards should not be given special treatment over food crops or other more important needs where water is a necessity.

Balancing housing needs with management of wildfire risk, environmental and wildlife protection, traffic/greenhouse gases, infrastructure capacity, developing trust with communities through transparency and good communication and gaining community support

Barriers are minimal. The economics are the economics. The county can't change that.

Barriers are ok. That's the cost of building more homes in a full area

Be respectful of wildlife corridors. Once they are gone, that's it.

Better solve residents in temporary housing

Beware of oversaturation if the apartment market. Not enough duplex/planned single family rental communities. People leaving apartments wanting to buy a home need that middle missing step.

biggest concern - available water. we need to recognize the increasing likelihood of regular drought and lack of water, and how that impacts our ability to increase housing. Second concern would be keeping housing truly affordable and attractive for our middle class and under.

Bodega Bay needs affordable housing to manage the 6 million visitors and businesses that support the tourism industry that funds millions of dollars to county.

Both low-income apartments and low-income housing for families bigger homes/ dwellings should be built. There are many different types of people who require help. Not only homeless and mentally ill who need to have the chance to be homed without needing to income qualify and have additional services and resources on site but also families who are in need of services and support. Why do the low income housing facilities have swimming pools and outdoor parks? Why do they not have tennis courts and basketball courts? With City living and cramped living the way we have to build is up but we must provide access to the necessary fun outdoor activities for families and children.

Build in a safe area

Build in a safe area

Building area is not well controlled

Building homes that are too expensive for regular people

Building is too expensive for people to do alone, there should be easier and cheaper ways for people to build a home re: the permit process

Building more houses will lead to more jobs and help people have a place to live. I personally think building houses is very important

Building too dense, construction is more troublesome

Bureaucracy, millions of miles of red tape and regulations and ridiculous soft costs. If you want to know why there isn't enough housing in California, find a mirror.

Can the education problem be solved

Cancel the NIMBYs.

Class and ethnic barriers need *much* more attention.

Clearly just a lack of will- as there is heaps of land and heaps of people in need.

Code enforcement needs less funding and more transparency. Confidential complaints should not be an option. Code complaints are being used as retaliatory weapons and there is little to no recourse for tax paying home owners and virtually every property has violations of some kind.

Complete facilities construction

Complete supporting facilities and low price

Compliance costs with Sonoma County PRMD add tens of thousands to the cost. Suggested you offer pre-approved plans at a fraction of the cost if built on level ground.

Contractors are saying to build a single level one story units cost more than building giant multi level homes, are they lying to the public? Or has the Assessor's office gotten that ridiculous in permits?

Corporate ownership of residential properties and vacation rental industry is out of control-- this trend is hurting working families who should not have to rent. Building middle class wealth is dependent on ownership. The county needs to take a hard look at landlords' practices, rental prices, and the damage being done to communities across Sonoma County.
Cost

Cost and price for it too be affordable.

Cost and use of the proposed buildings

Cost do not disappear. You fail in sewer and water upgrades.

Cost is prohibitive

Cost of building homes includes so many code requirements now. Can we revisit some of these codes and reduce or eliminate?

Cost of land + building materials is far out of reach for individuals and families earning even AMI, let alone low-income. Access to mortgages for people with variable income (gig workers, seasonal workers, self-employed people).

Cost of land is too high regardless of how inexpensive the housing is

Cost of land, permitting and building materials driving up the price of homes to be more than the local population can afford.

Cost of materials has sky rocketed. Could the county work to lower the cost or broker multiple builders together for a better price?

Cost of the land; very slow permitting process; not enough focus on conservation issues - e.g., gray water systems, more need for solar and battery systems

Cost to develop for small 4 units or less so people not developers can add density while maintaining charm

Cost! Prefab housing will be needed. Plus 3 stories!

Cost. We have to construct prefab housing which cuts into a developers profit - sorry costs, plain and simple housing is too expensive for the ordinary person to make ends meet, I work two jobs (one for the county) and my rent is over 50% of my income, and my rent is less than most others, as I have lived there so long

csc

Current new housing is often out of reach for middle income families. They can't afford most market rate units but earn too much to qualify for income restricted affordable units. Fast tracking more market rate multi-family units (for sale not rental) may help in resolving this. Current poorly designed inefficient public transit is a huge barrier to people's ability to get to work from their homes . Roads are already congested and will become impossible if we are to keep up with housing needs.
Currently protections to high income residents rather than most in need

Dealing with the Building Department is a nightmare even for those with experience such as contractors. The staff is not well trained and does not look at individual projects.
Denser housing can cause more friction between neighbors due to lack of space, lack of parking etc. More frustration, more congestion.
Destruction of natural resources.
Difficulties in obtaining permits and barriers to construction by PMRD
Difficulty and expense due to housing planning rules.

Do not build houses with less than 3, 4 or 5 bedrooms, for families of 5 members or more.
do not need urban sprawl
Don't take away the agricultural and open spaces. Stop building on good farm land

Don't turn Sonoma County into Orange County. Housing is expensive, the reality is not everyone can afford to live here. My wife and I had to leave Sonoma County due to the cost of living, but came back when we had better jobs to raise our family.
Don't wreck the history of country anymore. It's already too overcrowded. Build smaller house. Not McMansions

During the dry season in Sonoma, water shortages affect residents' daily use of water
Energy Efficiency, health and resilience of new and existing housing should be high priorities in housing in Sonoma County.
Ensure Goal Setting and affordability, as I personally have never qualified for low-income apartments and I can't afford an "affordable house" either as they are out of my salary range.
Also on many occasions they ask you for good credit
everyone can at least own their own home, no matter rent or buy Many people cannot even afford to live in a house
Everything is expensive
Excessive damage to the environment
Expand public services outside the city to build and not affect traffic and saturation in the center
Expensive building costs and permit fees
expensive permitting
Failure to respect CEQA and effective and informed public engagement in planning and approving growth will lead to loss of trust in our elected and appointed officials, making long term progress more difficult.

Fees are too high; too many requirements (sprinklers, etc.)

FILL VACANT HOMES!!!

Financing is a huge barrier, especially for affordable housing.

Fire. Willowglen and new housing along Petaluma Hill rd could have buried PGE lines. But it was not done. Power lines should not be above these houses.

Fires, medical hospitals in unincorporated areas

Focus on hotels etc instead of housing - Also ignoring higher density in the past where city master plans now focus on single family instead of multi zoning

Frequent safety accidents break the green building of the ecological environment has become worse

Fully consider the needs of the people, reasonable construction

Give affordable housing priority to families with young children

Give preference to those of us who live here

Give priority to those who can not pay much

Government can only do so much to address housing needs. Addressing barriers to new development and incentivizing construction that matches strategic goals

Governments can only do so much to address housing demand

Greed of contractors and shortage of materials

Have never been able to afford to buy a home in Sonoma county. I work full time and make 50,000 plus but homeownership is out of reach for most

Have trouble parking

High construction costs, inadequate water supply

High construction costs. Lack of planning for higher density housing in urban areas.

High cost of construction, permits and fees, and way too many older "environmentalist"

NIMBY's who have owned their homes for decades, complain about traffic, water, etc. and don't recognize they are part of the problem.

High Costs

High permit fees, excessive regulation..

Homes built should be easily accessible

Honestly if your a single individual trying to rent your own apartment is is 98% impossible you would need to rent a room and even then the rooms are 900- 1200 which is one paycheck and the other for bills leaving you with pretty much nothing to spare. It is a lose/lose situation. Making it more affordable would be nice this is a primary reason for low income housing but even then that program not keeping up due to inflation. Trying to own a home is almost like hitting the jackpot unless your married and have one more source of income.

hope it is not too expensive for regular people

hope the price is not too expensive, and the surrounding environment is well

Houses that are too expensive can be problematic to buy

Houses with good value for money do not pay well

Housing in remote areas should be properly developed and public transportation should be guaranteed at the same time.

housing is a human right, sonoma county is the complete opposite.

Housing is becoming an unaffordable commodity - partially because it is being transformed into an investment opportunity- for the wealthy -

Housing is very expensive for the good people of Sonoma County who continue to be under paid and pushed out of the market by prices in a bidding war in real estate which doesn't give much hope for the working people here.

Housing prices are a little high

How about start by allowing homes in LIA zones areas build more units

How can you build when we don't have sustainable water. California was never meant to have 40 million people in it. Most of South southeast California was known as the great desert

I am especially concerned about the influence of wealth, particularly from outside the area, buying second homes and inflating the cost of housing beyond the reach of locals.

I am literally surrounded by Airbnb's. And people who have moved here from out of state or out of our county. We no longer have a place to live here. Long time locals are being displaced I am often frustrated that current land use or density policies do not mesh with stated goals to relax barriers to develop a wide range of housing.

I believe the NIMBY crowd has made it impossible to get anything done. It's time to see some progress, but in a smart way. Keep up with services, schools, parks etc. and do not create evacuation bottle necks. It's already bad enough. Took 2 hours to get from Rincon Valley to the fairgrounds in 2017. Let's be smart about our planning

I can walk to downtown. Multiple homes on deep lots means NO PARKING on the block !! You're taking a leaf from Silicon Valley LYING to people that overbuilding = affordability. It just ruins a town, drives away the natives, jacks up crime and lines developer pockets. I don't know

I don't know much about the barriers, but I do know there should be a cap on vacation/airbnb residences so that members of our community can find affordable housing. I have two adult children that have moved away due to inability to afford housing. I don't know the details very well. It's based on the needs of the public

I find it hard to always see there are neighbors who are more worried about their home value than providing help for those less fortunate, always wanting it somewhere other than their neighborhood. It has been shown that housing the homeless and providing homes to a group many times improves the neighborhood instead of lowering the value of homes.

I grew up in Sonoma County and love its rural character and slower pace of life. I would love to see these values preserved, however, it is also necessary to address the reality of the housing crisis with open eyes and a forward looking approach. It's difficult to choose from the "concerns" above almost all of them reflect my values. I hope that efforts to build new housing will be truly forward looking and consider creative approaches and alternative models of housing communities. A lot of work has been done on how to house people with more density, less ecological impact, and greater quality of life. Please seek out experts and developers who are interested in building for the future, not just making a buck.

I have concerns about builders located outside of California building low-income apartment complexes in the county that are not available for purchase; and also concerned that housing built as low-income is no longer sold as low-income housing after the initial buyer sells the house, thus creating the need for more low-income housing.

I have my own car, but it's not convenient to drive around, the roads are not convenient
I hope the price can guarantee the quality
I hope there are more single-family houses
I just want them to be accessible in terms of costs 🙏
I prefer housing construction in cities and close to traffic and services. Rural areas must be preserved. We must protect the environment.

I think that folks are not aware of how attractive affordable/low cost housing can be!
I think there is an elitist perception about the type of people that need affordable housing that is rooted in negative judgements. We need to move away from that by deliberately helping to change the narrative...the same concept is tied into affordable housing "ruining" neighborhood character
I think there should be more creative and robust opportunities for security and limited equity through the use of community land trusts that permanently remove housing and land from the speculative real estate market.
I think we should try to keep our green spaces outside of our towns n cities, but infill everything with affordable housing and housing for the homeless. We also need to put an emphasis on making homeownership accessible for black people first, then the Latinx community
I think when you build in Sonoma County you have to think about traffic and environmental issues, and comfort is very important for the residents

I want Sonoma Valley to get more diverse. I welcome new housing to go to people who don't already live in Sonoma Valley, given the tiny % of BIPOC people here.
I want to have better living facilities, supermarkets, hospitals, schools and other basic life security nearby.
I want you to know

I would think building a few larger complexes could increase housing opportunities for younger people

If there is construction of houses, they are too expensive and unaffordable, which are bought by people who do not live in the county, and they also build hotels instead of affordable housing.

If you're going to charge too much don't even bother building it. You're trying to keep everyone poor then.

Immigration status for home purchase.

In 1965 the cost of the lot, permitting, interest on the project was 10% of the cost of a new home here in Sonoma County. Now, according to Bob O'Neel, it is well over 50% due to the horrendous expense of permitting, paying experts, law suits and hours of meetings where the neighbors say they are not against new housing, just this project because it will increase traffic, disturb wildlife, is out of place, etc. etc. etc.

In fact, there are many such as hard set facilities complete construction

In listening to those who don't want development in their back yard, we need to hear their voices but be realistic. We desperately need affordable housing for all of the work force our county needs. It seems like most comments want to push housing "down the road" for placement of the unhoused and low income projects. This is not practical. It's like letting the public vote on expanding highway 101 leading to decades of delay...

In some unincorporated areas the cost of septic mound systems is prohibitive. And permits for ADU may be difficult to obtain.

In the Building Permitting & Planning Process that you assign one person to "guide" and "advise" the applicant through the various steps for approval. This would speed up getting a building permit.

In the past, often a developer would commit to building a fixed percentage of more affordable units, but city council and/or staff would let him weasel out of the obligation. That is part of why we're in the fix that we're in. Obligations should be enforced.

In the street of Yulupa and Hoen there are 2 lots that could be built a good amount of houses

Inadequate public funding for low-income units

Inconvenient transportation and poor drainage

Infill first, keep traffic concerns first when considering a new development, make acquiring permits easier and affordable

Informative programs and economic support for the housing of people with fewer resources
Inspection and permit process complicated and costly.

Instead of focusing so much on new housing please try to rein in the out of control vacation rentals that are taking away perfectly good homes that could provide homes to families here. We have just watched many (WELL Omer 10%) affordable homes on our street switch from family homes to rentals

Investors and not home owners are making homeownership impossible.

It feels good

It is extremely expensive to live here. I am training as a psychotherapist and as I earn my hours for licensure, I've had to work three jobs to afford my \$1000/month rent. It would be great if you would legalize living in yurts. I would gladly live in a yurt to reduce my rent. It is time to stand up to NIMBYism and focus on liveable, walkable, affordable housing near transit and city centers.
it needs to be affordable

It takes far too long for multi family projects to gain approval and start construction. The county should fast track infill projects for underserved populations.

It would be nice for you to build little homes for people to buy not just rent!

It would be nice if the idea of going to permits Sonoma was a positive experience. Where there was a welcoming environment, rather than loathing or punitive forethought to the experience of obtaining permits.

It's too expensive for most people and getting worse.

It's always important to build a house, at least to provide everyone with a roof under which they can work and raise their own family

It's always important to build a house, at least to provide everyone with a roof under which they can work and raise their own family

it's easier to get a vineyard put in in this county than build homes. Records are often incomplete or not all digitalized. Some employees are helpful and knowledgeable - but others are not and some provide bad information. Also - we have a huge problem of substandard unsafe rental housing in Sonoma County that is seriously impacting people's lives and health - yet there is absolutely no where residents can get help! Leaking roofs, mold, rotted walls and floors, badly leaking plumbing, unsafe well water, electrical fires from wires arcing in walls, rodents are COMMON and renters live with it because the alternative is not having a home at all! That is a failure of the GP administered by PRMD. The health dept is no help, nor are fire departments and PRMD is also no help. If residential property is going to be rented, it should be safe to do so. There should be a provision for certification every five years that is inexpensive and easy to complete. And all residences on wells need affordable access to well water testing to ensure it's safe. too many wells have high numbers of fecal and total coliforms. PRMD needs to be far more helpful and accessible to residents. Currently PRMD has a role of uber-enforcer for \$\$\$ and not as a helpful partner to residents to improve lives. Why? County offices should be about improving quality of lives not restricting. There is no thinking outside of the box. There is no opportunity, ideas, possibilities. Yet the ok stamp has been placed on all these vineyards which HAVE caused changes and traffic and serious impacts to environment and wildlife - despite public outcry. What if some of those vineyards had been intentional communities instead? We'd be that much ahead on quality housing!

It's not about "barriers to building" (read: problems for developers and people who already own or control land), it's about having the political will to prioritize working people's needs - If sonoma county wants wine, restaurants, etc for the tourism industry, it must prioritize housing for the workers who live here and keep this community thriving with actual living culture and soul. Some ways to do this: 1) put laws and limits on real estate speculators and large rental corporations that gobble up land to turn a profit 2) tax incentives to smaller landlords who offer low rent, long term housing instead of AirBnB; 3) more help for first time home buyers; 4) shelter is a human right - prioritize immediate, stable, dignified housing for the most vulnerable; 5) reward developers for urban infill and rehabbing of existing buildings rather than creating new sprawl into the picturesque countryside

Its time to stop make wine country the priority making it safe for sex predators to run our towns in there wine making greed our land is not healthy and it shows

It's very difficult to find the right balance between keeping our rural feel and helping those who desperately need housing. That's why I prefer denser housing while keeping some open fields.

It's very expensive to build here because the cost of labor is so high. I understand why we have zoning codes, but a lot of the very detailed aspects of our zoning codes translate to more expensive development. At one point will the County take a step back and recognize, we are in crisis? Our housing crisis impacts every aspect of our lives here. Are setbacks more important than quickly and thoroughly addressing the housing crisis? I grew up on the east coast where 3-story row homes are quite common. Why can't we do that here? Or it at least allow the possibility for alternatives like that?

Just completed construction of an ADU and encountered SO MANY more requirements, expenses and fees than my neighbor that built theirs one block away in 2019 by the same contractor...even with the state mandated relaxing of roadblocks in Jan of 2020, REDICULOUS!! I hear from my contractor that the city keeps adding even more for other neighbors that hired him after seeing my project.

Keep as much open space in areas they are already dense.

Keep the country feel

Keep the country feel

Keeping up with safety issues as population expands

Keeping wildlife corridors, open spaces, rural feel, tourist economy are all very important to me. We need to be realistic about what our city and County can handle in terms of growth. Unlimited growth to meet every person's demand may not be possible or desirable.

Lack of parking and traffic is often a reason cited by opponents of any housing measure in our small city. But by bringing housing closer to jobs/schools/errands overall traffic can be reduced. Could developers be assessed fees according to commute time logged by prospective homeowners to the nearest job center that corresponds with the income needed to own those homes? e.g. if it's a million-dollar home, I likely need to commute to SF or Silicon Valley to afford it. Whereas if it's a 300k home, I can maybe afford it working locally. Lack of required water to support increases in water demand. If you find and provide more water then new housing can be developed.

Lack of sufficient utilities. Challenge of evaluation of densely populated areas.

Lack of understanding about the need for more housing and for what kinds of folks trying to afford a home in the areas they work, go to school, etc.

Lack of water

Land is more expensive

Less cost to get the projects done! Contractors are Leary of building in sonoma as there are too many cost & time to get through the process

LESS IS MORE!

Let there be opportunity for Latino families

Limits to growth are not sufficiently recognized...water, parking, crowding, fire safety, etc.

Also, impacts of encouraging "wine country tourism" are mostly negative! Second homes, large events, etc

Loan scale is restricted guaranty difficult location

long permitting process, and no more casinos

Love is the problem not money. God is love

Maintaining the historic downtowns & neighborhoods must be prioritized. The denigration and destruction of a portion of an historic district for Caritas Village must NEVER be repeated.

make it accessible to the community, especially large families with very little income

Make it easier to build granny units for family members. Need a plan to use Grey water in housing and commercial buildings

Make it easier to have a home without having to wait a long time to have one

Make the process less cumbersome. Hold Staff accountable for "helping" a project to move forward as opposed to saying "no" from the start. Return phone calls and emails. Start with "How can I help you to succeed". Staff is supposed to work for use not block and make it so very difficult to succeed.

Make traffic inconvenient, noisy environment

Making Sure That RENT Control Is Enforced: And Section 8 Housing Is Strengthened By A Strong Process Of Cleaning Up The Old Waiting Lists That Misrepresentations Etc. EITHER: Of People Who Have Either Passed-On Or Weren't Documented Properly Plenty Of Times.

Missing courage in public officials to create housing for very low income individuals and families and currently homeless folks. Complete lack of the option of 'public housing' in any discussion around housing needs and planning efforts.

Money and land are needed

More about granny units and preserving the land

More consideration needs to be given to unused industrial/commercial complexes and turning them into housing instead of destroying open space and the environment to do so.

More densely populated

More housing for very low limited income seniors

Most people say permitting is what discourages development in Sonoma.

Most people taking up huge ranch houses meant for families are senior women who won't die or even get remarried. The solution might be it to build our version of Florida with exquisite senior resort living within financial reach of our aging population. I suggest building nice modular home parks in Ukiah , Hawaii, Idaho and Panama. That would solve our housing issue.

Mostly the Sonoma County Permit Dept.

Must be affordable to fixed income seniors. Need to be safe and accessibility to disabled folks

N/A

N/A

N/A

N/A

NA

Need more housing that our teachers, teacher's aids and healthcare workers can afford. They should have priority.

Need more tradespeople.

Need to address truly affordable housing that is suited to working class making less than 50,000 annually or seniors on fixed incomes as this segment continues to be missed while a lot of focus on LatinX and already qualified low to very low income housing for families.

Would like to see more options on Eastside and develop the former CalTrans property parallel to Hoen Avenue for folks living on Eastside.

Neighborhood opposition/racism, too expensive to build, fees on permits are too high. The impact fees on small homes and apartments are ridiculously high, while large expensive homes that only rich people can live in pay less per SF - furthering systemic racism. Need better infrastructure esp. sewer, reliable water, roads wide enough for evacuation. Abolishing single family zoning in areas served by sewer would be an important first step but it won't happen because the county will just keep pandering to rich white people
Neighbors should not be listened to. They do not own the land. People who have time to organize against housing are those who don't experience housing insecurity. Government needs to lead here, not nimby neighbors.

New homes of any size or shape are out of reach of the majority of unemployed and low-income family's. They are also the fastest-growing population in Sonoma County. Let's focus on getting them help FIRST.

New housing should be for local residents, not for outsiders who buy to rent

Nimby folks, prolonged approval process, focus on tourism versus families.

NIMBY people who don't realize that affordable housing keeps workforce here.

NIMBY-ISM is too powerful. Everyone has an opinion but that should not stop young people and low-income families from living here.

Nimbyism, lack of public interest until the housed are asked to share their neighborhood with affordable, denser housing. In new areas especially, mix the sizes and type of housing. In current neighborhoods, allow Granny units/home office units if the property is large enough. NIMBYism. Two points need to be made: higher density housing uses less water than single family development. Affordable housing reduces commute times, reducing overall traffic in county.

NIMBYs are the biggest barrier. Please ignore the NIMBYs and build everywhere and anywhere. We desperately need any new development.

NIMBYs, Developers "no \$ in affordable, low cost housing". Nothing for 1/2 population NIMBYs. Everyone says more housing should be built BUT not next to them. They'll cite water, traffic, fire but if you listen closely it's because they don't want anything to change. We can't let homeowners obstruct progress.

No building in the WUI. City centered and dense. Go "up". No sprawl.

No more second homes or vacation rentals

No obstacle wants to build as soon as possible

nonprofit developers cannot compete against corporate real estate to assist with affordable housing demand

Not enough jobs that will allow you to work fulltime and actually pay your bills. We need more housing vouchers, housing with 30% of your income. The working poor suffer so much and get hardly any assistance.

Not enough support for smaller low profit housing development companies that have lower overhead costs than large nonprofits or for-profit companies.

Not only are there barriers to building housing, but there are too many existing housing that is unoccupied, because they have been purchased as investment properties with no owner tenancy. There needs to be a way to inhibit purchasing homes with no tenancy.

Okay, we'll talk about that later

On the one hand, it is the government's duty to help the poor. More people should be housed

One of the huge barriers is the extremely high "Affordable Housing" fees for building new homes. This discourages construction of new housing.

One of the primary reasons I moved from Sonoma to Butte was the high cost (and high rate of cost increase) of rental homes. I now work remotely, spending money earned in Sonoma County in Butte County.

Onerous permit processes and entitlement fees, CEQA abuses.

Opposition to market-rate housing, which is how we have been housed for centuries. New housing frees older housing to be affordable.

Our economy discriminated against poverty finding ways to engage all people is a big lift

Outdated zoning restrictions for ADUs on large rural residential parcels. Lack of Grey water systems for irrigation.

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

Overexploitation leads to environmental damage

People are inappropriately afraid of or disdain those who make less money than they do or speak a different language. They should learn that all kinds of people have something special and worthwhile to offer.

People are moving out of this county because they cannot afford to live here.

People are prejudiced against those who have less money and/or live in multi-family developments. They need to get over it. We need housing for all who work and/or live here.

People buying up rental properties and converting to vacation rentals or airbnbs, I know so many folks that are having to live further and further from their jobs just to find rentals.

People increase employment

People need to live with dignity even in "low income" or "affordable" housing. After this housing is still not affordable, and skimps on amenities.

Perfect some playgrounds, like a basketball court

Permit and utility hookup fees are way too high

PERMIT COSTS ARE WAY TOO HIGH! PRMD STAFF ARE MORONS.

Permit department works hard at being unhelpful.

Permit fees are generally too high for most working families and sonoma county hasn't enough water to increase building. Instead convert vacant buildings to housing

Permit process seems unreasonable and too costly

Permit process takes far too long and is far too expensive if we want more affordable and smaller housing built.

Permit process takes too long

Permit Sonoma does everything possible to stop granny units

Permit Sonoma seems like they want to slow down development by being so difficult. For example septic systems. Takes too long to get permit. The "recommendation" out there is to just replace it and pay fines later if it comes out because it takes too long to get a permit. It's a shame.

permitting too expensive

Permits are very expensive

Permits cost too much and take far too long to process. Streamline the permit process and cut the fees by 90%.

Permitting and taxes are extremely expensive. Possibly create a tiered cost and processing system that discounts and prioritizes residents who can show longest length of time living in Petaluma.

Permitting process is too long and too expensive

Personally, as a single mother, I have suffered a lot to be able to have a home because we do not make accessible homes for single mothers.

Planners have not used a fact-based approach. This is illustrated by the City's war on STRs. Wasteful, illegal, and not fact-based at all.

Planning Permitting Common sense

Planning & Zoning process for housing that isn't single family dwelling units takes too long, cost too much and is vulnerable to special interest groups blocking approvals, can Planning Depts. in act new zoning laws that encourage and support more multi-family dwellings being built, by right, at shorter approval timelines and reduced fees.

Please require accessibility to all houses, apartments, condos, 2nd units, etc. Build housing stock for the futures of everyone. Do not just ask for "visitability". We all get old and many of acquire disabilities. 61 million adults in the United States live with a disability. 26 percent (one in 4) of adults in the United States have some type of disability. CDC September 2020 <https://www.cdc.gov/ncbddd/disabilityandhealth/infographic-disability-impacts-all.html#:~:text=61%20million%20adults%20in%20the,is%20highest%20in%20the%20South.>

Political will. The concern is money and we always end up allowing big business to control building and prices encroaching on beautiful and very necessary landscapes.

Politically-driven decision making has resulted in loss of housing (thousands "converted" to vac rental businesses), environmentally wasteful construction of excessively large homes (occupants opposing housing for the rest of us in "their" neighborhoods), funny business with government funding allocations (you know what I mean!).

Politics

Population growth has ruined the quality of life and the affordability of housing in Sonoma County. I realize that the State requires us to build more housing units, but academic studies have shown that building more housing units does not decrease the cost of local housing. It just invites more population growth.

Potential negative impacts on wildlife and the environment

Potential negative impacts on wildlife and the environment

Preserving the rural character of the county should be nowhere near a priority. This does not mean such areas are automatically destined to face urban sprawl. Such claims are called slippery slopes, people.

Preventing urban sprawl

Price is too high

Price to build is high

Price, price, price

Priority to local people

PRMD must respond more quickly when permits are submitted, such as in 30-45 days. This is a big fail. This probably costs over \$100,000 for delays in the average house. Get rid of Z zoning. Try not to have unneeded expensive requirements such as soils engineering for driveways unless an inspector sees a very unusual situation. Driveways did not used to be engineered and I question how many ever had a significant failure compared to the cost involved. Sonoma County PRMD is known as the most difficult jurisdiction to build in California. If the engineered driveway requirement came about due to a lawsuit consider having recorded waivers signed for driveways that are not engineered.

PRMD septic regulations for homes in the county are out of sync with surrounding counties and unrealistic to support adding housing stock in Sonoma county..

PRMD will not allow granny units small houses on agricultural land under any circumstances
Projects are moving to slow.

Prone to fire and other safety problems.

Proper zoning laws

Proximity to the mountains is vulnerable to wildfires.

Public facilities are still inadequate

public resistance, for example to housing proposed for Fifth Street West in Sonoma, because two story buildings will block their view!

Public Transportation should be more available and more accessible in rural areas of Sonoma County

Question 8 is NOT mutually exclusive. Public input doesn't preclude efficient planning / development.

Realistically the barriers to building housing in Sonoma County are land cost, building costs, and real estate speculation. Land cost and real estate speculation are related. It should be noted that, since the Tubbs Fire, our population has decreased, while the number of units has increased. Despite this fact, housing prices continue to soar. It should also be noted that all building creates greenhouse gases--we should make better use of the buildings we already have rather than building new buildings.

Regulate the price of rents that are too expensive and have rights as tenants and owners

rent is so expensive, families can not save to try and buy a home, cost of living is so high, normal families can not make ends meet, let alone buy a house, do something about rents Renter's rights so that the landlord can't give you notice just because they want to increase the rent.

Robust public input = too many people with first world problems having too much influence in the planning process. Every project has reasonable design changes and mitigation measures that can be implemented. Beyond that, decision makers need to have the balls to approve good housing projects despite public opposition.

RR zoning close to urban residential is too restrictive at 1.5 acres per single family home - does not allow for moderate infill and leading to exorbitant prices most can't afford (see my comment to question 8)

Safe design and adequate parking

Security is the biggest problem

Seems like the permit process is so cumbersome and takes so long that projects lose funding or just give up. I understand that the building code must be met, but allowing for creativity and reducing the back and forth that happens when more than one planner is involved would help the process. And of course, simplifying! I imagine that buildings taking on larger projects, if they've worked in the County, know how to get through the process, why make it so difficult for them? The other is the NIMBY's - my GOD the "I'm all for low income housing, just not near me" there is a stigma to 'low income housing' and people forget that the 'low income' people are those who WORK HERE. I know it's often a losing battle, but more education is needed to squelch the NIMBY crowd. Or at least to gain support from those who aren't trying to shout it down. I'm glad CA law took away some of the NIMBY powers when it comes to building lower income housing. I'm all for rights, but for a very few to kill projects seems wrong.

Seniors need accesability

Sewer and water hookup fees are way too high. Cal Green is just a lot of hoops to jump through and cost but provide no value to the structure

Single family homes are attractive to families. High density housing is not. It has completely changed the character of the area. Larger lots and well planned neighborhoods are needed too. There has been little to no building of that type since the 80s. Homes with larger lots and lawns are being forced to give up their landscaping and rural character of Sonoma County to make room and conserve water for unattractive high density housing. This shift is changing the feel and look of the county and it doesn't look good.

slow approval process, financing

Smaller units may be less expensive compared to a larger unit, but that doesn't mean the value for the renter is there. What we really need is a higher quantity of units to bring overall costs down. We also need policies that allow developers to meet a sweet spot of density, cost of construction, and cost passed on to the renter/owner. We also should be focusing on infill if possible and utilizing processes like SB35 to encourage more building in the City and not in the County where there is room but not infrastructure or roads to support more people.

Some tall buildings block the sun from the low houses

Something needs to happen I rent and my owner is selling to get the same place I am going to have to pay \$1200 more a month, I am looking at leaving the area

Sonoma County should recognize the importance of different levels of homeownership opportunities. Homeownership is a big driver of wealth building and should be something that is available to all incomes, so that wealth inequality doesn't continue to grow and push the workforce out of the county.

Sonoma County wages are not high enough to afford housing

Sonoma County's concerns about building new homes

Sonoma has a lot of wonderful wild-life, especially along the river and mountains. More cars and construction will mean their deaths. There will be no return.

Sonoma needs balance. Should not favor the wealthy over the working middle and should have robust support for lower income. We need affordable housing for Argo and Service industry. Keep tourism healthy but monitor detriment to local wellness and quality of life.

Thank you

Stop any and all construction until we have the water to accommodate new housing

Stop building new homes. We don't have enough water to support them.

Stop construction in the wildfire urban interface. No ADUs in the WUI

Stop sales for vacation rentals...they are driving up prices for single family homes. They are businesses that are taking up homes for workers.

stop using the term, "affordable housing" people confuse it with housing for lower income families. Besides affordable is such a subjective term

STOP vacation rentals in residential neighborhoods. They should be reverted back to SFD/month to month rentals.

streamline the permitting process, other municipalities seem to have a more efficient process, and you did that with the fire rebuilds. The permitting process needs review and changes

Sufficient water supply for additional housing. Sufficient fire departments, police, schools and parking for 2 cars each residence

Take a look at how the system functioned in the 1970s versus 2010. If in doubt, get feedback from smaller custom builders to better understand some of the fundamental shifts that have contributed to the current status quo, such as it is. Then, recognize that the current shortage of affordable housing is critical. It will take unique solutions to be adequately addressed timely. Those solutions are out there. Crafting them into workable program guidelines will be very challenging..... a work in progress. Whatever you propose, recognize it will be imperfect. So create measurable milestones with the intention of continually tweaking the proposed county program to meet objectives without unnecessarily sacrificing those elements that make Sonoma County so attractive (e.g., the environment, its agricultural heritage, etcetera). It will take the commitment of knowledgeable, experienced, creative people working as a team to make it happen. Plan restructuring accordingly. GOOD HUNTING!

Temporarily no

That affordable housing has been

That rent costs are very high

That rent is cheaper

That the inhabitants who already live in the valley with housing problems be given an opportunity instead of increasing the population with people from outside the sonoma valley
That the rents are too high for people who have jobs that pay us the minimum and each construction they do the rent is too high

That there be programs for large families and that they can buy a house like a duplex. Multi-family homes are scary because of the parking lots, they are not safe, you don't live well.

That they accept us with more than 2 children because it is difficult to find rent with a large family

That they build houses for people who do not have resources and cannot pay very expensive rents

That they don't build tall buildings

that they start to build the apartments

That we need affordable housing

That when applying the owners or companies are not so racist

That you have more low income single moms and housing opportunities

The "market" is a barrier, market excesses and too high of prices; we need a gov't backstop to prevent market excesses, more socialism, more equity and justice, more subsidized units so the 50% of county people who make 60\$ AMI and less can spend 30% and less of their income in housing

The areas zoned for agriculture and even ag. preserve should be able to build enough homes for the progeny of the owners to be able to assist in carrying on agriculture.

The barriers are that housing belongs in incorporated urban areas, not in unincorporated rural lands. The County needs to work with cities to make this happen.

The biggest barrier is funding. Sonoma County probably has SSU students and faculty who could volunteer to do research into those communities in other counties and states that have been successful at building housing while retaining community and that are environmentally sensitive to climate change, pay attention to architecture and the need for opportunity to be close to Nature.

The biggest issue is that we are just not building. Too many regulations. Too much time wasted in permitting and talking rather than doing. Especially after the fires we need to be building at a much faster pace. The infrastructure will come to support it eventually. You don't need that in place first. The area will adjust. Don't think that over regulating vacation rentals, especially the more expensive ones are going to help solve the problem. Maybe a small studio but not the more expensive places. Just Start building!!

The challenges are to bring down the cost of housing by allowing more modular construction, focus on denser housing in downtown areas and protect the greenbelt. Having said that - our primary concern is water and infrastructure to support the new housing and residents. The concern of the community is that the county has allowed rents to rise too much in recent years

The construction time

The cost of permits, septic, engineering, digging new wells.

The cost. I prefer that there are more places for mobile homes for families because it's cheaper that way and I can buy, but most are for older people and they can't stay that way. Please do your best to make room for families.

The county needs to seriously consider assisting peripheral rural properties in connecting to city municipal services as needed to be able to add housing units into the property. For example, ADUs are a struggle to build due to very restrictive septic requirements, but those can be completely mitigated on properties that are close to neighboring city limits. The county needs to get these service agreements into place because people want to and are building ADUs, which helps the county meet their affordable housing allotment as required by law, but it leaves those properties in a vulnerable situation if the septic fails and there is no service to hook up to.

The county's budget

The disabled are always overlooked. There are no services to assist us with rent or other related expenses.

The diversity of Sonoma County's terrain

The drainage wasn't good enough, sometimes there were animals passing by, and the traffic wasn't very smooth

The environmental & infrastructure impacts must be addressed & resolved before building begins.

The floors of houses can be raised, but the number of houses also needs to be increased.

Many people cannot even afford to live in a house

The folks that oppose development have more time to complain. Hardworking low wage earners will be less loud at your meetings, but deserve to be championed none the less. Thank you for supporting everyone, not just the loudest complainers!
The geology of Sonoma County can be unusual, and building housing can be more difficult than usual .

The geology of Sonoma is unusual and probably more difficult to build than normal.
The house is a little expensive and it takes a long time to pay
The housing construction area is unreasonable if the connection is not well done
The housing problem is everyone's concern, I think the government should ensure that everyone can at least own their own home, no matter rent or buy
The income of those wishing to stay here.
The issue about traffic in a disaster is unsolvable in the short run. We must prioritize housing in my opinion and set infrastructure issues down the road
The local economic foundation is poor, it is more difficult to build
The natural barriers, such as fire and flood evacuation, and available jobs and services, which includes law enforcement.

The need to continue to have farm land, multiple use like land for horses and dogs, hobbyists, hiking, play, gathering, airports, need to provide enough wild environs for the local floral and fauna. Need to avoid building on flood plains and high fire risk areas at least with out respecting the spaces(not building dikes) - stilts or fire resistant building materials and lower density for those area. Build assume there will be water and there will be fire. makes sense?
That is hard to do. We need to build leaving wildlife corridors and people need to manage their properties knowing they are living with bears, big cats, coyotes, deer, otters, Salmon, not just raccoons and skunks so as to reduce need to remove these animals as we move into their place. There is just a lack of land for all the people moving in if we want to keep our rural Sonoma County roots.
The new dense housing in Rohnert Park has created unforeseen traffic congestion problems through Penngrove. Denser housing projects should only be built near major highways, so the residents (mostly commuters) have a way out.
The only significant barriers to building housing in Sonoma County are the cost of land, and real estate speculation. The goal of making money is often not consistent with the goal of providing affordable housing.

The permit process is the biggest barrier to building homes in this county. We would love to build a home on our family land but over 50,000 in permits before even starting is ridiculous along with we would want an eco home. Recycled water, compost toilets and these it's need to be incorporated into the options for homes

The phrase 'Affordable Housing' is very misleading for those who have extremely low income
The population cannot support too many high-rise housing

The process and permitting is too long and too expensive. PRMD needs to dramatically change the process and attitude about development. The next big thing is construction cost and requirements. We need to make it easier to build modular and panelized types of construction, innovation and offsite construction can help lower building cost, time and impacts to surrounding residential and retail areas from ongoing construction traffic and noise. The quality and quantity of housing determine the development potential of a city, and building more housing is beneficial.

The quality and quantity of housing determine the development potential of a city, that is what we carried about.

The rent is expensive.

The rent is expensive.

The roads do not support much more building. Established long term home owners have seen our options for water decrease dramatically, so adding new homes doesn't seem logical at this time.

The single-story, single-family homes in the Roseland area are ideal walkable neighborhoods and are very affordable compared to most available housing.

the sometimes inconsequential permitting requirements and the Expense of permitting.

The special geological structure makes it difficult to build foundations.

The state ADU provision is viewed very negatively by some NIMBYs. I would focus on developing housing infill on vacant lots and obsolete properties like shopping malls in already urbanized areas.

The story begins here...as a Building Contractor, in 1978 I could build a 1800 sq. ft. home on 1 1/3 ac in Sebastopol for \$ 60 K. In Sonoma County today--its \$ 60 K in permit fees before a shovel hits the ground !

The transportation is not so convenient,

The working population works and pays taxes and never has enough to save enough.

The zoning and lack of affordable housing units. Although redlining and the problematic covenants are illegal, the decisions around zoning still carry the systemic inequities and barriers to the types of housing and places where the housing is made available.

There are about 7 billion people in the world that would love to live here. In my lifetime I have seen the population in Sonoma Co. squeeze in 10X more..we've imported poverty at a jet speed rate. How many people are we supposed to invite in before it becomes unlivable here? Maybe if you could just give us the end game...How did Marin County avoid it?

There are already too many homes that have too many people in them. The county should limit (and enforce) the number of people that can live in one dwelling.

There are few areas where houses can be built and floors should be increased as much as possible.

There are low-income families and we have a very high rent.

There are nimby's everywhere. No one wants their neighborhood changed, but we are a growing area and change is a must. Keep growth focused on the core downtown areas with 3-4 story apartments. Retired people like me would even be interested in moving to something like that which would free up a single family home elsewhere.

There are often small, bureaucratic details that hold up projects for months. Higher-level officials need to be ready and willing to move projects past these types of obstacles.

There are plenty of jobs but not enough affordable housing for workers.

There is a lack of awareness of reconstruction and a perception that reconstruction could bring economic pressure

There is enough housing now! The rents are too high, so its time for the developers to step up to the plate and sacrifice high incomes

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is insufficient funding for the construction of low-income housing

There is no better

There is no better suggestion

There is no investigation or analysis being done (including by the Housing Element) for affordable housing in the Coastal Zone. It is a difficult question, but we cannot continue to shy away from it because it is too hard. It needs to be addressed.

There is opposition to new building in Sonoma County because people want to protect the land from further development. I am concerned about developers wanting to build in well known "wildfire corridors." I am also concerned about building in known flood zones- near the Russian River, Petaluma River, Laguna de Santa Rosa and other watersheds. We are in a drought. There are limited water resources and infrastructure available for "new" development.

There is too little affordable housing

There may be outdated permitting codes, that sacrifice climate change mitigation and financial affordability, vs a "perfection" that is too difficult for many to subscribe. An "experimental" category is needed for structures that are intended to mitigate climate change, lower building costs, increase sustainability, safer in fires or other disasters, affordability for retired people, working people, students, and recent graduates. The experimental category would allow some degree of permitting and safety oversight of cobb structures, tiny homes, pre-fab construction, and healthy community living. Being able to involve the permit dept would be much better than having to do things on the fly. It would be better than living constantly in fear or the current culture of "hiding - it's ok as long as no one sees you". What a horrible ongoing message ! The current "complaint based system" - in effect for construction, public space utilization issues, and other projects - really sucks. It allows people who aren't even really neighbors - they are sometimes nosy people who like to overly involve themselves - to file anonymous complaints. And also for revenge filings if a tenant or distant neighbor wants to bring someone down. "Differences of opinion" could be discussed in some kind of mediation meeting, that would openly hear what owners, builders, neighbors, occupants, and permit dept representatives need, come to a consensus, and resolve or reach reasonable compromise on actual safety or aesthetic issues - instead of fear-based thinking.

There must be ways to lessen or alleviate concern about projects "penciling out". There is too much emphasis on making money from construction projects.

There needs to be a good amount of new housing that is affordable for those in the very-extremely low income range and new housing is accessible to people with Disabilities. Public transit in new develop will need to be reliable and community services, shops should be in close proximity and easy to get to. This is important because some people with Disabilities rely on public transit to get around town/county and having services close with reliable public transit will make it much easier for people with disabilities to access these services and get around town and the county. This will be especially true for the unincorporated parts and more rural parts of the county such as Sonoma Valley.

There needs to be an easy to understand process - step a - z on the building process, process/permits/cost estimator. If I want to upgrade my water heater xyz needs to happen, if I want to build a granny unit - enter address and first step appears.

There's ugly nasty arrogant selfish people you know who that don't want to breath the same air as you or me or my unsheltered friends the elected folks that shake in their boots afraid to lift up their heads and open their eyes and stand up against said people but bitch and complain bitch and complain seems to be the only action I've seen the last 22 years They are not high enough.

They hinder mobility

They must build more houses so that there are more because rents are very scarce and expensive

They want security in housing

This is a barrier "8. We know that public input can make projects fit communities better. However, the tradeoff can be longer planning and development processes that mean longer waits for new housing. Using the slider below, show what you think the right balance is between robust public input opportunities and a faster planning and development processes."...When people with money can create a barrier to housing in their neck of the woods and communities with less money have no say...there is no equity. We need to have the same priorities for all races, ages, income levels, and abilities. This survey seems like a tool to be used to combat the people who are against all development as opposed to actually planning the right thing to do.

Those of us with housing voucher often lose the housing voucher because we are only given 120 days to find an affordable home within the voucher amount that is lower than what rental we are going for these days. So then will cause you families to become homeless. To build affordable housing requires affordable land of which there is none in the rural areas. Therefore city center growth is best as taller structures can be built near existing infrastructure.

Too many restrictions.

Too much government

To the extent that the County can coerce cities to build denser, multi-storied housing, it should do so. Looking at you, Santa Rosa.

Too many limits on rural land owners prohibiting them from getting the full benefit of ownership

Too expensive

Too expensive to get permits. Rules are too strict.

Too many expensive homes and not enough affordable housing; high costs of rentals

Too many fees associated with ADU

Too many NIMBYs in this county who cannot seem to understand that the people already exist and now we need to house them long-term. We are not building anywhere near enough housing, anywhere in this county. The situation is dire.

Too many strict county rules. Permits are too expensive. Large properties like ours need to be especially able to build for relatives like us who are getting too old to maintain our property.

Too much dedicated "open space"

Too much inventory of short term rentals which have affected available inventory for residents to work and live in their community.

Too much noise

Too much noise

Too much Santa Rosa city red tape

Traffic and too many people, keep Sonoma county from ruining its appeal

Traffic barrier

Traffic is major concern. I love off Kawana Springs Rd and traffic is already bad, and we have two huge multi-unit complexes going up with no improvements to the roads or signals.

Traffic on main county and city thoroughfares has been getting bad the last 5 years. Increased populations need to be planned with the ability to permit comfortable travel supporting life.

Traffic to work

Transportation and supporting facilities

Transportation and the price of inconvenient housing

Transportation cost, engineering implementation

Understand the needs of the masses and respond

Unique mix of urban, farmland and natural areas should be preserved, don't follow pattern of south bay or Sacramento, concentrate housing along developed transit corridors, build more trails and bike lanes, fewer roads, move away from subsidizing autos, protect and enhance the natural environment and access to it that makes for healthy happy populace.

verexploitation leads to environmental damage

Vulnerable to wildfires, there are safety concerns.

Want to get the government's support policy and relatively smooth process

Water might not be available due to climate change

Water scarcity. Fire danger. Government not acting fast enough.

Water shortages!

Water supply system ensures convenient transportation

Water supply, grid-lock during emergencies (fire) needs to be factored in.

WATER Water water WATER

Water ☞ shortages ALREADY

Water, water, water. I seriously want to know where all the water is supposed to come from to support all the building. Regardless of use. We are constantly told we need to cut back on usage, yet the county keeps allowing for more waste of a clearly precious resource.

We are a young family of 4, and we make good money, but with housing as it is it is unlikely we will stay in sonoma county much longer. I've noticed that many residents are much older and that will soon effect the well being of this area as more young families move out.

We can't compete with these rich SF/Marin people pricing out the working class people who've lived here for decades. We loved nature and our quiet life.

We don't have a housing shortage, we have an affordable housing shortage. Building "market rate" housing will not house county residents, only increase the number of second-home and work-from-home wealthy migrating to the county. With the state and county population declining as people vote with their feet, the call for "growth" is the business community's smokescreen for bringing in higher paying clientele and letting its essential workers go find somewhere else to live -- and commute to work.

We have a few significant barriers, the cost of standard construction is one of them. The process is another, we don't have the best reputation for timely and affordable permitting process. Often a lack of capacity in old infrastructure is used to deny more housing like lack of sewer plant capacity. Zoning more properties for affordable higher density projects would help and smaller unit size would be great.

We have intractable water, power and sewer issues here. The state is driving these housing construction quotas. They MUST resolve our water/sewer constraints first! Likewise, our power grid will need to be reconstructed and substantial new power plants will need to be funded/constructed to support nighttime EV charging and the conversion to all electric households as mandated.

We have, can, and should, continue to push the edge of the envelope on building more beautiful, diverse, multi-use communities. Living closer together and to our work and services, including in our homes (I've worked from my home office for the past 20 years). Trees, landscapes, and nature (urban "forests") like what we have in many parts of Santa Rosa, should be promoted. Protecting our built environment from fires is an ongoing issue for all of us. The house I lived in Coffey Park, burned to the ground in the "Tubbs Fire. And the first house that I bought when I was 18 years old, in East San Diego County, was burned to the ground in the "Laguna Fire" in 1970. And my inlaw's homes also in East County San Diego, burned to the ground in the "Cedar Fire". So my family is no stranger to fires. We just have to learn to be ever better cognizant and stewards of protecting our forests and property in each County where we live and own/manage properties.

We live in a world class tourist destination that is expensive. If you decide to live here, understand that it will take sacrifice and more income. If you are unwilling to pay the price, go somewhere you can afford. It is not up to the hard working residents to bankroll your desire to live here.

We must consider starter homes for families. Consider parking - the reality is that there are ALWAYS multiple cars. Making houses without adequate parking ignores the reality of the SC residents way of life. A goal of high density, walk/bike friendly communities is fantastic but that will take time (decades). In the mean time, cars are a way of life and building without parking creates real issues.

we need an effective zoning commission

We need housing diversity! My biggest concern is the lack of adequate roads to accommodate it.

We need housing for medium income families

We need new leadership at Permit Sonoma.

We need to build temporary shelters for the homeless like we have at Los Gulicos in all the distinct neighborhoods of Santa Rosa, Petaluma, Windsor, Healdsburg & Cloverdale to spread the responsibility of housing fairly in the county.

We need to push through all the NIMBY reactions, especially about affordable housing that is dense near transit and services. Also we need to de-emphasize parking in TOC dev

We should always balance the need for housing of all types against the need for wildlife corridors, active agricultural lands, open spaces and park lands, neighborhood character and rural feel, and intrinsic natural beauty. Once developed, the rural feel and natural beauty cannot be recaptured, and this will hurt the tourist economy. Sonoma County, and Santa Rosa, do not need to have endless growth.

We shouldn't be packed in Roseland. More crime, more traffic, unsafe neighborhoods. It's unfair to family who have lived in the neighborhood for years. Traffic is horrible, street torn up all over here. Go to the other end of town and see if they will like it! Heck they didn't want the old Sutter building develop because it will be too crowded. They might not be able to get out in an emergency. We will never get out here in Roseland and thousands more homes are going in. Makes no sense.

We want more affordable housing

Weaponization of CEQA. Too much local zoning control + NIMBYism are all barriers. The cost of building is also stupid-high. Focus less on the culture-war issues around gentrification/vacation rentals -- these are red herrings from a data perspective. Build -- figure out how to create the conditions of possibility for affordable, sustainable building that prioritizes people over cars.

Well, both small and large houses are occupied here, the most important thing is to help on the rents that are very expensive. One says yes, more houses are nice, but with what one earns, the rents are sometimes higher than what one earns. Here a quarter is already a thousand for a single mom. It is expensive and a large line of 6 people. A house rents \$3,000 here, and that's why in Sonoma one eats or pays rent, because the husband's budget is not enough for me, in my opinion. I hope you see first the budget of the rents that are very expensive

What welfare institutions are there

When will there be a moratorium on new building and hook-up to infrastructure? When will Sonoma County wean itself off of the addiction to growth and 'be-all end-all' of discussion?

Whether the sound insulation effect is good

Whether the surrounding safety facilities can be implemented in place

Who is going to underwrite it, and fund it? Developers don't do this for charity, Sonoma-county permit is so backwards and corrupt nobody will work with that agency

Who wants to be a landlord? What incentives are there for individuals or developers to build rental housing for tenants? The math is difficult to pencil out.

Why are there no efforts to designate areas and put in infrastructure to attract potential builders? Can we get work

Why do we continue to have a housing shortage which drives up prices?

Why do we continue to simply build without comprehensive infrastructure studies? I understand that the State does require the County to provide additional housing but that said and from what I understand is that our infrastructure systems simply will not be able to keep up with this ever expanding population

Why not convert places like the Petaluma K-mart into housing. Same for other vacant malls. With a large local population, construction is difficult

Without the

Would it be affected by the topography

Would love to see more flexibility/options for a second granny unit on properties more than 2 acres.

You encroach on our agricultural appeal, our diversity of what we are. Wanting to just go all Willynilly with building will offset the balance of cars to farm land we have. We do not need apartment skyscrapers. We do not need to become a mini San Francisco or Daly City. You want to push for a bigger market go to another county. Solano seems to have more taste for it being a more major commute artery between Sacramento and San Francisco.

You, PRMD, are a barrier to building housing. Stop listening to rich people who have owned their property for years and start listening to younger people who didn't create this mess

You're allowing building without improving the travel lanes. Petaluma Hill road is 2 lane - yet you're building thousands of homes to use that corridor. Residents cannot even get around their own town. You NEED to travel thru Penngrove - especially between 7am and 9am .. and .. 4pm and 6pm. Ridiculous what you have let happen !!!!

You're not doing enough to support developers who can keep costs down, especially high overhead nonprofits.

Zoning to allow more mobile home parks is the quickest way to build affordable housing. Lower the cost of sewer and water hook ups for ADU housing will remove a major barrier.

Sonoma County Housing Preferences Survey

What is your home zip code?

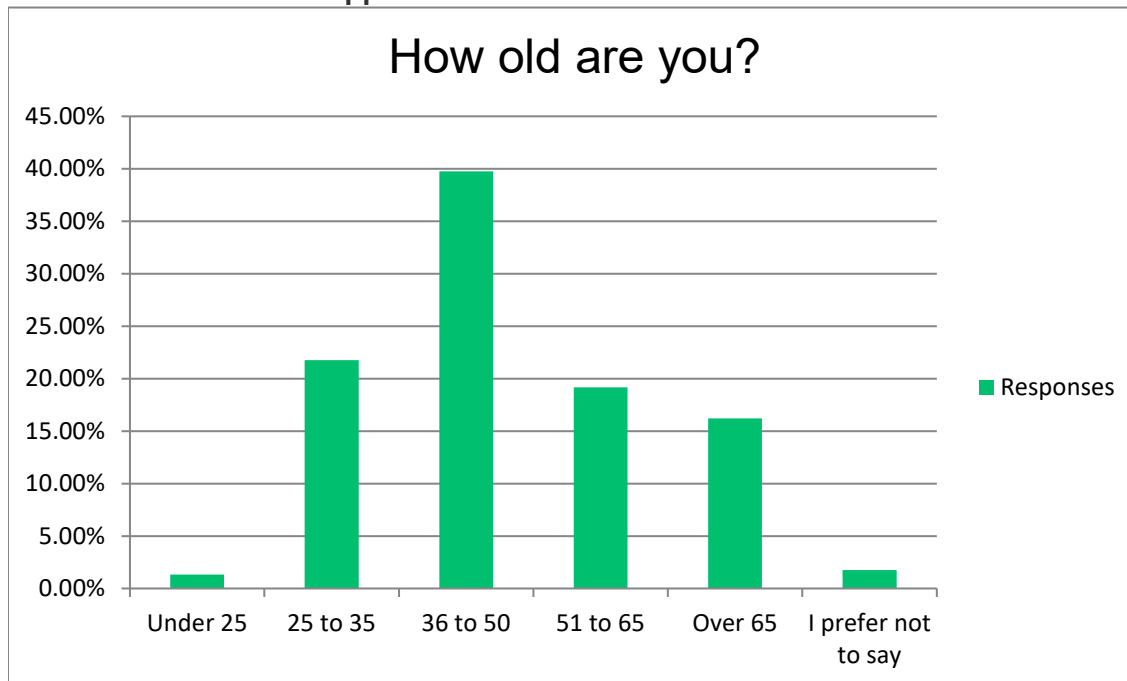
Answered 1347

Skipped 252

Sonoma County Housing Preferences Survey

How old are you?

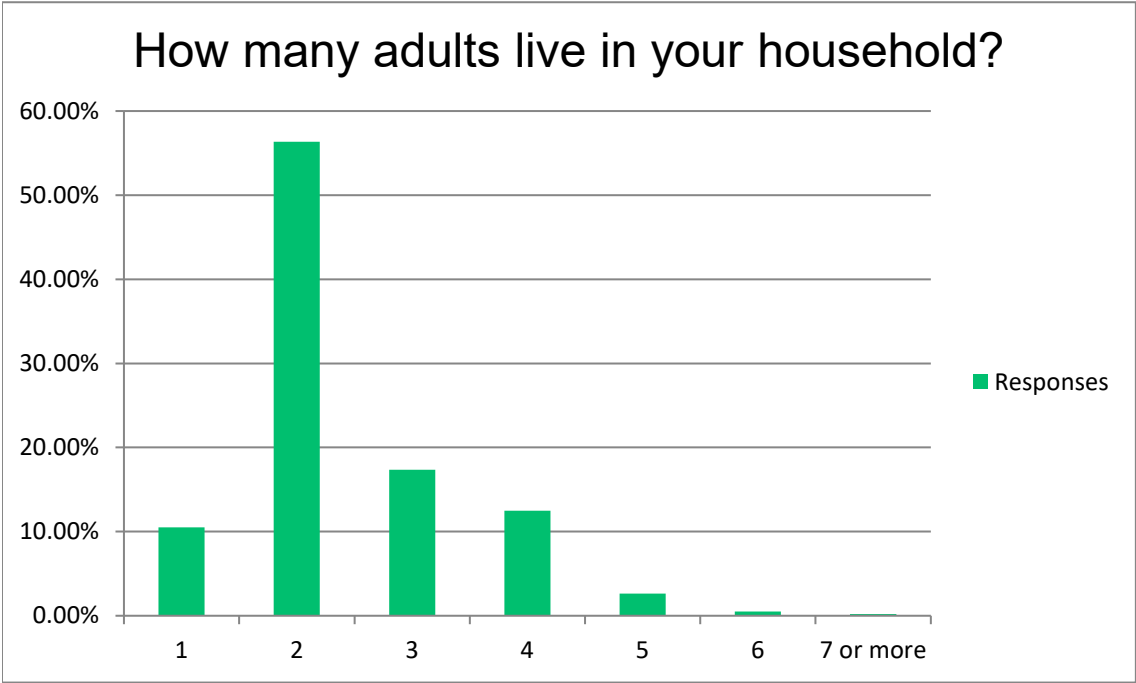
Answer Choices	Responses	
Under 25	1.33%	19
25 to 35	21.77%	310
36 to 50	39.75%	566
51 to 65	19.17%	273
Over 65	16.22%	231
I prefer not to say	1.76%	25
Answered		1424
Skipped		175



Sonoma County Housing Preferences Survey

How many adults live in your household?

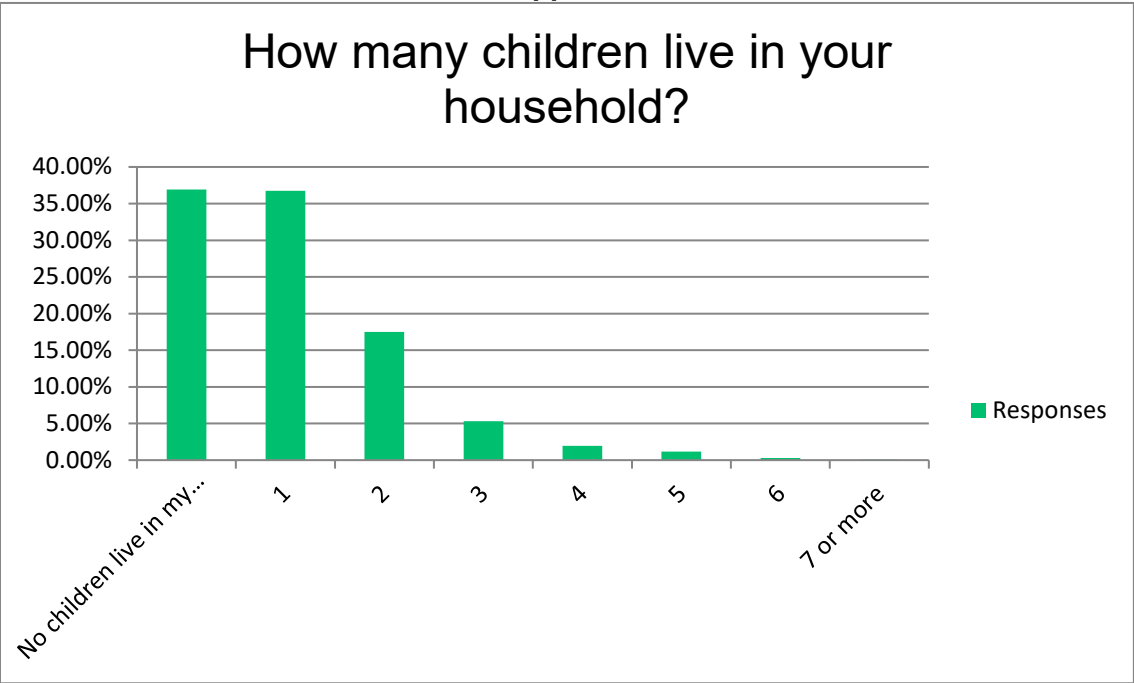
Answer Choices	Responses	
1	10.49%	148
2	56.34%	795
3	17.36%	245
4	12.47%	176
5	2.62%	37
6	0.50%	7
7 or more	0.21%	3
Answered		1411
Skipped		188



Sonoma County Housing Preferences Survey

How many children live in your household?

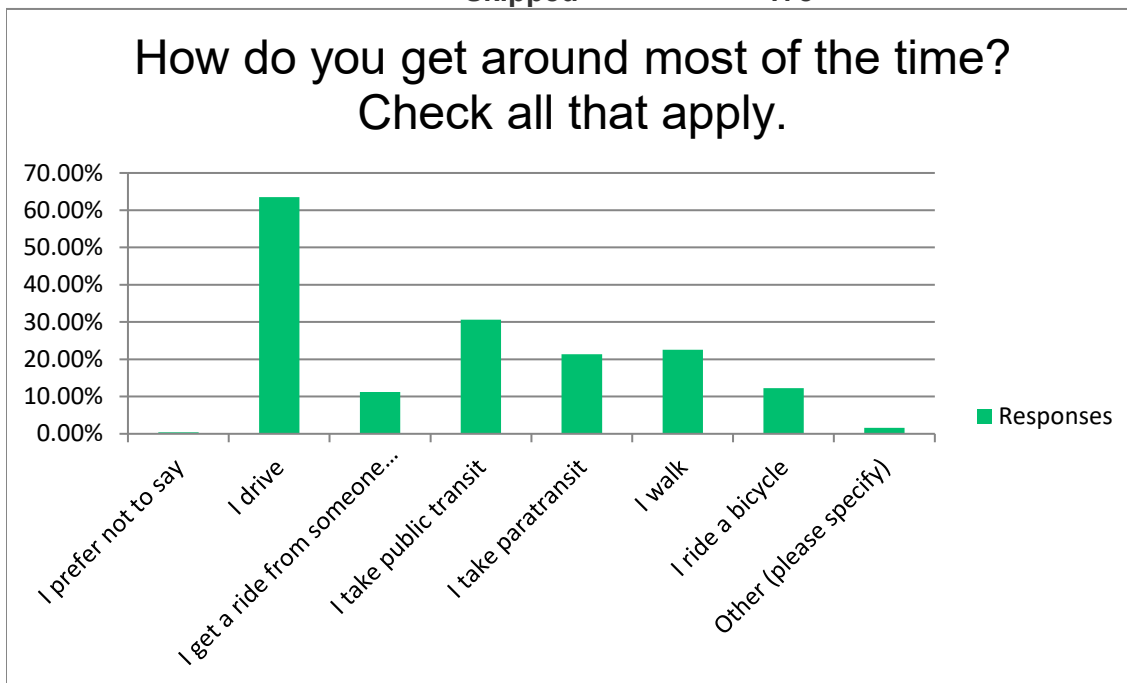
Answer Choices	Responses	
No children live in my household	36.91%	506
1	36.76%	504
2	17.51%	240
3	5.32%	73
4	1.97%	27
5	1.17%	16
6	0.29%	4
7 or more	0.07%	1
Answered		1371
Skipped		228



Sonoma County Housing Preferences Survey

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

Answer Choices	Responses	
I prefer not to say	0.42%	6
I drive	63.55%	903
I get a ride from someone else	11.19%	159
I take public transit	30.61%	435
I take paratransit	21.39%	304
I walk	22.59%	321
I ride a bicycle	12.24%	174
Other (please specify)	1.62%	23
Answered	1421	
Skipped	178	



Sonoma County Housing Preferences Survey

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

Other (please specify)

A motorcycle is my primary mode of transportation.

car pool when possible

disabled

Family

Give me a 3 foot wide bike lane into the central area of every community.

I HAVE AN ALL-ELECTRIC CAR.

I own a plug in hybrid. My next vehicle will be all electric.

I walk to work

I work from home

I work from home and am a proponent of remote work.

I would take public transit if it didn't take an hour to get downtown.

mainly drive but cycle too, its fun!

mix

My wife and I are partially disabled.

One on occasion will drive to Santa rosa for necessary grocery shopping or doctors visits.

Only because public transportation in Sonoma County is terrible.

public transit is a joke in this area

Ride a motorcycle

SR City bus service is terrible and takes so long, not reliable

walk, get rides. Too hard to take a bus it takes too long

Walk, tractor, or ATV

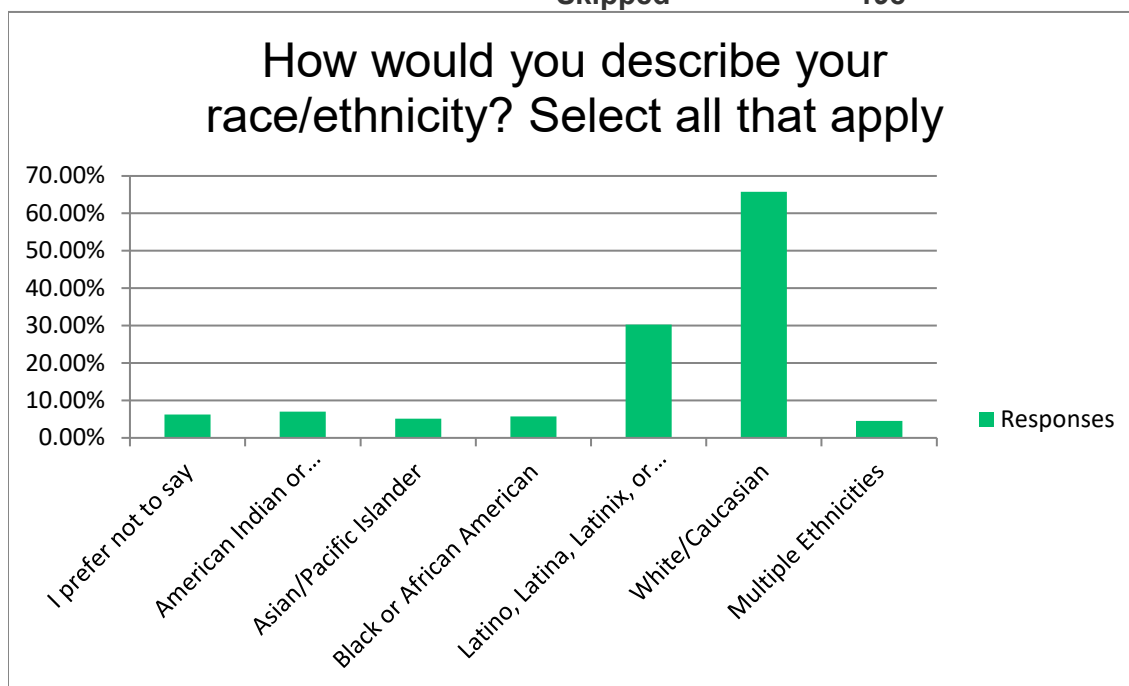
would bike, but not safe

Would prefer to use public transit, but poorly planed in Sonoma county. Unable to get anywhere !!

Sonoma County Housing Preferences Survey

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

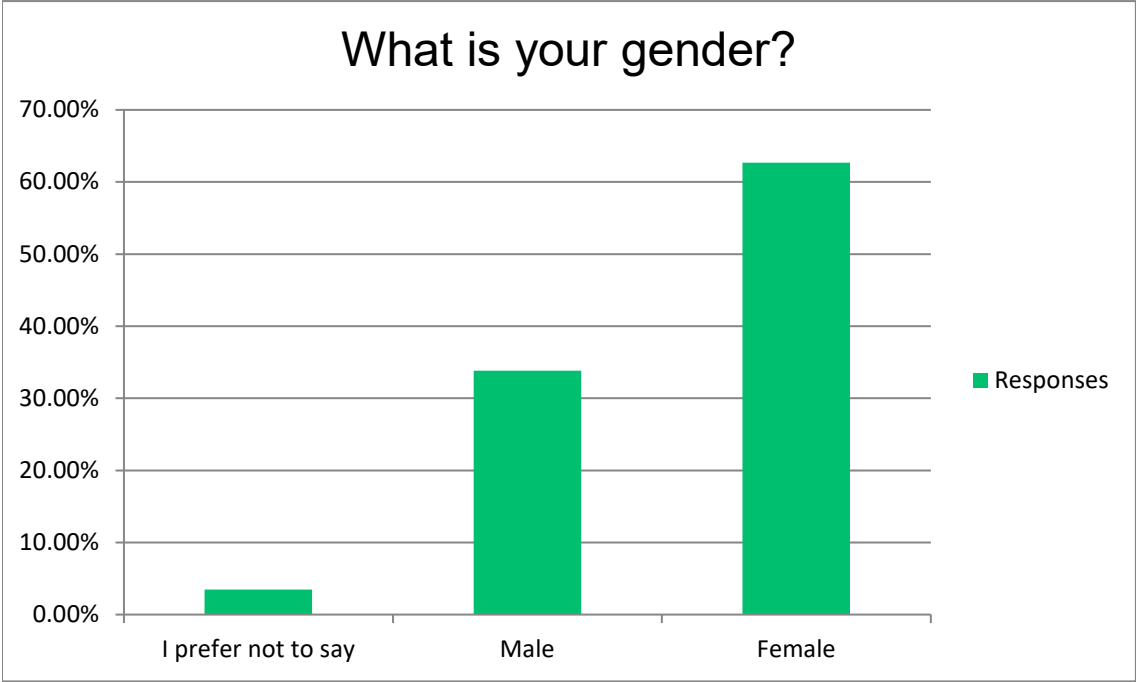
Answer Choices	Responses	
I prefer not to say	6.28%	88
American Indian or Alaskan Native	7.00%	98
Asian/Pacific Islander	5.14%	72
Black or African American	5.71%	80
Latino, Latina, Latinix, or Hispanic	30.26%	424
White/Caucasian	65.74%	921
Multiple Ethnicities	4.50%	63
Not listed here (please specify)		24
Answered	1401	
Skipped	198	



Sonoma County Housing Preferences Survey

What is your gender?

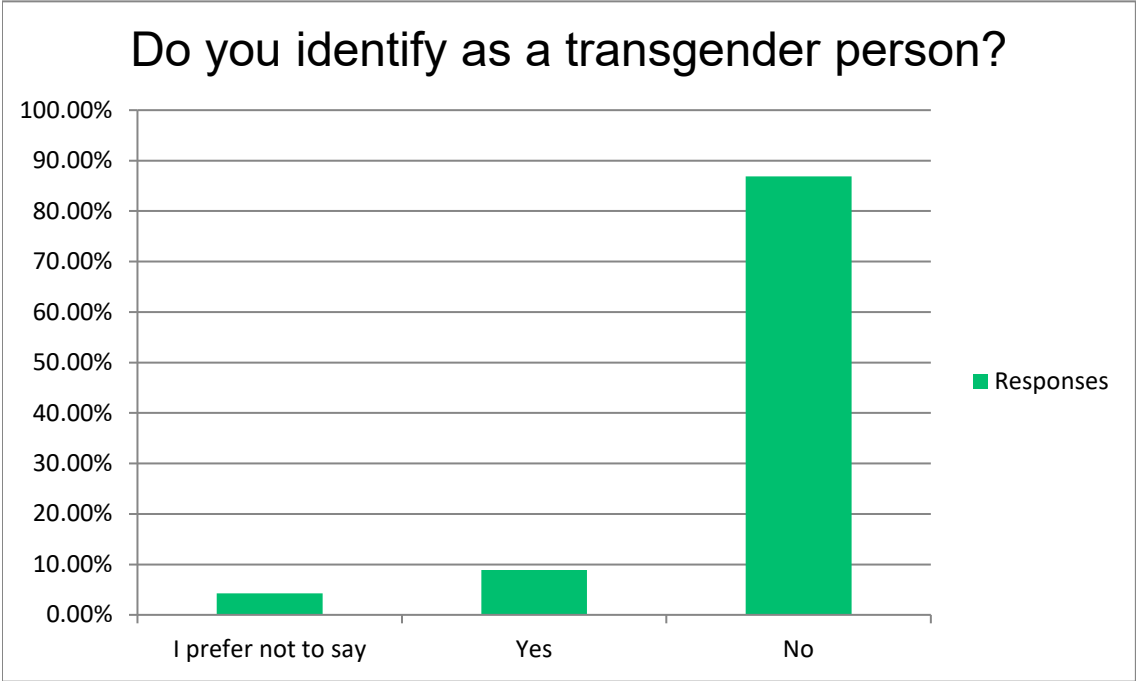
Answer Choices	Responses	
I prefer not to say	3.47%	49
Male	33.83%	478
Female	62.70%	886
Not listed here (please specify)		5
Answered		1413
Skipped		186



Sonoma County Housing Preferences Survey

Do you identify as a transgender person?

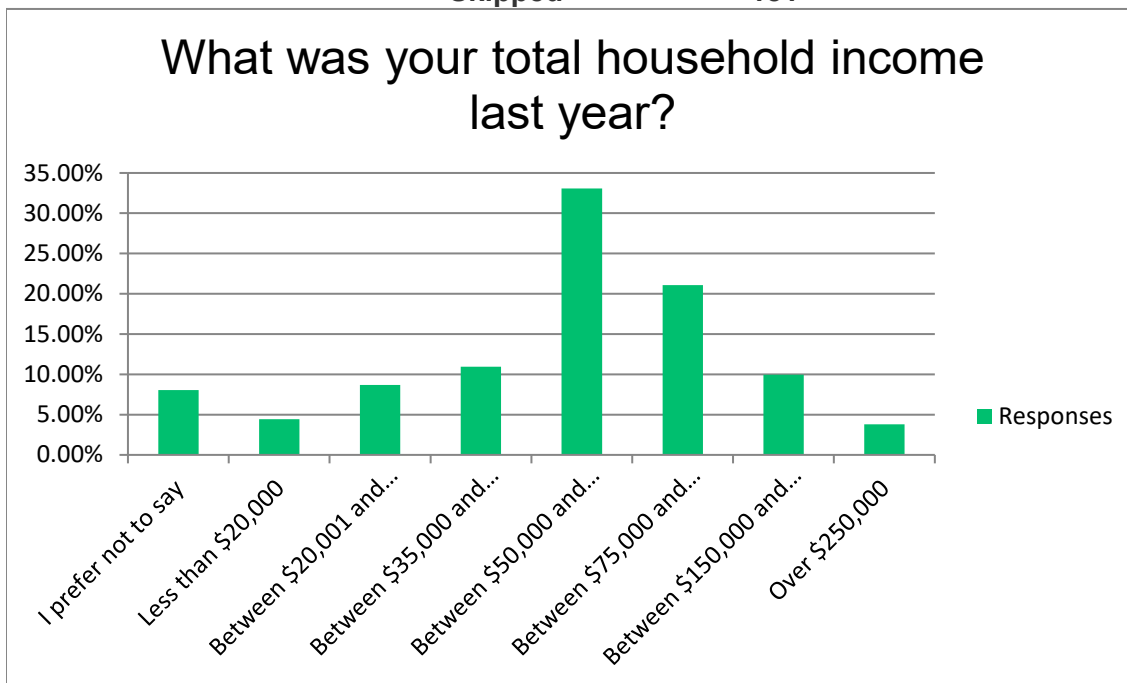
Answer Choices	Responses	
I prefer not to say	4.29%	60
Yes	8.86%	124
No	86.86%	1216
Answered		1400
Skipped		199



Sonoma County Housing Preferences Survey

What was your total household income last year?

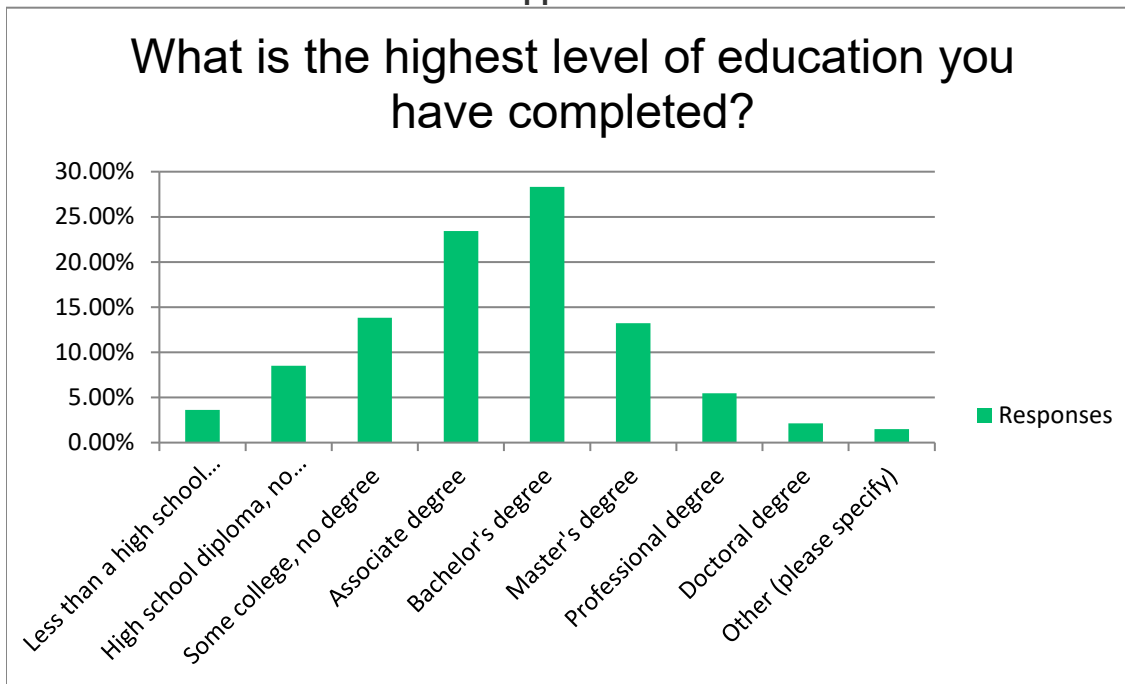
Answer Choices	Responses	
I prefer not to say	8.04%	114
Less than \$20,000	4.44%	63
Between \$20,001 and \$34,999	8.67%	123
Between \$35,000 and \$49,999	10.93%	155
Between \$50,000 and \$74,999	33.07%	469
Between \$75,000 and \$149,999	21.09%	299
Between \$150,000 and \$249,999	9.94%	141
Over \$250,000	3.81%	54
Answered		1418
Skipped		181



Sonoma County Housing Preferences Survey

What is the highest level of education you have completed?

Answer Choices	Responses	
Less than a high school diploma	3.61%	51
High school diploma, no college	8.50%	120
Some college, no degree	13.81%	195
Associate degree	23.44%	331
Bachelor's degree	28.33%	400
Master's degree	13.24%	187
Professional degree	5.45%	77
Doctoral degree	2.12%	30
Other (please specify)	1.49%	21
Answered		1412
Skipped		187



Sonoma County Housing Preferences Survey

Do you identify as having a disability?

Answer Choices	Responses	
I prefer not to say	3.54%	50
Yes	14.16%	200
No	82.29%	1162
Answered		1412
Skipped		187

