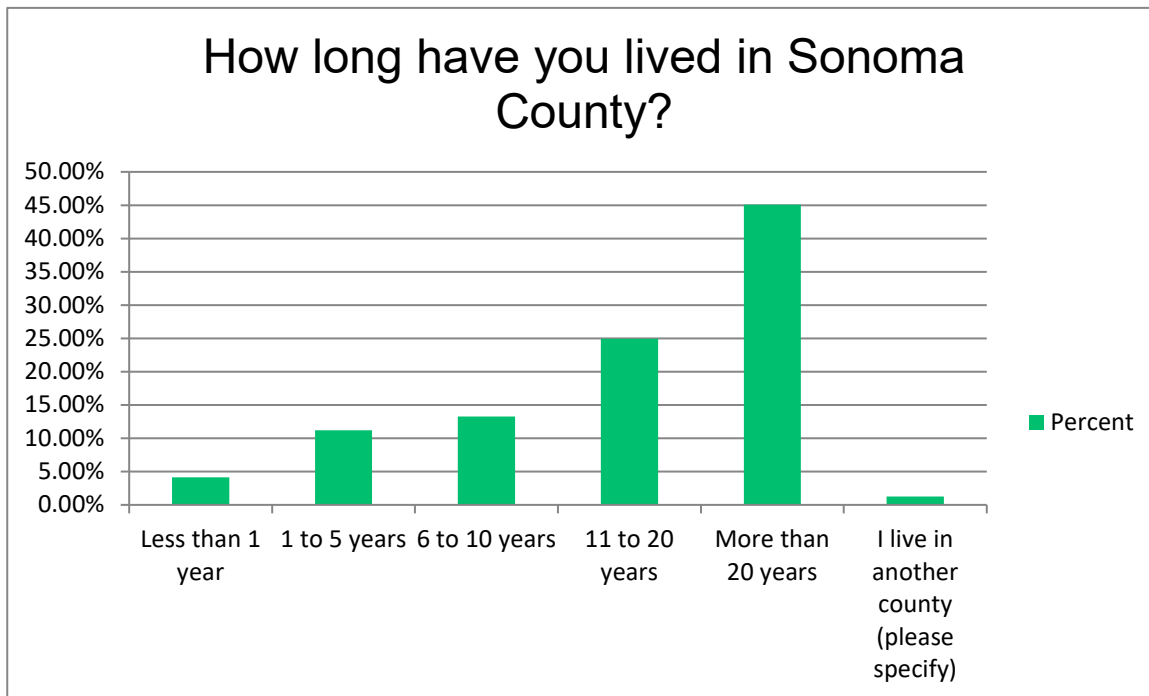


## Sonoma County Housing Needs and Opportunities Survey

### How long have you lived in Sonoma County?

Answer Choices	Percent	English	Spanish	TOTAL
Less than 1 year	4.13%	82	1	83
1 to 5 years	11.20%	216	6	222
6 to 10 years	13.27%	256	7	263
11 to 20 years	24.94%	481	36	517
More than 20 years	45.10%	870	28	898
I live in another county (please specify)	1.24%	24	3	27
	Answered	1929	81	2010
	Skipped	2	0	2



## Sonoma County Housing Needs and Opportunities Survey

### How long have you lived in Sonoma County?

I live in another county (please specify)

Mendocino

No

Sonoma

Lake

Sac

My entire life, 35 years

Napa

39 years

Marin

Marin

Orange. Have property for future home in Sonoma County

My permanent residence is in San Francisco but I own a weekend home in Geyserville

San Francisco

San Francisco

Alameda but own a home I stay in frequently in Sonoma County

San Francisco

I own a second home in Monte Rio - family owned since 1965

San Francisco

santa clara

San Francisco

Currently Navarro County, TX; have family up & down state, incl. Sonoma County.

Currently Navarro County, TX; have family up & down state, incl. Sonoma County.

Navarro (TX); own property in Northern Sonoma County

35 years

Napa

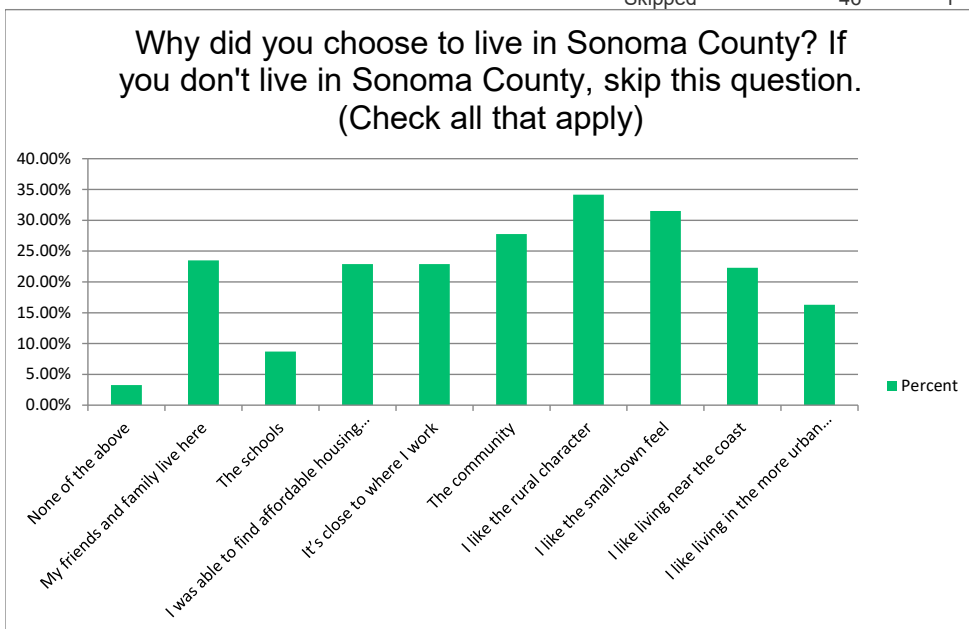
Mendocino

San Francisco

## Sonoma County Housing Needs and Opportunities Survey

**Why did you choose to live in Sonoma County? If you don't live in Sonoma County, skip this question. (Check all that apply)**

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	3.26%	64	0	64
My friends and family live here	23.51%	427	35	462
The schools	8.70%	156	15	171
I was able to find affordable housing here	22.90%	445	5	450
It's close to where I work	22.90%	427	23	450
The community	27.79%	527	19	546
I like the rural character	34.15%	661	10	671
I like the small-town feel	31.50%	584	35	619
I like living near the coast	22.29%	431	7	438
I like living in the more urban environments in Sonoma County	16.28%	308	12	320
Other (please specify)		174	1	175
Answered		1885	80	1965
Skipped		46	1	47



## Sonoma County Housing Needs and Opportunities Survey

**Why did you choose to live in Sonoma County? If you don't live in Sonoma County, skip this question. (Check all that apply)**

Other (please specify)

**I arrived  
here from  
Mexico**

Aqui llegue de México

Since 1947 my family was weekend visitors and later my dad purchased a ranch where I ended up being the Steward. Resided here for 51 years.

My family has owned a home here since the 1950's

My kids wanted to be on 4H.

when I moved here in '93 I felt it was a great place to raise my daughter who was in the 6th grade. Now things have changed so much, with all the vacation rentals, and locals not being able to afford to live here. I'm a renter at 63, still working, so scared of my future here.

The wine and ag community and opportunities

We could not afford to live in the Bay Area anymore after retiring.

Born and raised.

Near family in Marin but not too close

I like the culture -- the awareness of many in the community and their interest in creating a more conscious, more enlightened way of life

Born and raised here.

We needed to get our young teenaged daughters out of Orange County while we still could and we are ALL so grateful we made the move in 1991!!!

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We needed to get our young teenaged daughters out of Orange County while we still could and we are ALL so grateful we made the move in 1991!!!

Got a job at the JC

I've lived here my whole life

Moved to attend college

My health care providers are located here. As a disabled person, access to care and proximity to supportive family are driving forces in continuing to stay in the county. I grew up in Petaluma and stay in the county despite not having stable housing.

My health care providers are located here. As a disabled person, access to care and proximity to supportive family are driving forces in continuing to stay in the county. I grew up in Petaluma and stay in the county despite not having stable housing.

The local parks and vineyards.

The biodiversity of the County

I like the proximity to SF and to the farther north reaches.

Moved here from Texas as a child.

I came here originally 36 years ago for work.

SRJC

I was raised here and never left.

We live in the County, outside city limits, and appreciate the diversity of wildlife, yet proximity to town (Healdsburg), city (Santa Rosa), and Big City (San Francisco).

I like the combination of the down-to-earthness of Sonoma County's agriculture combined with the elegance of its wine scene.

Employer moved to SR from Bay area

superior education level of people in the city

Serendipity

My family moved here for a job when I was a teenager.

Wine country and agricultural base

WE moved here because of the weather and the beauty.

I've lived here all my life

My father choose Sonoma county

I live in my family's summer home, now renovated.

I was born here  
Family has lived here since 1900  
Also... I was born here, as was my husband.  
Was put in foster care at age 5. The family that took me lived in Windsor.  
I grew up in the Bay Area and Sonoma County was one of the few places left that had protected its rural character, put its green spaces in its General Plan, and that had actively worked to safeguard the biodiversity of habitat which is unique to our region.  
Also, I grew up in Guerneville  
I found affordable housing in 2014 because I was on HUD. Until 2006 I owned my own home.  
Got a job on a farm here.  
I found a job in Santa Rosa  
I was born in Sonoma County. And my family has lived in Sonoma County since the 1940's.  
I was offered a job here.  
The social, political, and environmental stewardship value systems suit me.  
I was born here, so it wasn't really a choice, but I guess I never left for long because it's a beautiful place to be, my family is here, and I have more community here than anywhere else.  
My husband needed to be near good health care options.  
My parents moved here in 1968  
I was born here, and I've watched it grow, and I understand it.  
Moved out of an urban area to raise my family  
I own a "weekend" residence.  
The duplex where we lived was sold, and we were fortunate to find a rental in the beautiful town of Petaluma.  
WINEMAKERS  
Weekend home in Geyserville

I came here from SF to finish writing a book. I came to the Russian River area as a child and always loved it here.  
Born and raised here.  
My wife has multiple allergies, excellent air quality near the coast was essential

The employment outlook was good when we moved here and housing was more affordable than the larger coastal cities.  
Born here  
My partner lived here.  
I have grown up in Sonoma County and choose to stay because of generational ties to Sonoma County  
Ample water resources at the time.  
Armstrong Redwoods, the Russian River, the natural areas  
We have lived primarily in Sonoma County for most of our lives. It is a beautiful place to live, but much of what we love about it is changing. Growth is great, but must be managed.  
In 1975, it was easier to find affordable housing. We bought a fixer-upper.  
When I moved in 1975, housing was affordable, and we bought a "fixer-upper" in Glen Ellen  
Born here  
wine Industry and Grape growing  
Lived here 30 plus years it our home  
It is a place where as a floral designer I can work from home and be self employed.  
Job opportunities, the quality of food, proximity to urban centers and nature, schools/community  
Cycling  
Grew up here

We came during the Back-to-the-Land movement in the 70s, for the compatible people in our rural west county area.  
Note - it WAS affordable 20 years ago  
Originally came here for environmental work and have found lots of great jobs in that field since then.

Returned to Sonoma County after being away for over a decade used to live in the county for 18 years before leaving  
My parents chose Sonoma County in 1956. I stay because I was able to build a house in Forestville in 1973, being a single mom of two with a secure job that afforded me the ability to pay the mortgage. My home is paid for and the taxes are reasonable.  
Returned to Sonoma County after being away for over a decade lived in the county for 18 years before I left  
grape industry

It was closer to my cancer care in SF. I was offered employment with housing in Sonoma County

My great grandmother started vacationing here in 1900. Now I am retired here. Although I have lived elsewhere and am from the city (SF) I have spent a lot of my long life here. It has always been a very special place for me...

work in the beginning

I was born and raised here.

I was born here

The agricultural heritage, diversified produce, great restaurants, wineries, commitment to art, and weather.

Natural beauty. A true sense of community. (Neighbors helping neighbors thru good times and catastrophes). Gay friendly.

I was born here in 1961. The ONLY reason I'm still here is because of friends and family.

I originally chose to move here to go to SSU, but then stayed for other reasons that I indicated above and because I have a job here.

I love living on the farm with lots space between other homes!

I married a third generation Sonoman

the investment opportunity.

I was born here. Friends n family, rural character, community.

My partner lives here.

Lived here since childhood

Wanted to attend SSU (1970+) and live with my parents.

The weather.

In 1996, I liked the zoning that was in place to keep rural areas rural.

NO SNOW

born and raised in Sonoma County

NO SNOW

Low housing builds. Small town feel.

35 years ago I decided to move here because it is beautiful, there was a university and I was able to find a job.

agricultural opportunities

I was born here.

Safe environment for my kids

Because of the grassroots care for our bioregion.

I moved from Napa County because housing was getting so expensive there much as it is becoming here now.

We were looking for a rural community and a home that would belong equally to our newly combined family.

I liked that it was close to San Francisco

We moved here during the a significant CA drought in the late '80s, and there was water in the creeks in Sonoma County, still.

Farming, winemaking

I was born here.

My parents brought me from Mexico

2022 will be the 50th year living in Sonoma County. It was an entirely better place to live, raise kids and work until the extreme population growth occurred and the build-out boom. I would love to relocate to a nicer place to live, but own a home, can't afford to relocate to a good place to live and kids and grandkids live here - but all live in poverty. Those factors make it painful to continue to reside in this county.

I love that the area has multiple generations of families here

Job in the wine industry.

I was born here as were my grandparents, parents and my kids.

I like the beautiful parks, trails, and oak-studded countryside.

I grew up here

LGBTQ friendly

It was the city where I accepted a job (no longer there) and its where I could find the cheapest dog-friendly rental in the area.

I'm born/raised in Santa Rosa

I moved here because my father owed the condo that I call home. I have since become the owner and paid it off.

I grew up here.

My husband's job moved up here in 1993.

Not just small town feel: small town population and community involvement.

Started dating someone who lived here  
Sonoma County met our sensibilities  
Came to grow grapes/make wine  
Born here

My partner is a retired police Lieutenant. We lived in San Francisco, it was very uncomfortable for her to continue to run into people she had arrested. So in 1994 we move to Petaluma.  
starting over

My husbands family lived here and I fell in love with the area almost 40 years ago. It's not the same wish I could move.  
I rented a house for 15 years, and was forced to leave because my landlords sold and buyers wanted to turned it into a vacation rental. The only place I could afford was an apartment in flood zone. when it floods again my landlord says he will not be re-renting it. He will sell. I am afraid I will not be able to find a new home, so I have started looking.....but nothing is affordable at all that is not in flood zone.

There is no other area like it Sonoma County it is Beautiful no matter what way you go!!!

born and grew up here

Born here

Where I was raised

the wind just kind of blew me here, and I had seen that the Cal geography and climate were totally tops in the US, plus a feeling if cutting edge dynamism

I am a 3rd generation Santa Rosan.

High housing resale values

High tech jobs were offered in this county

I was born and raised here. This is home.

Sonoma state

moved to county to attend Sonoma State

A Food and wine center of the Bay Area.

I like the weather and the environment and the way previous generations of environmentalists have set us up for success.

I am the Santa Rosa Bubble Lady so no where else can I be that successfully.

Born and raised in Pennngrove

wine country

Transferred to Sonoma State

It started out being affordable, but is no longer.

I found a job here so I moved. The job did not last but I stayed.

As an LGBTQI person, it felt safer than where I grew up and lived in Sacramento..

The amazing scenery and beauty of the area, and mild climate. Perfect for retirement.

Moved here for husbands work

Born here

Born and raised

Wine and food focus

Job transfer to area

The mix of nature and access to it

Market for my agricultural business

It's bonkers gorgeous here.

I moved away for graduate school and returned after that program.

I needed space for horses

I was born here

College

Looking to move away to live somewhere less expensive

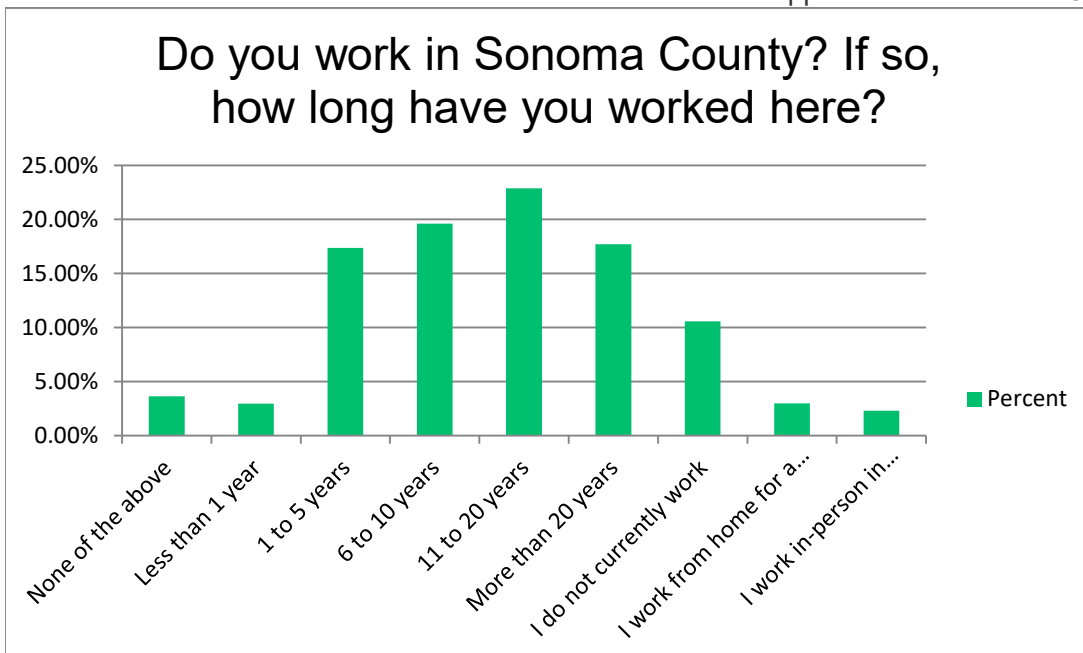
I was born here

I was offered a job as CEO of the Santa Rosa Chamber of Commerce in 1987.

## Sonoma County Housing Needs and Opportunities Survey

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

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	3.64%	71	2	73
Less than 1 year	2.94%	59	0	59
1 to 5 years	17.36%	338	10	348
6 to 10 years	19.60%	380	13	393
11 to 20 years	22.89%	431	28	459
More than 20 years	17.71%	338	17	355
I do not currently work	10.57%	205	7	212
I work from home for a company in another county	2.99%	59	1	60
I work in-person in another county (please specify)	2.29%	44	2	46
Answered		1925	80	2005
Skipped		6	1	7





## Sonoma County Housing Needs and Opportunities Survey

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

I work in-person in another county (please specify)

Marín

L

I am retired.

Retirement

Marin

Retired

My husband & I owned a B&B for 24 years. We are recently retired.

Retired. Worked here for 25 years

San Francisco

Marin county

Marin

retired

retired

Retired

Gualala is where my work is based, but I operate in both mendo and Sonoma counties.

I am retired

Currently retired but consulting

Disabled Elder on SSI

Disabled Elder

when i worked i commuted to sf four days a week for about 10 years

San Francisco

I work mostly from home. My husband is in the film industry and commutes all over Nor Cal and once in a while So Cal.

Napa Co. But I used to work in Sonoma and then in Santa Rosa. About to change jobs back to Santa Rosa.

Napa

Marin

Napa Co. But I used to work at Sonoma Developmental Center, and then in Santa Rosa. About to change jobs back to Santa Rosa.

San Rafael

Retired

Napa

Retired after 30 years working at a number of companies in Sonoma County.

Napa.

Marin

Solano

Worked here over 30 years

San Francisco

I'm retired but worked in Sonoma County for 22 years

Retired

San Francisco

Worked here for 10 years.

I commute to San Rafael

Alameda and remote work

I work in Novato

Retired

I have clients in Sonoma County who are interested in listing with me. I currently sell in Mendocino County.

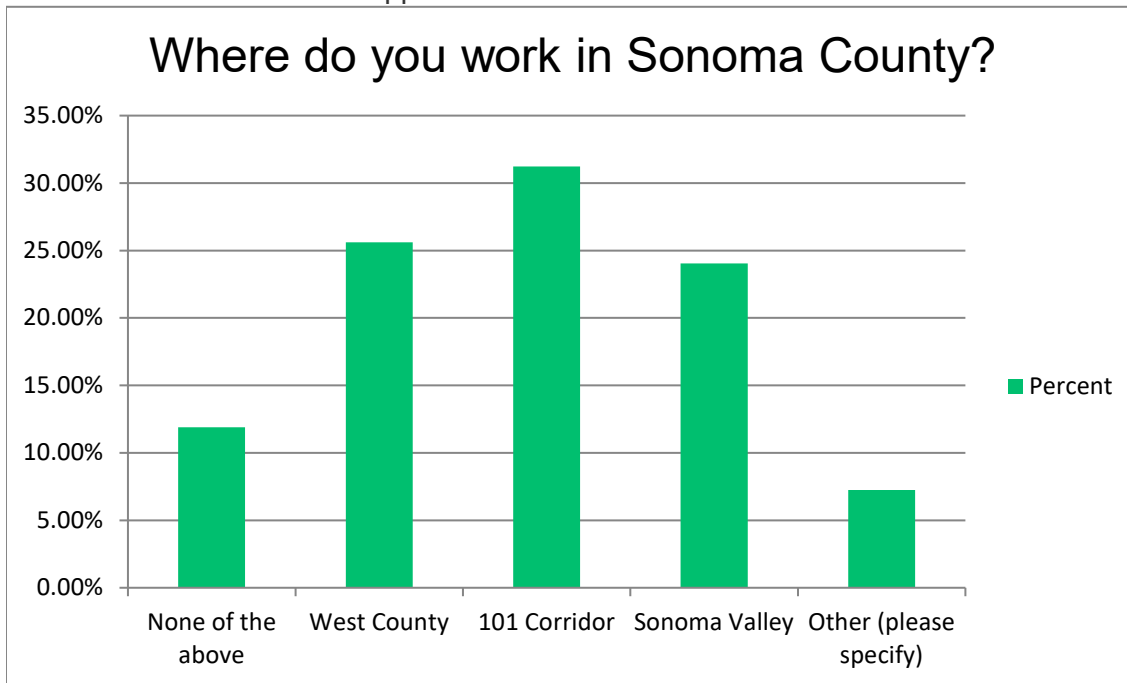
Retired

San Francisco

## Sonoma County Housing Needs and Opportunities Survey

### Where do you work in Sonoma County?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	11.89%	218	15	233
West County	25.61%	492	10	502
101 Corridor	31.22%	597	15	612
Sonoma Valley	24.03%	443	28	471
Other (please specify)	7.24%	131	11	142
	Answered	1881	79	1960
	Skipped	50	2	52



## Sonoma County Housing Needs and Opportunities Survey

### Where do you work in Sonoma County?

Other (please specify)

Bennet valley

Petaluma

Santa Rosa

Mexico

Restaurants

Hotel

Marin

Cogir Senior Living en Rohnert Park

Guerneville

Santa Rosa Ca.

Santa Rosa, CA

Rohnert Park

Petaluma

Santa Rosa

I worked for 15 years at Memorial Hospital. retired 5 years ago.

Santa Rosa

Santa Rosa

Support the entire county

Town of Sonoma

work from home

Now semi retired. I teach in the JC Older Adults Program, and I write free lance.

Northwest Santa Rosa

Cotati,Santa Rosa,Sebastopol

Petaluma

Retired

Rohnert Park

at home

throughout the whole County

downtown santa rosa

East Santa Rosa

downtown Santa Rosa

I work online from home teaching high school English.

Rohnert Park

North County

Sebastopol

Virtually mostly

Windsor

Petaluma

I consult ... so work all over

Alexander Valley

Healdsburg

WHAT IS THE 101 CORRIDOR? I LIVE IN THE TOWN OF GEYESRVILLE

School bus driver entire county

Wine Country

Ricon Valley

retired

Retired now

retired

In my home, west Santa Rosa

Online

Retired

rohnert park

Near the Airport

Windsor

Santa Rosa

Geyserville

Alexander Valley

I retired from West County

Alexander Valley

North County

all throughout

From home in the rural Mark West area

Santa Rosa & Cloverdale

Currently self employed from home; previously long term in the town of Sonoma

Petaluma

When working..remote.

retired

No longer employed (was West County)

All over

Sonoma County, surrounding areas

retired

Rincon Valley

never worked in sonoma county

Windsor

Santa Rosa

On a medium sizes farm between many other farms but too close to Santa Rosa! 😊

Bennett Valley

Healdsburg

SSU - retired

currently retired

Work from home in Sea Ranch

Waugh School District

retired

I am now retired.

mostly west county but other regions as well

I work throughout Sonoma County and adjacent counties as a land and community consultant.

I'm retired

retired from PRMD Well and Septic Section

I am a retired RN after over 30 years working at Palm Drive Hospital

Countywide

Healdsburg

Healdsburg/ North County

Rohnert park

Home

Santa rosa

N. Sonoma County

throughout the county

All over the county

West of Petaluma

Petaluma

All of the above

Petaluma

Downtown Santa Rosa

Bennett Valley

Healdsburg

Entire county

Downtown Santa Rosa

All over the county

Roseland

Fountaingrove - Keysight

City of Santa Rosa

From home

All over when I do bubbles only Santa Rosa on my other job

Santa Rosa

various locations

Downtown Santa Rosa

Petaluma

north santa rosa

at home

Home for Kaiser

Santa Rosa

Retired after working in Petaluma for 40 years

Santa Rosa

All over(Deconstruction)

The whole county

Down town Santa Rosa

Self-employed

North County

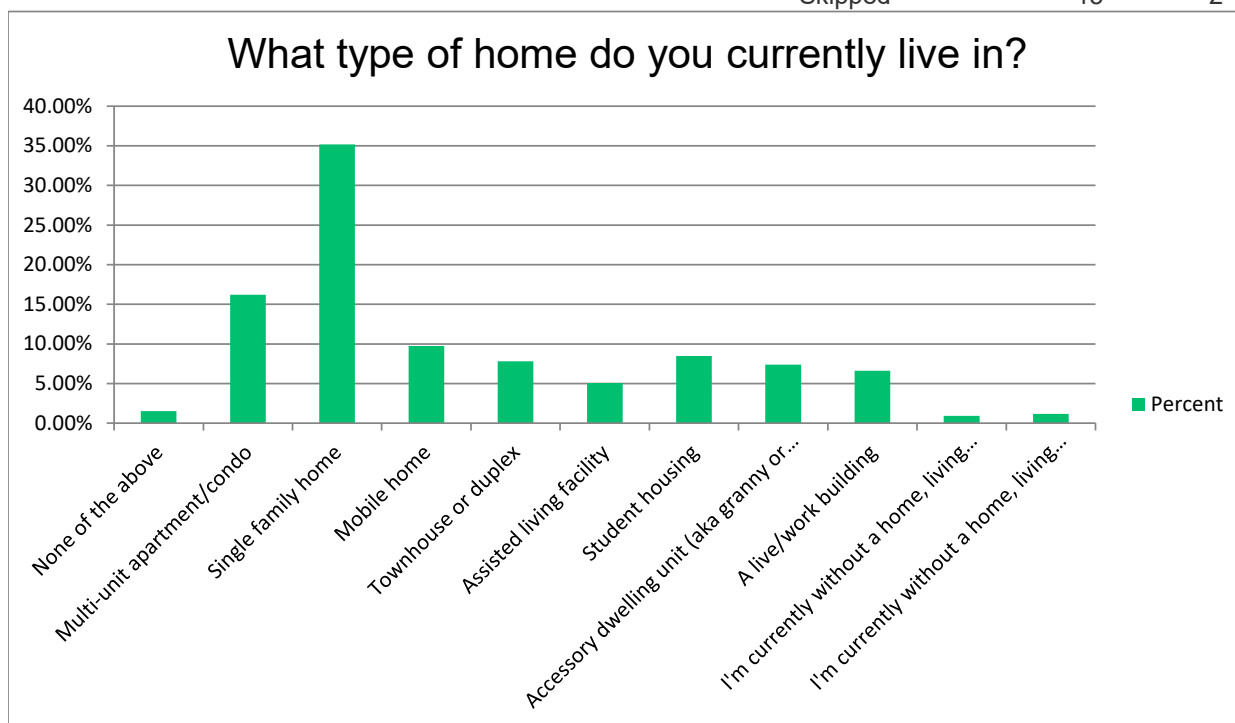
Windsor

Rohnert park  
Retired  
Home. Windsor  
Petaluma  
Santa Rosa  
Santa Rosa  
Petaluma  
Fountain Grove Pkwy  
Healdsburg  
Geysers  
North COUNTY  
Countywide  
Bennett Valley in Santa Rosa

## Sonoma County Housing Needs and Opportunities Survey

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

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	1.50%	28	2	30
Multi-unit apartment/condo	16.19%	283	40	323
Single family home	35.19%	686	16	702
Mobile home	9.72%	189	5	194
Townhouse or duplex	7.82%	148	8	156
Assisted living facility	5.06%	100	1	101
Student housing	8.47%	168	1	169
Accessory dwelling unit (aka granny or in-law unit)	7.37%	146	1	147
A live/work building	6.62%	130	2	132
I'm currently without a home, living outdoors or in a vehicle	0.90%	17	1	18
I'm currently without a home, living indoors	1.15%	21	2	23
Other (please specify)		37	3	40
	Answered	1916	79	1995
	Skipped	15	2	17



## Sonoma County Housing Needs and Opportunities Survey

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

Other (please specify)

Casa pequeña

Estudio

Estudio

**Tiny home**

**Studio**

**Studio**

Single family home- but 5 different housemates/roommates.

I live on a ranch with 3 homes and a Trailer! Four families and all low rents since we own the property for 70 years and are able to charge low rents.

for low income seniors

Living with family

Living with family

Living with family, because housing is expensive and hard to find (especially with small kids)

Single family home

Ranch with multiple family homes

PUD - it's a single family home, but is connected to other units on either side.

Extended Stay

On rural property with a burn site not rebuilt as yet and an additional dwelling where we reside.

With granny unit added on

Single family home with a granny unit attached

I lost my home in 2010 and now can only afford to rent a bedroom (have 3 roommates)

Vintage trailer, in RV Park.

Main house in a shared rural property where owner lives in the ADU.

Family property with two houses

Shelter

Would have moved back to California, but cannot afford suitable housing in the Geyserville area.

Living in an RV while rebuilding after the Glass Fire.

A 1 bedroom cabin.

We have an 8 acre property with a three story house. We live on the first floor (3bd, 2bath) and rent the top two floors as an air BnB (also 3 bed, 2 bath). My mom lives in a granny unit on the property as well.

I live on a multi family rural property

rent a room

I'm living in a travel trailer that is literally falling apart. (floors falling out, windows don't align with frames, can't lock door)

I rent a room

As an older woman, I would Love to have a Tiny Home Village to live in for community & support!

Cabin in Guerneville no bedroom all I can afford from my Social security

It's a house with rooms for rent.

Live with 3 other girls

SLE

Residential/commercial property

House burned in 2020 that I was renting

4 plex



Small cottage amongst 8 other cottages

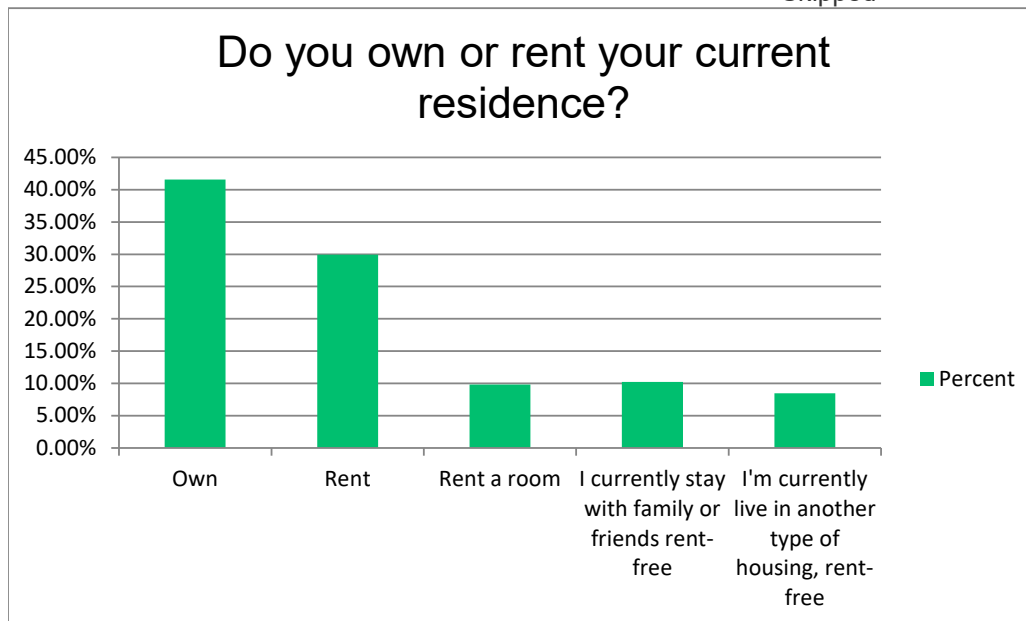
My home is a PUD; "0" lot line but has pool and tennis courts

1 bedroom

## Sonoma County Housing Needs and Opportunities Survey

### Do you own or rent your current residence?

Answer Choices	Percent	English	Spanish	TOTAL
Own	41.55%	827	2	829
Rent	29.92%	529	68	597
Rent a room	9.82%	189	7	196
I currently stay with family or friends rent-free	10.23%	203	1	204
I'm currently live in another type of housing, rent-free	8.47%	167	2	169
Other (please specify)		21	1	22
	Answered	1915	80	1995
	Skipped	16	1	17



## Sonoma County Housing Needs and Opportunities Survey

### Do you own or rent your current residence?

Other (please specify)

**With  
roommates**

Con roommates

Staying with family/friends, paying rent

I live in a condo currently owned by my mother and her biz partner

I share ownership with my son and his family.

We r building our future home with our own knowledge and hands. We want to build another home on our lot for our son and his future family. He cannot afford to live in CA at all. But we run against all kind of code obstacles. SB 9 does not work because our lot is in the county. an ADU is not allowed because we would need to build another septic tank on the lower part of the lot. Living in CA is becoming unobtainable , if you make less than millions of \$\$\$. I am glad you at least are trying to plan for affordable housing. A lot has to change or California will resemble "The Capital" from the Hunger Games. Only the super wealthy can live here . The rest in hovels around them supplying them with what they need. It sounds a lot like the feudal society from 500 years ago.

Pay utilities for my mom's house where I stay.

Pay utilities for my mom's house where I stay.

HUD-VASH supported "permanent" room in rehabed (notreally ) motel; rent partially paid from SSI income.

I am renting my family home with there assistance

I own the fifth wheel I'm living in but it's starting to fall apart and I pay rent for the land I'm on

lost house 2020 Glass fire, renting for new, rebuilding as possible.

Currently, stay with my son when visiting from Texas.

Homeless

With mortgage

I am part of a cooperative

Family home where I was raised

Retirement community

I'm a live in aid for someone with a section 8 voucher who rents a unit in a 4plex

I live with my life partner who owns but I give money toward monthly expenses.

I live on Community Land Trust-owned land and have a ground lease.

Apartment manager unit -rent gets removed from check

Rent room

## Sonoma County Housing Needs and Opportunities Survey

### Optional: Describe your experience finding your current home.

Optional: Describe your experience finding your current home.

Open-Ended Response

Less safe

Small-space

Es difícil x q viene gente de la bahía y ofrece contra oferta

Cyffir

Es muy preocupante!! Ya que en el Duplex donde actualmente rentamos el dueño está considerando venderlo... Actualmente pago \$1500 dl, somos 7 de Familia, 4 y 3 niños. Sólo de imaginar el tener que buscar una casa en Sonoma, que mínimo sería \$2800 más utilidades, y en ningún lugar me van aceptar con tantas personas, mis papás son personas mayores. Nuestro hogar es mixto, no todos tenemos un estatus migratorio, y con esto sería aún más complicado, ya que en la mayoría de las agencias de renta de casa, piden infinidad de requisitos y demasiada iniquidad. Sonoma es un lugar hermoso para vivir, es una ciudad rica en muchos aspectos, y la fuerza laboral latina es fundamental, pero los ricos y poderosos, se han encargado de no darle poder adquisitivo a los inmigrantes latinos, nos quieren solo para venir trabajar, pero no para formar parte de su comunidad. Sonoma es una ciudad racista con bandera de "Ciudad Santuario".

Muy difícil y muy caras las rentas.

Un poco difícil

Un poco difícil

no

Es muy difícil y muy caro para nosotros piden mucho de depósitos y muchos requisitos k uno no puede dar y trabaja uno para comer y pagar renta

Vivo en el mismo lugar desde hace 14 años porque no puedo pagar un lugar propio ni con un trabajo tiempo completo. Soy viuda.

Si fue difícil asta hoy le emos navegado pero yo personal mente agradezco a este país por darnos muchos oportunidad sin ser de aki

Desde que los incendios comenzaron aquí a sido muy difícil salir mes a mes con los altos costos de la renta , ahora puedo decir que vivimos y trabajamos solo Para cubrir este alto costo .

Las rentas son muy caras

Vivo en una casa de bajos ingresos por la cual tuve que trabajar. Los espacios del jardín son pequeños y sin suficiente estacionamiento para mi familia de 4 personas donde todos conducen. Se necesitan mas opciones de vivienda asequible para familias trabajadoras que mantienen este condado funcionando para los grandes agricultores y turistas.

Con el bajo salario no puedo calificar para una casa

Tengo la fortuna de trabajar para Burbank Housing y la vivienda es parte del salario. Sin ese beneficio sería muy difícil conseguir apartamento con precio asequible. Pues pagamos mucho de renta

Estos años viviendo en USA, ha sido difícil de conseguir una vivienda debido a que todas las rentas d se son muy caras y exigen muchos requisitos, sin contar que en muchos casos tienes que hacer años de espera para en apartamentos de bajos ingresos o en sección 8, lo cual desanima y pierde uno la esperanza de ser aceptados esos lugares. En fin termina uno pagando un alquiler caro, y en áreas que no son muy seguras para las familias con niños.

Pienso que cambiaría mi vida vivir con más dignidad y más cómoda.

Muy pequeña para una familia de 5

Un poco difícil

Demasiado cara el alquiler, y muy difícil de encontrar vivienda.

Es muy difícil ser dueño de tu propia casa son muy altos los pagos y las rentas por eso hay familias viviendo amontonadas

Es una Mobil y vivo muy tranquila

Soy madre soltera de dos menores de edad y todo lo que gano semeva pagando el alquiler estan muy caras las rentas en este condado pero no me puedo mover a otro lugar por falta de dinero para pagar una mudanza

Las rentas son muy caras . Vivo en un estudio xq mi economía no me alcanza para alquilar un departamento

Muy difícil

Fue muy difícil para Co seguir vivienda

La conseguí por unos conocidos

Estamos tratando de comprar casa pero es demasiado difícil encontrar una casa a un precio razonable

Fue fácil pero ahora mi esposo y yo necesitamos mudarnos y no encontramos nada accesible

It is difficult because people come from the Bay and make counter-offers

It is very worrisome!! In the duplex we currently rent, the landlord is considering renting it. Now we pay \$1500 as a family of 7 (4 adults and 3 kids). Just imagining looking for a home in Sonoma, the minimum would be \$2800 plus utilities, and I wouldn't be accepted anywhere with this many people, my parents are elders. Our household is mixed, we don't all have immigration status, which makes it more complicated. In most rental agencies, they ask for tons of requirements and there is too much inequity. Sonoma is a pretty city to live, a rich place in many

aspects, and the latino labor force is fundamental, but the rich and powerful have taken it upon themselves to not enable immigrants to acquire property, they just want immigrants to come and work but not to form a part of their community. Sonoma is a racist city with the flag of "sanctuary city".

Very difficult and very expensive rent

A bit difficult

A bit difficult

No

It is very difficult and very expensive because they ask so many deposits and requirements of us that we can't provide. We work to eat and pay rent.

I've lived in the same place for 14 years because I can't afford a place of my own or a full-time job. I'm a widow. If it was difficult until today we have navigated it but I personally thank this country for giving us many opportunities without being from here

Since the fires started here it has been very difficult to get out month after month with the high costs of rent, now I can say that we live and work alone to cover this high cost. The rent is expensive

I live in a low-income house for which I had to work. The yard spaces are small and not enough parking for my family of 4 where everyone drives. More affordable housing options are needed for working families to keep this county running for large farmers and tourists. With the low salary I can't qualify for a house

I am fortunate to work for Burbank Housing and the housing is part of the salary. Without this benefit it would be very difficult to find an affordable apartment. Well, we pay a lot of rent

These years living in the USA, it has been difficult to get a home because all the rents are very expensive and require many requirements, not to mention that in many cases you have to wait years for low-income apartments or in a section 8, which discourages and loses hope of being accepted in those places. In short, one ends up paying expensive rent, and in areas that are not very safe for families with children.

I think it would change my life to live with more dignity and more comfort.

Very small for a family of 5

A bit difficult

Too expensive rent, and very difficult to find housing.

It is very difficult to own your own house, the payments and rents are very high, that is why there are families living crowded together

It is a mobile home and I live very calm

I am a single mother of two minors and all I earn is paying the rent. Rents are very expensive in this county, but I cannot move to another place due to lack of money to pay for a move.

Rents are very expensive. I live in a studio because my economy is not enough to rent an apartment

Very difficult

It was very difficult to find housing.

I got it from some acquaintances

We are trying to buy a house but it is too difficult to find a house at a reasonable price

It was easy but now my husband and I need to move and we can't find anything accessible

No es facil estoy pensando salir del condado cada vez se ase mas dificil por lo caro que esta la renta

Es muy dificil y piden muchos requisitos  
Demasiado cara para vivir

Actualmente es muy dificil conseguir rentas y a veces no es dificil pero está muy cara la renta

Duramos casi 1 año en lista de espera ,y ya vamos ah cumplir 9 años en este departamento, siento qué tuvimos mucha suerte en conseguir nuestra vivienda no duramos tanto ...  
Me gustaría encontrar una casa  
Fue rápido pero muy caro

Es muy dificil conseguir renta y es muy caro pagar la renta en Sonoma que en otros condados  
Pequeñas viviendas. Mejor abajo. Costos. \$  
Vien  
Muchos trámites y bastante tedioso el trámite  
Bien esta bien

Fue dificil encontrar esta vivienda porque donde rentaba anteriormente perdí todo en la inundación del 2019, y he buscado pero las rentas están muy caras y/o no nos quieren rentar en ciertos lugares, por el crédito o por ser hispanos.  
Es pequeña

Es muy dificil encontrar vivienda accesible y la rentas están por los cielos ☹️muy caras!

Mi familia y yo estamos buscando un departamento o un casita qué tenga tres recamaras ♥️ 🏠 todavía no hemos encontrado algo a nuestro presupuesto.

Por mucho tiempo nos rechazaron/ negaron vivienda por no tener crédito y no hacer suficiente ingresos. La traila es rentada de uno de los patrones de mi esposo.  
Dificil por el aumento de las rentas y un bajo sueldo  
Esta mal  
Muy trabajo de espera

Es un desafio la renta cada vez está más cara  
Muchos requisitos y demasiado caro

Ahora mismo están muy altos los precios de las casas y nosotros somos una familia de 6 y necesitamos una casa con 3 habitaciones pero el presupuesto no nos alcanza para comprar ahora mismo espero y pueda calificar para una casa con este programa y poder tener mi casa propia.

Es por parte del trabajo  
It was hard looking for something affordable.  
We were lucky we had jobs when many lost theirs and their homes during the 2008 economic downturn and we were able to buy a fixer upper.  
I inherited it.

It took some work. Rich people and homeless people get to live wherever they want, the rest of us have to work and make compromises.  
Frustrating as there is limited housing stock and a lack of housing diversity.

We bought 15+ years ago when we could afford to do so. We were fortunate to not lose our home as many others did in the downturn.  
Super difficult to find something affordable for one person.  
We are lucky, sold a larger home in the hills of Sonoma and were able to find a an really nice condo that we took down to the studs and spent 7 months and \$500,00 redoing the inside. We moved to Sonoma 45 years ago and built on 5 acres in the hills. We are very lucky and have always been employed and now retired with pensions and savings. Very lucky and we worked hard. We would not have been able to do this in todays housing situation. The young people have it so much worse.

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Found on a Sunday, made offer on the following Wednesday and went into contract.

Self-purchased

No Opinion

We built our home over 20 years ago.

I inherited it

I have Section 8. I went through a property management company who introduced me to the owner and I met with him personally.

By word of mouth from an ex neighbor.

My lease at an apartment in Forestville was terminated due to building being sold. Current situation meant to be temporary until housing prices (rent or sale) decline.

Through their own efforts, they bought a small house of their own

Through intermediary

Live a happy life

I was born here

Introduced by friends

Due to work needs

Just think about where you work

Purchased lot in 1994, built our home and moved in March of 1995. Born and raised in Sonoma County.

We looked to buy in 1997-8. It was a scramble as we were out bid many times. we finally bought a major fixer upper. 20 years later it is working out ok.  
We bought in 2002, during a competitive housing market. We put several bids in on houses we did not get. We got the house we ended up with because we found out about it before it went on the market, so we did have much competition.

It's not easy, I'm thinking of leaving the county, it's getting more and more difficult because of how expensive the rent is.

It is very difficult and they ask for many requirements too expensive to live

Currently it is very difficult to get rent and sometimes it is not difficult but rent is very expensive  
We spent almost 1 year on the waiting list, and we are about to celebrate 9 years in this department, I feel that we were very lucky to get our home, we did not last that long...  
I would like to find a house  
It was fast but very expensive  
It is very difficult to get rent and it is very expensive to pay rent in Sonoma than in other counties  
Small houses. Better down. Costs. \$  
frien  
Many procedures and quite tedious the procedure  
OK, it's OK

It was difficult to find this house because where I previously rented I lost everything in the 2019 flood, and I have searched but the rents are very expensive and/or they do not want to rent us in certain places, because of the credit or because we are Hispanic.  
Is small  
It is very difficult to find affordable housing and rents are through the roof ☹️very expensive!  
My family and I are looking for an apartment or a house with three bedrooms ♥️ 🏠 still haven't found something within our budget.

For a long time we were rejected / denied housing for not having credit and not making enough income. The trailer is rented from one of my husband's employers.  
Difficult due to the increase in rents and a low salary  
That's wrong  
very work waiting  
It is a challenge the rent is getting more and more expensive  
Many requirements and too expensive  
Right now the prices of houses are very high and we are a family of 6 and we need a house with 3 bedrooms but the budget is not enough to buy right now I hope I can qualify for a house with this program and be able to have my own house .  
It's for work

It was easy. 18 years ago, when I arrived in SoCo, I looked in the Press Democrat newspaper for a rental. This was second rental I looked at and then I moved in and I am very happy here! My parents were paying my rent before they bought this condo for me to live in. I realize it is very difficult for most people, though because the rents for these condos have risen sky high and many people in SoCo are suffering terribly due to the wealthy property/business owners growing greedier, and/or our economy continuing to favor the rich (i.e., the costs of food and gas are rising) as the wealthy business/stock portfolio owners grow steadily greedier, as if they are seeking to literally force honest, hardworking folks out of their homes, onto the streets and literally into starvation, many with young children. A few thousand teen-agers in SoCo are homeless. And the property/biz owners are continually allowed to purchase pristine Oak Woodlands and destroy these, some of the last Trees on Earth, which are homes to the last Endangered birds, animals and insects...What a cruel, heartless, ungrateful to Mother Earth and suicidal society we have built. This country now has children between age 9~12 committing suicide, and we have the highest teen-age suicide rate in the world! We are pricing elders into the streets and starvation, as well and depriving the poor of dental work and higher education, as well. The continued destruction of our last Trees is pathological, as we all need the Air and Water they provide, and as Trees are destroyed, carbon is released driving environmental emergencies of fires, floods, hurricanes, drought, Earthquakes and excessive heat/cold. PLEASE PAY ATTENTION TO THE FACT THAT OUR ELECTED LEADERS, THE SUPERVISORS AND OUR CITY COUNCILS ARE SO SLUGGISH TO ENACT LAWS OF PERMANENT HALT TO DESTROYING FORESTS AND TREES THAT THEY ARE ALL GOING TO BE SUED BY ENVIRONMENTAL LAWYERS WHO CAN USE THE ENDANGERED SPECIES ACT TO PROVE THE CRIMINAL ACTIONS OF ELECTED LEADERS. THEY WILL BE SUED FOR CRIMES AGAINST MOTHER EARTH! I KNOW BECAUSE I AM HIRING LAWYERS NOW TO DO THIS!

Difficult, expensive, pushed financial limits

Thank God for VA loans. We would have never qualified for a regular loan.

It took months for me to find somewhere I could afford

On dual income with no children, it is impossible to save for a down payment on a home that would cost less in mortgage than our rent cost. We have attempted to purchase 2 homes at 620k, and have been outbid dramatically both times.

Fortunately I've been in my place for 12 years, the landlords are slumlords, however I stay because there's no where to go. I wake each morning, thankful to have a roof over my head.

Fortunately I found a place to live, despite it being further away from where I originally lived in Sonoma Valley. Could not find anything affordable in the Valley.

A friend was looking for a roommate and I had to sell my car and move because of medical issues.

Very lucky. A friend purchased the building and invited us to live next door. Our current landlord opted to keep us when they purchased it.

I got extremely lucky and a family friend moving out of the area sold me the house at a steep discount.

It took quite a while because we needed a home with a granny unit for our disabled son, and that has meant having to buy a much larger and more expensive home than we needed for ourselves. The permitting for granny units is still very high, and only rich people can afford it, it seems.

I am very fortunate to be renting from a friend of a friend who is a local landlord where a check and a simple negotiated contract were enough to consummate a deal. prior to this, I rented an apartment from large out of town corporate property managers where choices are few and negotiated terms not possible.

I bought 41 years ago after not being priced out of Marin

We are lucky that my mother in law owns our duplex in which we rent one of the units.

Took 25 years, took money from 401K to pay for it.

As above said we are lucky than we can afford to purchase a lot and build on it. But would like to build for our son's future family or even for our second son, if it would be allowed on our county lot.

We were renting it and it went into a short sale because the owner had not been paying the mortgage. We were able to purchase it for a below-market price.

We rent. We are fortunate to have a very generous landlord. He rented bought our home to rent to an educator. Which I am. He rents to us far below market value. It's how we can live here.

Landlord sold our rental which was along side of Tubbs fire border. Rentals were few and hardly available. Americans can't find affordable these high rentals & high mortgages. Finding affordable homes competition is fierce. Build more decent size affordable homes. Stop illegals from crossing border. We had to move away after 40 years of living in Santa Rosa. Our young adult kids also had to move, two becoming homeless later and couch living in a 1 bedroom home.

I used to own a home in the West County. Finding this apartment -- I was living in Santa Fe NM at the time -- was pure luck! I've been here 8 years, and I doubt I can ever leave!!

We located a distressed home in West County for sale on 2 acres in 1998 which we were fortunate enough to purchase in 1999 after selling the home we purchased in 1991. Our plans to immediately renovate and restore the house and the granny unit have not been realized due to hugely significant investment losses that occurred shortly after the GW Bush administration began. Financial losses were so severe that we've not been able to keep up with the maintenance let alone repairs and renovations it needs. As a result, the granny unit is uninhabitable, and the main house is in dire need of repairs... in short, this property in need of TLC in 1999 required ALOT more money than we ended up having access to. In the meantime, our 43 and 44 year old daughters continue to be priced out of Sonoma County's housing market, much to our family's chagrin! Our older daughter left California altogether in 2020 and our younger daughter and her husband are planning to leave the state as well (taking our 3 grandchildren away) because they cannot purchase a home here, despite their very healthy incomes!! Talk about super depressing and frustrating for my husband, myself and our girls' grandmother who lives in Santa Rosa! It's incredibly wrong that our middle-aged daughters STILL cannot afford to live in the county they grew up in! And, like so many of their high school friends, are giving up on California and leaving as a result!

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It was easy.

I purchased a lot of a home that was lost in the Tubbs Fire. I personally built the home with sweat equity, but am struggling to afford the assessed property taxes which do not reflect my construction costs.  
Very very hard (back in 2012). Put in offers on 15 houses before we got one accepted. Only was able to buy because of significant outside help from my family. Wouldn't be able to afford to buy in Santa Rosa now.  
I was very lucky to get into the market at the right time.  
It was remarkably easy but I think we also totally lucked into finding it.  
Friends  
It took more than a year to find it, and it was because my friend live in the house in front and put in a good word.  
They selected me out of 75 applicants. Recently they raise the rent to hundred dollars a month which is forcing me out, it's way overpriced for the unit. I can't even have pets here.  
Nearly a decade of research

In April of 2020 my partner and I lost our employer provided housing. I moved into a mouse infested trailer with the task of renovating it and he moved out of the county for work. When the fires came that summer I could no longer occupy the trailer safely and evacuated to my partner's parents house. I had lost my part time job as a server and could not afford to rent a room. I got a remote job and needed space to work. I moved back into the trailer that winter where a leaky roof and constant mold kept me busy. I fought mold, mouse pee, rain, and smoke for a year. I worked every day and slept every night in that trailer. I've had that same job over a year now. I think it's a good job. My compensation is approximately \$30/hour including benefits. I still cannot afford to live, safely, in Sonoma County. I qualify for section 8. Last month I moved in with my mother. I could no longer physically or financially maintain the trailer. I precariously live in her mobile home located in a senior living community. Now my housing insecurity is impacting my mothers housing. She should be enjoying her retirement after a long successful career as a kindergarten teacher, not worrying about me. In the last 5 years she lost her husband, her home in coffee park, and has watched me battle severe chronic illness. Shelter is a foundational to Marlow's hierarchy if needs, equal to food and water. How can we expect people to perform well when their basic needs are not met?

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Bought it in the 80s. Was affordable then and a fixer upper  
Took 2years to find it in 1997  
It was very challenging finding affordable rent in Sonoma County. When I know I have to move, I usually look 3-4 months ahead of time.

It was really hard to find a home for sale in our price range when we (partner and I) started to look. We found a house but the process took a long time.  
Very difficult .. took long time  
I was very lucky because I won a housing lottery for a subsidized apartment.  
Took a year to find something that fit my criteria, ie private, end of road, able to walk dog off leash out my door, had to have a real fireplace.  
I've been here about 3 years. Saw a sign for rent, contacted management Co. It cost nearly 10,000 to move from one street to the other. Took out a high interest loan to do so. Rent is super high, and when my sons move out, I'll have to move also. Ridiculous is the amount of money it takes to have a roof over 3 very hard working heads.  
Had it since 1975  
It took a little searching, but eventually was able to find one using Craigslist and a rental company. That was 10 years ago and today's climate I'm sure would be much more difficult, due to cost and availability.  
I was able to afford it when I purchased it in 2011 because the economy was in a downturn and the house was listed as a short sell.  
It was new construction.  
I am one of the working poor. I was homeless for the third time in my life; a friend introduced me to the owner of a mobile home. I rent a room for way under market rate & although I'm almost 70, I have to keep working because my rent is 3/4 of my Social Security.  
hard to qualify for housing as a student who works part time  
No problems  
I searched on the app Trulia for rentals. It took about 3 to 4 months to find a unit that was affordable and was a comfortable size.  
Finding available and affordable housing in Sonoma County was EXTREMELY difficult. Apartments were out of availability during the time of my search and had to settle for the first unit that was available, even if it was out of my price range. Also had to move-in with a complete stranger since living on my own was not an option I could afford.  
Lucky enough to find it in 1997, before the real estate market took off again  
We have lived here for 7 years but even then rents were high and hard to find. It has become even more difficult as we all know.  
Easy peasy  
We upsized from a condo in Windsor, and found a beautiful new home in the Fountaingrove area.  
There was a one year search

When we moved back to California from Colorado in 1998, we found we couldn't afford to buy a home anywhere near family, all of whom live in Marin. Looking farther afield, the only place we could find where housing was affordable was Sonoma County. We were young, working class, with three small children. We'd both lived in small rural towns our whole lives so moving to Glen Ellen was a perfect fit. We could afford it, we were in the woods, and the small town vibe felt right. Outstanding realtor took me to a home I liked at bought immediately.  
I built the home. Converter or using AB 68 into a main home (1 bed / 1 bath) and a junior adu - studio. The garage was converted into a 1 bedroom. My brother lives there. He was living in a trailer before that.  
Was difficult to find home we could afford

Basically we had to convince a local family to rent out there Airbnb to us as a monthly rental until we could find a more permanent place. We were there for 3 mos then found a small cottage to rent close to our kids school. It was a good place to live until the people who owned it retired and wanted to use as a vacation/part time residence. Our current place we only found because of word of mouth, we knew the family leaving and petitioned the landlord before they gave notice. We've been considering a move because of cost of rent here but cannot find anything much less and would be further from schools  
Took me close to a year to find this place and I fear it'll take longer if I have to move again.  
When my child finished college and moved, I wanted to downsize from a 2-bedroom apt. to a studio apt. Luckily the new apt. Complex was owned by the same family

One in a million. Below market rent (or, rent that's still reflecting 2019 prices anyway) on a dilapidated but perfect for us unit right near work. Found through word-of-mouth and we were really lucky in our timing to have gotten it. I never see anything like this available around here, sadly.  
Dismal... I want to move but there is no choice, I'm locked in.  
Built for \$40,000.  
The home I live in was bought shortly after the mortgage crisis of 2008 by my partner and her sister. They benefit from a relatively lower mortgage payment. I am not sure of the details regarding their efforts to purchase the home.  
I live in a Tiny home on son's property.  
In 1996 we could not afford a house in San Francisco. Boyes Hot Springs was where we could afford.

We originally looked in Sonoma Valley starting in 2011 but were outbid five times on properties in our under \$500K budget - so we expanded our search and purchased a cosmetic fixer on a small lot in Graton. Then we got a dog and needed a larger yard, so we traded up into another cosmetic fixer off Olivet Road (staying in rural/unincorporated area). Sonoma County's housing stock is overpriced for the quality as so much of it has deferred maintenance or just very dated, but it was a better value than the rest of the counties in the Bay Area.

It was hard I was in a waitlist for a long time. It's hard to find anything that's actually affordable. I'm in my mid 20's and would love to stay in Sonoma Valley- purchase a home in the near future but I'm scared that won't be possible. I know a lot of people who've had to move to other areas due to the same reason. Through a friend who lived here and passed away.

n/a

Networking through friends.

Found it expensive for what you got 27 years ago when we moved here for a new job. Even then it was difficult to find an affordable house with any kind of decent sized yard, much less acreage. No way we could afford to buy here today.

It is a single parcel attached to our B&B which we no longer own.

Purchased home 1984. Low annual taxes have been wonderful

Grateful.

We were outbid by many cash offers on many other homes....we ended up buying an older home that needed work

HOME BURNED IN THE TUBBS FIRE. HAVE BEEN LOOKING TO BUY HOUSING SINCE THEN. Too expensive

1988, put on waiting list. 24 hours to say yes or no to the one house available. Lucky us.

Difficult because I had financial restrictions and needed to follow reverse mortgage rules.

We are fortunate enough to have found a realtor within our price range, which was adequate.

Purchasing home takes a lot of effort in Sonoma County - one must be willing and able to act quickly and forcefully.

It was a nightmare. Very few rental homes available in Sonoma Valley.

Horrible! This County has allowed far too many short term rentals. Forcing native families out of the area. Co Supervisors need to make process for building move faster.

Not bad but I couldn't move if I wanted to

Luck & preparation. As a millennial home ownership can be difficult, but I went into a partnership with my parents to possess enough credit to purchase/put in an offer. The owner accepted our offer. I have been saving the down payment since 6th grade. I rent out half the house to generate income to afford the house. The hardest part is getting qualified for the loan. Ironically you can always afford to rent, but are limited to being approved for a mortgage loan.

Husband bought it in late 80's. We looked for another home in the late 90's but didn't want to spend a bunch of our income on a house.

I was not able to find an affordable 1bedroom or studio in the whole County so I found roommates through FB marketplace.

I purchased in my home 2018 and can only say how traumatic it is to rent anywhere in the Bay Area. That being said, I strongly believe that any development needs to be infill development (located near transit lines), that we should build up & not out, and that to be resilient to climate change we need to protect our agricultural & open spaces to use as climate mitigators, wildfire buffers, and food belts (to lessen the impacts of supply line disruptions and increase food security).

A friend had a rental

It has been very difficult , time consuming , and expensive to get septic and building permits.

It was good luck! Since then I have been unable to contemplate moving (unless to another HUD rental, which are rare).

Cut throat housing market. Nearly a year of getting outbid on nearly every house we tried for. Each place went 50 or 100 or 200K over the asking price. I was living in a mobile home on various friends' lands while trying, and almost gave up several times. I had a 120K downpayment plus a salary equivalent to the region's median, but I was going up against folks from SF relocating to Sonoma County and just didn't stand a chance. Finally, got lucky. Spent much more than I'd planned on, but happy with our new home, shared with friends to help cover the mortgage.

The first year I lived in Sonoma County I was only able to find short-term rentals, I moved every six months. I found my current home on Craigslist after being denied rental opportunities due to poor credit. I feel lucky to have found a long-term rental that has allowed me to stay in one place for 5 years. I also am fortunate to have landlords who have not raised the rent since I moved in 2016.

Very hard to find a single story condo under 550,000

Nightmare. Desperate. Exploited.

I found a fixer-upper near the Russian River in a good school district. I have now lived here for more than 30 years. Raised my daughter here and now she bought a house here to raise her family as well.

Moved from a small rent controlled studio in SF 12 years ago to a small 2 bedroom duplex in Petaluma as my wife and I wanted to start a family. We both worked in SF and commuted. Finding a place we could afford as close to SF as we could get was a challenge even 12 years ago. We have been in this very small 2 bedroom duplex for 12 years even though we now have 2 children, a girl, 11, and a boy, 7. Rent has doubled over the years, but the landlord has done improvements and has been fair. But we really need 3 bedrooms, and all available rentals are twice what we now pay monthly. We don't have enough savings for a down payment of any kind as mom went to part time after first child was born and left her job completely after 2nd child was born. At the start of the pandemic she had to close her newly opened business, and was unemployed for 12 months. She now works , but just part time. We cannot afford to lose our current rental, cannot afford rent on a 3 bedroom rental, and can't manage a down payment and mortgage payments on a home anywhere in the Bay Area within a reasonable commute distance to SF. Rebuilt our home after it burned down in the Tubbs fire.

A family friend rented it to us, otherwise we would not have found housing we could afford. Our combined salaries are over \$200k, and we could still not afford to live here in Sebastopol.

Found a great community realtor

Than was much better! Now is very hard ☒

We knew someone who rented a different house from our landlord & they knew that this house was empty & the landlord needed respectful, paying renters.

Buying a house is the biggest investment for most folks. To do it right takes time. Prices were going up when I bought, hot market, but with a little organization the home finding and buying process went fine

Our principal residence is in San Francisco, but we have owned a second home in Geyersville since 1987.

Found it on rentals from Realtor.com. Needed a full shower for my husband and this had one with grab bars already installed.

Bought it 9 years ago

I've never taken more than 3 months of full time effort to find a home here, which is how long it took the last time to find my current place.

From my car to the extended stay

It was difficult to obtain affordable housing but now I have it

I was on a waitlist for 2 years for Burbank Housing. Got accepted just as my lease was up at an apartment

years of research and tours.

Extremely difficult. And out of my price range. I only found a home because a friend owns it and rents to me or I would be homeless.

My parents built the house in the 1960's, when land and construction was very inexpensive.

Found our home through word of mouth connections with friends who own property in the county

we found it online and then used a realtor

I was at the Mary laasic shelter and found it online. I'm hold a Section8 voucher and none wants to rent to Section8. But I was blessed.

A

through a licensed real estate broker who lives in the community where my house is

Spent a long time finding the right house

took about a month I'm disabled and on section

We purchased with the help of a real estate agent

Living in San Francisco many years ago my wife and I found that homes in the Bay Area were just too expensive .....so here we are and happy with our decision .....



Frustrating and heartwrenching. Realtors and sellers are creating bidding wars and the competition is fierce. It seems that for people in our income level (\$100K salary for two people) we don't have an equal opportunity to win a bid on a property since most sellers are accepting cash offers or over asking (at times up to \$100K over). I've worked very hard and saved my pennies to live in Northern California, and unfortunately my husband and I are coming to the realization that we may not be able to afford to find an affordable property to purchase and retire in Sonoma County (even after saving over a million dollars for our retirement). Also, the quality of properties being offered in today's market is shocking. I describe many of the listings as "a dump," and that they should not be priced as high they are. It feels as if greed has taken over, and equal opportunity affordable housing is going the way of the dodo. Sad.

It was through a family friend

I looked for 3 years

We purchased the vacant property in 1998 and built our home.

I had to move from three other places due to various conditions - mold, leaking roof and landlord's child wanted the place. I secured the place I have now putting an ad in the local list and was called immediately. The people hadn't put an ad out yet. We hit it off and were ok with me not being able to afford \$1200 and I got it for \$900. They were happy to have a responsible tenant who would take care of their place. The rent goes up \$10 a year.

Found through friends

After 3 years of homelessness in Sonoma County, Catholic Charities Rapid Rehousing program helped me afford this Tiny unit that I found advertised on Facebook It came with the job

Difficult.

challenging

I'm blessed and lucky. I've inherited a home. And I know many struggling to find shelter. Out on the coast here most potential rentals are now Air b&b or some other unaffordable place for the regular people out here

I was looking for a home 4 separate times during the pandemic, and this place is quiet but way overpriced at nearly \$10 per square foot. My son helps me with the rent or I couldn't stay.

I was hard as companies with cash kept outbidding me. But the owners of this house wanted a family. I'll always be grateful to them for not taking company cash it was easy I've lived in same unit 30 years

Frustrating experience where bidding wars, cash offers, and waived buyer protections/contingencies were the norm. Somehow we found an anomaly amongst the chaos and are happy to be back home.

We moved to Sonoma county 36 years ago from Marin. We couldn't afford a home there and found some raw land we could afford here. We had two small children at the time.

Finding my current home was a bit hard. We had to search for something that fit our money range. Especially with what's going on. It was a so and so experience It's on the family property, so it was relatively simple.

I lost my rental 4 years ago in the coffee Park fire oh, so I bought this fifth wheel with my FEMA money so I would have somewhere to live

Only space within my income. Luckily rent hasn't been raised in many years.

We had saved money and purchased our home after a 10 month search

Very difficult to find safe & affordable housing.

Hard to find affordable housing in Sonoma county.

It has been very hard to find a home especially with having a large dog that is a pitbull and have society's bad thoughts on them when they are misunderstood, rent is ridiculously high I understand because of the fires we've had within the recent years but it is hard to find a home in Sonoma County for under \$2200 let alone 2000\$ or a bit lower. I work in education as a teachers assistant to find a home and with the low salary it is just very hard.

Been living in this area most of my life love it here.

hairstylist working in theatre

We came to build my parents' retirement home in 1973. I went work in San Francisco in 74 remarried in 82 worked in San Francisco until '91 Invited "home" I was able to work from here and be mother's care giver for her last seven years, was able to buy my brother's share and remain in the family home.

Extremely hard

purchased it via an auction site

We were lucky enough to purchase when home prices were low after the early 90's recession. Higher quality well designed multi-family housing would have been an option but didn't seem to exist.

worked with realtor for many months

good friends are precious

Bought a family home from my Grandmother

We bought a land parcel and built our home thirty years ago.

We built our home on property we own in a rural area

Since I bought so long ago, there was plenty of inventory, and much more affordable than now.

It was chAllenging finding a rental with a yard to accept my dog

We've been renting the dame apartment for at least 20 years and have stayed here due to the rent not increasing too much over that time.

We lived in a trailer on my in-laws property 2017-2020 with our then 8yr old cuz rentals were none and astronomical in west county. We only got this place cuz our friends lived here and they told us before it hit the market! Thank god it's a very small 2b/1bath for \$1850/mo in Graton. Don't even get me started on our journey to buy a home!! It's a nightmare that I can't wake from everyday working our tails off and not able to buy a house in a community we know, love, support as an electrician and a high school counselor. Thank you for this survey.

easy and very affordable

We lived in Rural Rincon Valley for years; moved to the Piedmont Heights area for a couple, then looked again for rural property for a couple of years while prices went higher and higher. We were able to purchase acreage after the Tubbs fire burned one of the homes there. We planned to rebuild the burned one, but prices are beyond our reach at this point.

When I moved here housing was affordable and abundant. My landlady keeps jacking up the rent. cutting back on maintenance to where i want to move. When i look at whats available. the rental market is absurd

In 1975, it was much easier to find an affordable home. We purchased a fixer-upper in our small community

It was hard for us to buy our home. We were constantly outbid by those with all cash or companies that flip properties. When we bought, it was relatively affordable. We got lucky when a flipper got cold feet and backed out. We came in and bought our house. We have spent 9 years restoring the property and will stay here forever.

Exciting and fun

We bought bare land in 1995, lived in a trailer five years then built a house. We did much of the work ourselves.

Difficult because affordable residential rental units are in very short supply. Need more rental units and always have since I was a boy here over 50 years ago. Build more rentals.

Bought it 44 years ago. Very affordable at that time.

I was able to find affordable housing after I lost my home in Marin County due to domestic violence. After my divorce I ended up disabled and on HUD. I started moving further north as the years went on, I had to living in Marin County, then ended up moving to Petaluma, when that got too expensive, I moved out to West Sonoma. It's become unsustainable, because I've now been told that they want to sell this house, and turn it to an Airbnb. My neighbors on both sides of my house, are now Airbnb's, my neighbors across the street have their houses up for sale. I only have one neighbor left, who is also renting near me, and that family is now at risk, for being asked to leave as well.

Searched for an extended period of time to find the property we now own

It was a night mare I am 70 my husband died in July suddenly my landlord of 25 years evicted me I bought a mobile with all the money I had I just finished and to repack everything because it's full of mold don't know what I will do now ?

It took months to find and required a brief move to the east bay

Took a year to find and that was 20 years ago.

20 years ago it was easy. As we were coming from San Francisco, we had a lot of property to choose from at that time that was about the same value as the home we sold in San Francisco.

Well the market is so tight that I have to double pay rent for a month. Everything that is half decent is leased in a matter of days. Most of the inventory is ugly, windowless, inefficient, multifamily complexes likely owned by nonlocal investors.

Complexes in the area do a bait & switch posting affordable rents then tell you "that unit" has already rented. Been looking online - RE sites, Craigslist, FB Marketplace - there's so many scams it's hard to know what's safe to apply for.

Intense, overbidding, low stock

We looked in Sonoma Valley initially for over a year back in 2011-2012 and were outbid 5 times for homes in our price range (\$500K) so expanded our search to West County which was a lot more affordable. That said, anything rural and in our budget was a cosmetic fixer.

long and hard. was kicked out of 2 homes during pandemic because they wanted to sell

Deplorable, degrading, stressful

Couldn't afford one anyway...do to the ageism, within our AG. Industry.

Found it through my husband's personal networks because he is from here.

Adult child and I have section 8 voucher was extremely difficult finding a place to live because most property owners and apartment complexes have ways to get around accepting Section 8.

I could not find a rental in 1972 but found a lot to build a modest house on. Got a loan from Bank of Sonoma County and drew the plans myself. Got approval from the SoCo Building Dept. and have lived here ever since.

I was renting home after home and had great rental history but we had to move every year or two because the owners all turned them into AirBnBs without allowing any long term housing for the current tenant. The last rental was really the straw that broke the camel's back. We were unable to find another place to stay right away after the owners sold their home to an investor who turned it into an AirBnB so we had to stay with a friend for six months (we were basically the working class homeless since of course we were still showering and going to our professional jobs every day). During that time we scoured constantly for a home for our family to live in that we could afford. We were in the \$450,000 range and back in 2017 it still wasn't easy to find a home for this price. We finally bought our home in a flood zone and indeed we have endured a flood since then but we are grateful to finally own a home and we have no intention of moving or renting it out. We have flood insurance, we repaired the damage and we intend to live here happily ever after. The opportunity for home ownership from hard working people should not be this unobtainable.

Adult child and I have section 8 was very difficult finding an apartment because most places have ways of getting around not allowing you to rent with Section 8. My adult child has a job and if she starts making even a little bit over the maximum income allowed bill for a family of two we will lose our Section 8 and then we will become homeless because we won't be able to afford an adequate home just on her income and my SSI.

We initially looked in Sonoma Valley in 2011-2012 for a year with over 5 offers but were outbid in our under \$500K pricepoint each time. So expanded our search and landed in Graton in a cosmetic fixer on a small lot. We ended up getting a dog (and one more since) and moved to Olivet/Willowside neighborhood in 2014 to another cosmetic fixer on 2 acres with room for our dogs to run. Most of the housing stock in the rural parts of the county has not been well maintained and is overpriced for what you get, but is still less expensive than other Bay Area counties.

VERY difficult! I am disabled on Social Security, I was denied an apartment in a low income apt complex because my income was too low! (despite a special needs trust that could cover my expenses) Impossible for low income to find housing. I only found my current housing because I was friends with the manager

Inheritance

McBride Realty in Oakmont did an excellent job of helping us find a home.

My retirement home was our summer home (back when things made a lot more sense). It was sold out of the family but because I valued all the good times I had here I bought it back in the 70s. Now I am retired here and things are good. I did not have to deal with our "new style" of acquiring a home (150 pages of garbage vs the old two page sales document). I really feel for those who have to find housing these days. And pols can't change anything. Not a chance. Things can only get worse. Too bad, but we now have a serious people (population growth) issue and it will never go away. Certainly not with the idiotic policies of the current feeble minded president. Once again, too bad.

We bought a fixer, +20 years ago, and no one else bid on it.

Bought in 1969: great

Been here years

I feel very fortunate to have inherited my home from my mother who was able to purchase our property back in 1986. If we did not have this home and I had to either rent or go through the process of buying a house, I am honestly not sure that I would be able to afford to live in Sonoma County.

Terrible. Rent for 1 or 2 bedroom is nearly 70% of my and my husband total income.

Well I have been fortunate enough to live with family, if it wasn't for them, I could not live in Sonoma due to rent prices.

Unable to locate affordable housing in the Healdsburg-to-Cloverdale area.

It wears the result of having good friends/community. When our home was first available to rent a good friend connected us quickly with the owner. We were eventually able to own the house.

Bought several years ago and it seemed soooo expensive at the time. Now it's reasonable. No regrets on the stretch.

Took a year to find it because it was during a time when there was little on the market that met our requirements.

I had to wait a year and a half for something to come on the market that was of interest

housing was affordable and plentiful 30 years ago

Pure luck, affordable unit available thru the church as I was retiring from teaching.

Followed mls and newspaper ads.

My late husband and I built our home after finding acreage with friends and subdividing 72 acres

My late husband and I built our home after finding acreage with friends and subdividing 72 acres

I bought my house in 2013 when the market was just coming back from the recession and it was a lot of money to me then but now it's the best investment I ever made. It's doubled in value and I wouldn't be able to buy this same house now.

Very difficult. I am a wheelchair user and I was unable to find a rental that accommodated me. Houses are typically not zero step entries.

It has been tough trying to find a rental as I am a single mother with a child. Rents are extremely high and I do not work enough hours to be able to make the monthly rent.

Had to live somewhere.

The market has bottomed out in 2008 and I happened to be working for a real estate agent & we got a bank owned property.

Land purchase, then build

I purchased the least expensive listing in Sonoma County at the time. Remodeled. My investment in Guerneville is now my retirement.

Expensive, 8 month search. No longer affordable for many workers. Air bnb has destroyed West County

I have Sec 8, Sonoma county housing authority lucked out with timing with new listing. Nice landlord. Sold the place, gave notice had stay with a friend for more than 30 days but same landlord had another place that was able to move to

Took months to find a place that was somewhat affordable

Cannot afford home at 64 years old on SSDI, I was evicted in Cazadero because landlord wanted to rent to a friend, not because of non payment

Bought back in 1999. Bottom tier property (price-wise). Struggled along but have managed. We love our neighborhood which has a rural feel, and is mostly filled with long-term working professionals/trades people. We are very upset about the proposed developments near us.

Live with my family in intergenerational household.

Horrible. Our house is full of mold, but we pay almost \$2k for a one bedroom and can't find anything better because we have two dogs.

Found the home, but took 5 months to close escrow. Worth it.

Fairly easy

Took 7 months to find our home

Inherited

1975 50% down in older home. 10% new home.

We found this place 23 years ago. We were looking for a place we could live and allow my parents to build a granny unit so we could be together. We currently can't afford the mortgage anymore which is why we rent out part of the house to help us afford to stay here.

My husband and I purchased this home from his parents. We probably wouldn't have been able to purchase a home in Sonoma without their help.  
Lost home in 2017 fire and no one helped me whatsoever.

I looked for five years ( was living in substandard pot shack with no shower) and moved in July only to have the homeowner decide to sell and move out of the area as of the first of January. Now I have to move again and find something that is affordable. I will be spending more than 50% of my income on a room in someone else's house.

I am a Disabled Senior Citizen who lives solely on Social Security Retirement. My rent has increased 10% every year until 2019, no increase in 2020, then a new 10% increase in 2021. I am currently at the very top of my budget with rent and I fear what I will do when the 2022 rent increase comes. I fear homelessness! I have researched and applied for every program in hopes of finding a reasonable rental situation. I am a great tenant and have no issues with neighbors or management. Lots of renter competition and had bad credit, so only option was to rent from a friend who owns the house.  
Rentals were hard to find. Many were gone before I had a chance to inquire.  
It has been very difficult. My husband and I both work, but the houses are above our price range.  
Bought a fixer in Guerneville  
owned home for 40 years

Friend of a friend. I had to give up my last condo after my roommate moved out. Hoping to find my own place, but prices keep going up so it's not attainable now.  
Bought a fixer in Guerneville  
We bid on 9 houses before we got this one! We were often overbid by 10s of thousands of dollars.

Friend of a friend. I had to give up my last condo after my roommate moved out. Hoping to find my own place, but prices keep going up so it's not attainable now.  
Good  
It's a long story. I was a renter here for 20 years before I bought this property.

It was very hard finding the mobile home where my husband, son and I live in. The rent for the space is extremely expensive. It's very hard to afford it.  
Purchase in 2006  
We were lucky to rent from my parents same homeowner.  
I make 1575 a month and just fore a room in south park I pay 1200 a month which does not leave much to do anything else I can't afford to move and I don't want to be without a room again I was homeless for five years thanks to Sonoma County  
It's not easy , rent it's really high and not much where to choose  
Real estate agent helped after I found house with granny unit in mini newspaper.  
We bought a small two bedroom just as Covid was hitting and before the current crazy high prices hit.

Sonoma County is woefully behind on affordable housing. I work for the County and I cannot afford to buy a home here. I am currently stuck renting for the foreseeable future. With the threat of wildfires and disasters further reducing inventory, the lack of legislation to prevent corporate cash buyout or VRBO/Airbnb buyouts- it's unsustainable. Will BOS take real action? Or continue lip service to appear to empathize and continue to do nothing.  
its very difficult to find housing that is affordable or reasonable.  
Only was approved because it wasn't through an agency and credit wasn't a factor

My wife and I wanted to live in a rural environment and rather than rent, invest our money in a home of our own. We took out a 40-year loan for a house we bought in 1992 for \$126,500. Having lived in West Africa, we were used to "roughing it" and so the dilapidated house in rural residential Sonoma County was actually a step up. The hunt for a home at the time was difficult as most houses we liked we couldn't afford and those we could afford were located in flood zones or mountainous parts of Monte Rio or Forestville. We lucked out on our 1/3 acre parcel and have made this lot and our neighbor's a bountiful garden of fruits and vegetables while building community. Now, my daughter who was 4 when we moved here is traveling back and forth from Tahoe looking for housing in Sonoma County with her husband. They are having a similar experience but the cost of their desired home is literally 10 times what we paid for our house in 1992!  
Affordable housing in unincorporated Sonoma County is an issue as are vacant parcels that then require new septic systems and wells which can easily run in the \$50K range (and that does not include PRMD permit fees and school fees). Did I mention that well owners will now be required to pay an annual fee?! On top of this, we are in a drought and climate change is real. While I worked for you guys I tried proposing that if people were to install an onsite "reuse" wastewater treatment system, the county would cut the permit fee a break and reduce permit fees because the wastewater would be put to use irrigating landscape plants. (A reuse system would most likely be a subsurface drip irrigation wastewater system). It didn't go anywhere but maybe you and the PACE people can work together to get something (not simply gray water) that works for new home owners.  
It is very difficult to find affordable rental housing in Sonoma County.  
I had to build it to find something affordable in my area.  
Very competitive  
Took it when desperately needing...  
We squeaked into the home market just in time in 1995. There is no way we could afford a small apartment in Sonoma any more, UNLESS there were TINY HOUSES available to rent or purchase.  
I was homeless for 5 years due to low income waitlists  
Was lucky to get it  
I bought land and built my home.  
It was difficult to find a place we could afford. I enjoy reminding people that 1989, when we bought our home, it was the top of the market then, AND the interest rates were close to 18%. We were only able to buy a house because our family loaned us the down payment.  
It was very hard to find a rental I could afford.

I feel very lucky that I found a home in 2013, right before housing prices really recovered from the '08 crash. If I hadn't bought then I wouldn't still be living here.  
Very Very difficult. Took 4 years, after a 2 year forced timeout after a short sale in the housing meltdown of the Great Recession.

Recently purchased my first home in Santa Rosa. It took over a year due to the lack of housing inventory that was affordable with middle class income.  
Built it  
It was the only option available when my families living situation wasn't okay. Leased it without even seeing the inside, just needed a place to live as fast as possible.  
A friend told me of a friend of his who had this space. It was nice 12 years ago when I came but is now falling apart.  
In 1975 looking for a home to purchase for our small family, there were only 2 properties available for a single family residence that we could afford. We forced ourselves to accept one to buy, not a great house, really an abused property, but made the best we could of it.  
High demand with limited supply. Not fun  
Bought in 2008; not a problem.  
I inherited it from my grandparents  
We looked for an older home with some character and found it in Sonoma Valley.  
live with my ex-mom in law  
Very hard, the cost of rent is crazy

We purchased in 2015 and were almost priced out of the market then. At the current housing prices, we would not be able to afford to purchase our house.  
I got lucky!

I was extremely lucky and had a friend over the internet post about this tiny studio and I got "dibs." I would have never been able to survive here without that luck.

A nightmare. It was the cheapest dog-friendly apartment we could find by several hundred dollars and was still double the rent we paid before moving here...for an apartment less than half the size. Yes, double the price, less than half the apartment. For a very dirty, small town riddled with homelessness, it's outrageous that my apartment is the cheapest I've found. We have looked for other apartments closer to my job, in cleaner, nicer towns, etc. and this is still the cheapest apartment by at least \$500. If I wasn't a lawyer working for private businesses, I honestly don't know how I could afford the CHEAPEST 1-bedroom apartment I could find and would have left the state entirely by now. As it is, I am planning to leave because I hate this job and there isn't any meaningful work available in the county that pays well enough to keep living here.

Inventory was very low and this was one of two I could afford.

Came here for many years in the summer.

Na

I recently sold my home to support my elderly mother, but she recently passed and I fear I won't be able to purchase the home from the Trustee due to ballooning home values - higher than the Bubble Market of last decade.

We were connected to it through our faith community

Difficult, prices too high, inventory in good neighborhoods too low. Less safe neighborhoods with homelessness.

I'm in a HUD supported senior housing complex - waited 4 years - consider myself very lucky. It is a wonderful place - for many reasons!

Purchased an orchard in 1962. Removed the orchard and built a home.

No problem. We bought during a boom many years ago, a lot of buyers, high prices, but we work through the process

Really easy...I just moved here and had to purchase everything that I currently have.

The search for our current home was involuntary. Our prior home was destroyed in the Tubbs Fire.

Rather easy in 2017 before fires.

I could no longer afford a one-bedroom apartment in the County, so my family offered me a small unit on their rural property at rent I can afford on retirement.

Got lucky. Couldn't and still can't afford to buy a place as nice as our rental. We are a dual income (both well-paid professional public service) couple with no kids.

Between student loans and helping to support aging parents, we will never be able to afford a SFD in a quiet and safe neighborhood in Sonoma County. We will leave Sonoma County upon retirement.

I bought my current home because I tried to build on a small piece of property I bought in Forestville, and after 2 years of perc testing and paying to get green certified, etc.--it was going to cost more in permitting than the small house we were going to build, so we decided to buy an older home that we had to do \$30k of work on to get rid of termites, paint, get an entirely new fence because it was falling down. I kept a home in Forestville even though I'd rather sell it. I "rent" it to my son and his family but I mostly don't get paid at all for it. I can't kick them out, they'd NEVER be able to afford to rent here and don't have any great job prospects out of county at this time, or they'd move and I could sell. What I'm charging in "rent" doesn't cover my costs, even if they were paying me. And it's about \$600 below market for a 2 bedroom.

Difficult to find housing outside of my current situation.

We were very lucky to find a place that was in great disrepair but were able to fix mostly on our own.

I got very lucky because my parents own some modest investment properties. I pay rent and live in one of them.

I lucked into it - my landlady is the Best Friend of a friend...

Needed a 1 story. Flat Neifgborhood, city sewer and water close to my work.

If it were not for my friend who took me in after I broke my leg and lost my housing, I would be living on the streets

Finding section 8 housing in Sonoma county is near impossible. A flood at our previous rental forced us to find our current place quickly but prior to that we had been searching for a new unit for years without any luck

Finding an home I could purchase with my income was very difficult. There was almost no inventory at my price point. My income hasn't changed much since then, so I know that I would never be able to afford to buy the home at today's market value.

It was very easy actually. Cruised a neighborhood where we wanted to live and saw an agent putting up a "For Sale" sign. we looked at it, made an offer and we bought it.

Family home of partner

We rented for the first year. It took that long to find a home that wasn't a tear-down (gaps where exterior walls should have met, etc.).

No difficulty except for large dog limitations

I found it through friends and family word of mouth and the person was willing to accept Section 8 because they knew my family.

I was only able to purchase my townhouse in 2006 when the housing market crashed, a first-time home buyers' credit of \$8K was offered, and I was fortunate enough to keep my job. We want to purchase a larger home but cannot afford to move unless we move out of the area.

Extremely lucky

lived here many years, cannot afford to move, housing costs are extreme.

1994 the owners of this property cancel the contract on us and told us that the house had beetles. After speaking to some of the neighbors we realized that they just didn't want to sell the house to gay girls. I contacted the owner son shared with them my concern and we were able to close. Quite interesting they turned out to be very good friends after the sale.

Lots of shopping.

Like a game of "Hungry Hungry Hippos"

I was lucky that's what you have to be to get anything.

We initially looked in Sonoma Valley but we lost out on 5 offers to higher ones and everything else was out of our budget. So we expanded our search and purchased a \$400K home in Graton in 2012. We ended up needing a larger yard for our dog, so sold that home and bought a short sale property off Olivet Road in 2015 for \$700K. Most properties in our budget were fixers, if just cosmetic at that, requiring home buyers to be able to afford not only the purchase price/down payment but also have liquidity and time and patience to update. The short sale was no bargain, but few properties fit our needs.

Was not easy working more than half my life and saving

It was by luck. Only place available within my budget was in Russian River flood zone.

Bought in 2003

I got HUD about 6 years ago and where I live Contact with me and I got the apartment with my voucher

I have 3 kids and live in a two bedroom the space is small but there are no affordable options for me and my family as a single mom

My experience finding my home was easy. Affording it is a different story

It was a after losing housing in the 2017 fires. Lucky to find something

I got extremely lucky and it's still unaffordable.

I worked with my current landlord's wife at a winery.

Took me three times to get into my place from being homeless for 5 years. This was the only place I could get into.

I was forced to move from my previous rental of 9 years by a new owner who changed the use to an illegal vacation rental during Covid in the winter. I was lucky to find another rental as there are very few due to all the rentals being slowly turned into vacation rentals or new owners migrating here to live full-time from the Bay Area because they can work from home now. My new rental is about 500 sqft., and costs \$1,800 a month, which local wages do not support. We're losing our local essential service & hospitality workforce as all the existing affordable rental housing has been changing in use.

Gods blessing of good people whom known since I was little

sheer luck; I have great deal

Happened nearly 34 years ago!

I bought a condo in 1989 through an equity share; bought out my investors 10 years later. In 2001, sold the condo to buy the house.

Got lucky

I had a hard time finding a place to live in or qualifying for a place. Our income was never enough. luckily my husband worked for the owner of the place we currently live in, and since at the time it was empty, he let us rent it.

No problem

Looking for a quality historic home with a coastal climate. This was the closest affordable location proximate to San Francisco where I was working in 1991.

We got lucky with a fixer upper in a good neighborhood. Otherwise it was a struggle to find anything affordable and desirable. I'm all for new housing and low income. However I think it's ridiculous that no one builds homes with yards anymore.

I had to move on with my mother because I cannot afford rent  
Even 20 years ago it was a tight housing market with escalating housing prices. Nothing has changed in 20 years.  
This one was easy because we are friends.

Extremely difficult especially as a student - individuals who are renting make the rent expensive because they know the students don't have any other choice

I have had luck in getting housing, thanks in part to living with roommates. However each time I moved rent got more expensive first apartment was around \$750 now (at different apartment) is \$900 per month. Costs for rent are divided amongst roommates, unable to live on my own due to high rent.  
hard to find housing at first but then I got more accustomed to it, and find a pretty interesting environment that I'm living in  
I was on a waiting list for "affordable housing" for many years and a unit became available a year ago. My landlord wanted me to move because she wanted more money for my granny unit. The timing of the affordable housing apartment opening was perfect.

Visited the West County area's nurseries for several years and decided to move here and open a Nursery. Knew a SF realtor with contacts in the county. Found a farm/home the first day.

Renting, but it costs half my take home income and rent is going up in March.

I was lucky and had family who helped with the down payment almost 30 years ago when home prices were affordable.

We were lucky to be able to buy our first home when the housing market hit bottom in 2011. Even then, we had help from family. Having a stable house payment has made affording everything else in life possible. It's something everyone should be able to do. We need to disincentivize investing in real estate for the people who already have a home to live in to bring the cost down for people who don't. Or somehow have a property tax penalty for second homes or rental properties left vacant for more than three months.

Bought in 2013 before prices went up so much

Live with love of my life just relocated to his west country home.

my wife owned it, she inherited 1/3 from her mom and bought the rest from her brothers.

After months of looking within commuting distance of Duncans Mills after the Tubbs fire it was an absolute miracle we found this place and we are business owners and make a decent income.

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Was a drive by for rent sign out front of the property.

Live in a 55 and older community.

Housing intermediary

Check listings online, ask about the situation, and schedule a viewing time

Real estate agents

house burned in glass fire. found house in windsor. not a ton of houses on the market, definitely not many updated.

Very difficult to find an affordable place, looking to downsize. Not able to shell out 700K for a home.

no

A house my parents bought for me

Fortunately I have family that owns a home that they rent out, otherwise I would not be able to find housing here.

I have owned my home for 20 years plus and that time inventory was tight and took 9 months to land on something

I have lived in for more 15 years, hopefully the rent doesn't increase or will have relocate out of the area

I have been here 10 years it was quite easy back then, now to move into another live work I will be paying 1.5 times more. I prefer live/work homes

Requires 40-60k yearly income

Friend of a friend that let me evacuate to her home before my home actually did burn

Difficult.

It took me 9 months to find something I could afford and liked/met my needs. Competition is STIFF for "affordable housing". There is no such thing as affordable housing in SoCo anymore, but the supervisors would have you believe that \$2,500/mo is "affordable". It isn't.

The pricing of housing has increased tremendously over the past 5 years. There are too many luxury apartments and not enough affordable housing

New home builder. It was easier, but I would prefer more affordable housing with a larger yard.

painful

Found a home with a granny unit to rent out so we could afford our mortgage.

Have lived her 5 years and feel lucky to have found something.

VERY DIFFICULT !!!

I was renting a 350 sq ft studio in Graton for \$1000 for several years. The place was so small, with no storage that a truly fair price would have been \$800 tops, however appropriately priced housing that isn't disgusting isn't easy to find and afford as a single person. My landlady and her husband separated end of 2020 and I was asked to move. I don't like living in apartment complexes however at the time there was little available. I found a place in Coddingtontown apartment 650 sq foot one bedroom, for \$1500 plus utilities (Wifi, electricity/gas). My net monthly income is \$3800 making the income to rent ratio ridiculous. One might say "pay less" but I would say "where that isn't a shithole?"

If my BFF didn't step up to rent me a room in her home, I would've been homeless...not enough affordable housing for low-income single people without kids!

Difficult to find a home I could afford that was already upgraded.

Not difficult, but it was in 2011

Extremely difficult!! There was nothing to choose from and EVERYTHING I looked at cost way too much for what I make. I am where I am because the person who was supposed to live there flaked on the landlords. I was within a week of having to move to Tennessee to live with my 85 year old parents.

Moved here from NY, Used a buyer broker to help us locate the best area for us.

With the help of a local realtor

Sheer good luck. Have lived in the same rental for the past 19 years.

It is a total nightmare to find housing in Sonoma County. If you have any blip at all on a credit report, you won't find a place because every landlord has a hundred applicants and they just pick whoever had the highest income and credit score, no pets. My most recent rental, we got so lucky because our previous landlords were terrible and kicking us out to put their family in, which is such a common reason for kicking tenants out in SoCo it's wild. Rapid rehousing needs to be increased so they don't run out of money all of the time and real rent control is needed. We also need real public housing, not just a reliance on vouchers.

Bad for the high prices in rental

Buying a duplex and renting out the other half wasn't my first choice, but this was one of the few affordable places I could find back in 2009.

Everything from renting to owning is way too expensive.

An acquaintance was selling their home that we were always fond of. The seller made it easy by carrying the loan for a few years.

In 2012 it was easy to find this place, been looking to buy a home for 5 years now and can't seem to get there around here.

Difficult and expensive

Not able to find affordablehousing

Expensive

Horrible

Challenging, housing is very competitive. We are both working adults, combined income close to 140k and are having a difficult time finding housing for our family of 5. Prices have skyrocketed and the outbidding on homes has been outrageous.

I can't afford my own place, I am on many low income wait list housing, and have tried to get the county lottery voucher and didn't win it, and have been on wait list for section 8 for years

Difficult finding affordable housing

Horrible. Took months

It was horrible. I've had to move 4 times in 5 years. Each time more difficult to find affordable housing and finding money to move. I am disabled with 2 children. There are no options I can afford alone. I have had 2 roommates for the past 5 years. In the mid 2000s the rents for comparable housing began to increase. They have continued. On a fixed retirement income this is making it hard to live here without supplemental work. As someone in my late 70s and dealing with the pandemic it is almost impossible to plan staying here.

It was a company relocation so we had a week to find a home so we picked the best choice that was available at that time and it worked out great. If housing was not part of my work package I would not be able to afford to live in Windsor.

Extremely hard to find anything affordable for a single person with a decent steady job. A ridiculously small studio or 1br if you can find them are easily 2k, that's a significant portion of a monthly paycheck. The rooms for rent prices are insane for what you get. Everything is targeted around couples or roommates. Moved back in with family at start of pandemic.

I found it on Craigslist. We were only given priority because the owners happen to know my partner's family. Lots of offers submitted before getting accepted by the sellers of our current home. Easy....got in when prices were low.

My home of 20 years was literally the only home I could afford. Thankfully Sonoma county was offering a silent second mortgage for first time home buyers. Difficult to find an affordable home for me and my husband to rent. We bought it in 2003; moved in in 2004. Retired from jobs in Eugene OR to return to our beloved Sonoma CA. Right time and place. Lived in previous rental 13 years and this one 10 years. I saved for 6 yrs to get down payment for my home. My husband and I were able to find this affordable ADU rental because it is on our friend's property - she became our landlady. We would not be able to pay rent anywhere else in Petaluma otherwise, unless we shared a house with roommates. Had family assistance to purchase home. The only reason I have an affordable rental is because of my personal connection with the homeowner. If not for this, I would be in a very difficult situation - especially while working at a nonprofit organization that puts our service to others ahead of salary. Have been looking for a right property at a right price to settle down permanently in Sonoma county. If can not find one within next 1-2 year we might have to think about moving out from CA. It took six months to find a place I could afford. Very difficult and expensive. I like home. I was evicted from my long term rental and could not find a place. A customer offered me a rental that is more than I can afford. Bought gma's house. Took 7 months to find our home. I've been in my current place for many years with a good landlord. However, the rent is increasing almost faster than what I can really afford, it's usually at least half my month's pay. I live here because being disabled I can't afford my own place. People like me get no help with living independently. Rents are too high and no opportunity for someone like me to own. None. We are a couple who can't afford. A home in Sonoma county because of the high prices. Highly difficult even being I work full time and then some as a caregiver at a memory care facility. Landlord in West County wouldn't rent to me even tho I said I make 3x the 1,100 rent for the studio. I have no parental support so I may be left to live in my car. I own in SF but own weekend home in Guerneville.

I am currently in contract to purchase a home that is under construction. In the current market it has been nearly impossible to find a house in Sonoma County. It was in 2013 so it was just a matter of shopping around for what we needed.

Wasn't much to choose from. I'm on social security due to Covid. I pay \$1500.00 for a studio type unit. I only bring in 2500.00. So I have 1,000.00 to spend on bills medical (I pay 170.00 Medicare and 100.00 supplemental and co pays and dental. Leaves nothing for food. No one cares about seniors.

Introduced by a friend

The mediation

A friend introduced

The mediation

The mediation

Introduced by a friend

bessiemcdonald0@gmail.com

Housing intermediary

Buy online

I found the house through the Internet, the house is not my ideal but the price is cheap.

The mediation

A friend told me

intermediate-introduced

My family introduced me

Went to an agent

surveymonkey.com/r/sonomahe

Difficult

N/A

Hard! It took a long time.

Difficult

We bought in 2006

Standard (extremely competitive) real estate process in 2015

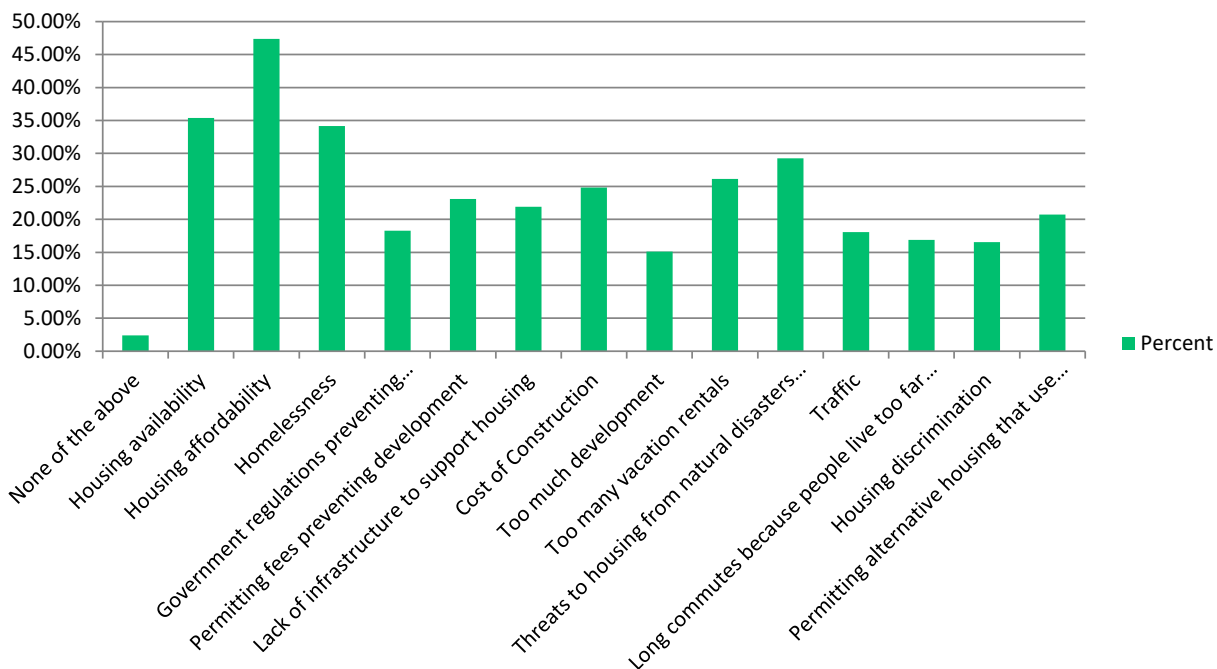
No problem. A realtor helped us find just the house we wanted and we had enough equity from the sale of a condo to make the down payment

## Sonoma County Housing Needs and Opportunities Survey

**What are the most important housing issues facing Sonoma County today? Check all that apply.**

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	2.40%	42	1	43
Housing availability	35.40%	599	36	635
Housing affordability	47.38%	809	41	850
Homelessness	34.17%	598	15	613
Government regulations preventing development	18.28%	322	6	328
Permitting fees preventing development	23.08%	402	12	414
Lack of infrastructure to support housing	21.91%	369	24	393
Cost of Construction	24.80%	435	10	445
Too much development	15.11%	269	2	271
Too many vacation rentals	26.14%	457	12	469
Threats to housing from natural disasters like fires, earthquakes, and Traffic	29.26%	502	23	525
Long commutes because people live too far from where they work	18.06%	314	10	324
Housing discrimination	16.89%	300	3	303
Permitting alternative housing that use grey water and composting toi	16.56%	276	21	297
Other (please specify)	20.74%	370	2	372
	Answered	1729	65	1794
	Skipped	202	16	218

### What are the most important housing issues facing Sonoma County today? Check all that apply.



## Sonoma County Housing Needs and Opportunities Survey

**What are the most important housing issues facing Sonoma County today? Check all that apply.**

Other (please specify)

El costo tan elevado, tanto para rentar como para comprar

Ahora ya dicen ya viene el verano y la temporada de incendios cada año ahora hay lumbres.

Muy caro excesivo

El alquiler es muy caro

Casas están fuera de nuestro alcance por el precio alto de las casas

Our economy is too dependent on tourist and retirement communities and not on enough on creating opportunities for families to work and live her in Sonoma County.

The push for continued development in an area that depends on tourism, lacks water resources, and is prone to fires.

Diversity in housing options (i.e. tiny home villages); granny units; etc.

Vacation rentals are not a housing availability problem. I'm not sure why the county portrays them as such.

The coming of Upgrading Septic Systems can be the back bone to break with the high costs to up grade. I am on a fixed income, and this septic system will be very expensive.

Housing located too far from infrastructure and services

Too many second homes - people that don't live here full time.

Excessive car-parking requirements; building setbacks due to planning requirements and fire dept requirements; shortage of quality housing (nice spaces, light, housing part of walkable/ bikeable neighborhoods) partially due to developer investment return rate; many vacation (second or third) homes in rural parts of the county; state building code accessibility requirements make small developments more costly/ difficult Housing need is immediate, must focus on city center growth where infrastructure exists. Must work with cities to develop dense in-fill housing that has access to public transportation and existing businesses.

we need thoughtful development. Affordable housing in urban areas with well planned transit routes. Affordable transit. Safe Walking and bike routes. Close to schools.

Commercial investors and local investors being allowed to purchase multiple properties to be used exclusively as rentals.

Lack of safe parking and safe camping spaces. Lack of permitting for tiny homes and other alternative housing. High cost of permitting and building ADUs.

Focus has and is on tourism in the county versus all citizens.

Construction prices are the highest ever. Building codes are becoming overbearing and ridiculous. Our house is so over-engineered and costly because of it. Sprinklers everywhere to prevent wild-fires??? Probably the Sprinkler-industry lobby paying off some politicians.

Competition with people who aren't Americans.

grey water/composting toilets would be a good thing though not responsible for the current crisis

We need to make sure that people who are investing in Sonoma County are actually interested in our community and not just in their profits. I believe developers should make a profit, however, Developers coming in from out of state or out of country need to be vetted for integrity and intentions. See Vancouver as an example.

There needs to be more flexibility to the Residential Zoning Code. The current residential code needs to be more flexible - especially for areas within Urban Growth Boundaries. (The City of Santa Rosa makes annexation in South Santa Rosa nearly impossible)

Prop 13 has GOT TO GO

Overpriced properties

all of the above

How can Sonoma County keep developing when there is not enough water? I don't want overdevelopment but using existing space for in law units and changing regs in rural area for 2nd units. Allowing little houses with composting toilets rather than requirement to hook up to septic would help and also help seniors keep there homes with rising taxes. More than just Home Care Cottages. Too restrictive on Little Houses.

Housing discrimination specifically towards Section 8 voucher holders

NIMBY -s

Too many townhouses being built instead of homes with universal design which will accommodate all people housing for elderly & people with disabilities is extremely difficult to find in Sonoma County. Stairs & other barriers make townhouses unsuitable for many people. Universal design must be emphasized in housing decisions of the future in Sonoma County.

Not enough water for any new construction. Water shortage is the biggest problem facing Sonoma County.

Really emphasize alternative housing, grey water & composting toilets!!! This is so important not only so more people can have homes but also for us to weather the increasing droughts more resiliently as a community.

No train to SF. I grew up in NY and miss train system. Smart train needs to go to SF

Permitting costs were very high. We rebuilt an old home and did the finish work ourselves over 10 years because of the costs that went into the permitting.

For seniors with a limited income, there is very little affordable housing available. We need more manufactured or small home communities for independent people over 50.

Management companies and landlords that don't care about their tenants or the conditions of the units they are renting.

Natural resources, particularly water.

Santa Rosa is approaching the point of having too large a population for the resources available.

The high cost, both to rent and to buy

Now they say summer is coming and fire season every year now there are fires.

very expensive excessive rent is very expensive

Houses are out of our reach due to the high price of houses



I have experienced outright housing discrimination multiple multiple times. It's rampant and I had no idea just how much until I began asking after housing for a family. HUD was completely unhelpful and is clearly underfunded. Also I see rental postings daily soliciting things that are discriminatory like "looking forward single occupant for this 1-bedroom house." "Septic can't allow more than 2 people in this 2 bedroom house" or "No guests on property." Etc. It's shocking. This county absolutely MUST cease penalizing and intimidating those living in safe small and non-standard houses (like yurts, tiny houses, etc) causing them to live in a constant state of terror and fear that their home could be taken out from under them at the drop of a hat. This is clearly an issue not of safety but of revenue for the county and of controlling people who are out there actually solving the housing crisis the county is tasked with and actual using nearly zero about. Why do we shake down those who are solving the housing crisis already through grassroots and non-developer based means? Why do we allow neighbors with gripes to weaponize the county code enforcement against low income people? It is insane. Paths to easily and affordably permitting these safe forms of small & tiny houses must happen. Permitting the use of composting toilets has to happen. We cannot "develop" our way out of this crisis. It is a crisis of the wrong forms of economical incentivized development to reign supreme. Short term vacation rentals need to all be hosted rentals with owner onsite or next door or not allowed until the housing crisis is at its end.

Inequitable housing... just because someone can afford a mansion with elaborate landscaping doesn't mean it's ethical. Water used for unnecessary uses like pools and ornamental non native landscaping irrigation needs to be used to support higher density housing needs.

Sonoma county spends too much on homelessness without any measurable outcomes. The dollars spent are irresponsible on that basis alone. Rising rents with stagnant wages and a housing system that rewards and saves Landlords while tenants are at their mercy. Too many people.

In action, I am very concerned about a new casino that is planned in Windsor. It will result in more traffic and consume a great deal of water that is and will be in short supply for the foreseeable future.

Shortage of skilled labor, shortages of supplies and materials.

Cost of Remodeling permits and impossible time to get through the permitting process.

Yes, all of the above are important considerations, however, we need to change how we think about housing: Wildfires and the pandemic have shown us that the future of housing needs to include mobile opportunities for local residents. Yes, we'd need to create laws that explicitly spell out how, where & when Tiny Homes are allowed, and to figure out how to collect property taxes, but these are solvable issues. Wildfires and remote work cause people to change their primary city of residence on a moments notice, so why not take advantage of that new reality and do things like create tiny home villages where people can park legally, allow them instead of ADUs, as housing for farmworkers, and so forth? In the process you would open up home ownership to first time buyers, young families, and lower and middle income households, all while destigmatizing homelessness. And you would protect our unique open spaces for future generations and give us the time to figure out how to deal with larger environmental issues, such as drought.

Time required to get permits is a big expensive and time consuming process

1) high rents due to investment practices 2) CLIMATE CHANGE

Renter protections and the many issues that stem from folks desperately holding onto rental housing when they get it, no matter how bad or incompetent the landlord or vulnerable they may be.

Allowing development to take place without properly taking into account environmental impacts, wildlife, drought and water supply, wildfire risks, and climate change. The proposed alternatives for Sonoma Developmental Center are excellent examples of ill-conceived plans that may have very short-term economic benefits but endanger our environment for the future.

The Housing Element of our general plan keeps pushing new homes/apartments. There are so many older homes in older neighborhoods that need to be repaired that already have infrastructure. Investing in upgrading older homes could help people purchase, rather than rent, affordable homes. If the county could offer home loans that put an emphasis on fixers, it would improve neighborhoods as well as provide affordable housing.

I'm surprised you did not list "sprawl". I would have checked that, as I feel it's wrong to endlessly spread low-density into more rural/farm/wild lands. I'm all for more housing, but feel it should be high density, built where existing communities already exist and able to leverage existing infrastructure and services. "In-fill" more housing, don't sprawl outwards.

Concentrations of poverty in areas with lower quality/less safe housing and displacement when those areas are "improved" but become more expensive. The complex I live in was recently bought by the California Community Statewide Community Development Authority which enables people making below 100% AMI to have their rent set at a level they can afford in a beautiful complex in Rincon Valley. Sonoma County would benefit from more models like this that enable low income households to live in better housing without needing to fear displacement.

Permitting alternative housing that use grey water and composting toilets!!!

Housing equity and access to affordable housing for our key essential workers.

No one wants to rent to a Section 8 client...

putting profits before basic human needs/rights to shelter/housing -- low income rents are too high for many who need housing or better/safe/secure housing

Lack of fair/livable wages Discrimination against Pets (Beloved companions)

Issues like homelessness are always of concern, but fixing affordable housing should take priority since it represents the largest pent-up demand & offers Sonoma the best ROI.

Tiny houses are the future. Get with it.

Lack of sufficient public funding to assist affordable housing development. NIMBY-ism. Use of environmental laws to obstruct new affordable housing. Mindset that "low-income" housing brings crime to a neighborhood.

The two biggest problems going forward; permitting alternative building solutions with cheaper materials (inc grey water, composting toilets, cob, etc.) and permit costs. Vacation rentals are driving families out.

Most importantly\* the severe Lack of employment paying And offering Living Wage.

Certain dogs not allowed even if they aren't destructive

Concerns about water.

City Centered and Urban Growth. Water availability. Permitting review time frames - particularly Planning, the goals of most of the regulations are generally OK but some overly process driven.

Government regulation of private property-changing zoning and rental regulations of HOAs

Lack of a focused effort to house agricultural workers

Income inequality allowing the filthy rich to buy up property and force the poor to pay unsustainable prices

Housing market is the new stock market Between speculation, vacation rentals, hedge-fund buying of properties, unfettered Capitalism is killing us.

Permitting departments that slow everything way down.

Permit Sonoma is a corrupt organization and needs to be gutted

I make \$60,000 annually - too much for low income housing and not enough to afford my own studio apartment.

So-called affordable housing is not affordable for most blue-collar people are unemployed disabled people. Section 8 is denied by most Property Owners because they have ways to get around legally not accepting Section 8 by making income requirements too high.

A big yes to composting toilets - and more tiny home communities

Lack of subsidized housing

Sonoma County has about 500K residents, plus all those who are not registered. We do not need anymore people. Let them go elsewhere.

Loss of rural character

in spite of your consulting firms response that vacation rentals have not driven up the prices and made houses less available just walking that is false. the only way folks can afford to pay 800,000 for houses they are also going to need to fix up is if there is an income that goes with it! and with increased use of all our resources by folks who are not invested in our community we are destroying our commons. our river is stressed. our streets are in disrepair our water is being squandered our emergency systems are stressed and our schools are stressed. so i guess another problem zoning.....

Timeframes. I do residential design work in the county. Developing vacant land is an 18 - 24 month process. Too long. Streamline ALL residential projects including additions and remodels (it's just as important to improve our existing housing stock as it is to develop new housing).

Applications for residential building permits should take no longer than 6 weeks to review. If it can't be reviewed in 6 weeks, contract with a third party to complete the review.

Shut down the stupid train! Fix all the roads. Lower or eliminate all taxes. Cut and eliminate government regulations. Enforce laws on trespassing, and robbery!

Preventing good people living in fixed incomes falling prey to homelessness due to affordability & rent increases.

Credit discrimination weighs too heavily. Income and years working, as well as tenant history are not as big a factor as credit.

Lack of water

Affordable housing has been deferred for far too long, there has been too much emphasis on tourism at the expense of resident services, too many short term rentals and lack of enforcement of the weak existing regulations, too many large homes have been built and not enough apartments, condos and small clustered duplex/triplex type housing.

I was tempted to hit vacation rentals but I actually do not have good knowledge about this issue

see previous response in #10 about onsite "reuse" wastewater treatment systems

We need higher density outside of just downtown Santa Rosa. We need zoning that allows for high density mixed use projects that allow for businesses and people to live together and lesson emissions

We need smaller, ecological multiple units housing complexes, low rent, low carbon overhead. Society and government are not geared towards helping the common people or helping the climate.

If our home burned down I'd like to know that, within city limits, we could rebuild in a sustainable fashion without being denied permits. Earth ships, Blue homes, container houses...so many alternatives but permits are not easy to obtain and every little thing you want to do takes another permit/inspection. It's a shame, after 5 years of fires, that people did not have greater opportunities to build more sustainably.

Overcrowding of schools

NIMBYism preventing development

Permit fees too high, particularly for small projects

NIMBYs that oppose any kind of housing near them.

Tiny Homes are a successful alternative to protecting our planet, allowing young people & elderly privacy, yet providing community and support, as well as removing the financial burden which makes life more of a struggle rather than an adventure.

Homes in the wildland-urban interface Efforts to develop lands outside urban growth boundaries

Sonoma County needs practical rent control that applies to all residential units - including SFDs.

I might have been able to build on my Forestville property if I didn't have to spend \$20k on a special septic system and could have used a composting toilet. Maybe. But the permit costs were still exorbitant.

Our home is threatened by a dilapidated house next door. County refuses to compel repair of numerous code violations and instead just puts liens... (continued in next field)

diverse housing types that are affordable to people

Unreasonable building department.

Permitting process needs to be streamlined, simplified with reduced costs. The entire system should be overhauled to address the roadblocks to smart development.

Permitting excessively large homes (>3,000 sq ft) which waste natural resources and occupy land that could be made available for additional homes.

Lack of water and the effects of more development on dwindling and unreliable sources. Lack of enforcement of zoning laws that result in an accumulation of trash, unmitigated brush growth in fire prone areas.

Private developers instead of cooperative housing. The private landlords have control of the rent prices and who has access to it. It's wrong!

allow more ADUs update kinds of septic systems

Rental prices are extreme making it very hard to make ends meet, have to have two jobs in order to live here, because of high rents

Young people not able to find affordable housing

Permit Sonoma needs new leadership that facilitates progress rather than be obstructionists. They just say no or try to prevent someone from improving their home.

Cost of a small studio way to high for the basic wages people get paid For example I rent and also need rent one room to pay income for food, gas electric My income is not enough to survive on by myself

NIMBYism, "Rural Character", "Small Town Feel"

Affordability. My daughter and grandchild live with me while my daughter saves to buy a home.

Low income house not available

Lack of water. Lack of EPA approval for sewage solution. Ridiculous laws (energy codes, fire sprinkler ordinances, fossil fuel bans,...) that drive up costs and REDUCE resiliency.

Lack of accessibility. I am a wheelchair user and my community has access issues, especially with inaccessible townhomes going up everywhere (this means the unit will never be accessible). This is especially true for low income & section 8 housing. Burbank just keeps building townhomes and telling people the ground floor is accessible, which means 1/2 the unit is inaccessible. How can a mom in a wheelchair raise her 3 kids when she cannot get to the second floor? That is not access.

Lack of accessible housing for people with Disabilities.

not enough open park space in the southwestern quadrant of Santa Rosa

Not enough smaller single story homes. Apartment buildings with no elevators for equal access.

As the unhoused population began to rise exponentially SoCo continued to welcome the extra income from vacation rentals while the most vulnerable members of this community suffered.

we don't need more development. we need more rental regulation, as in rent control. and yes, regulation regarding the number of vacation rentals. regulation around AirBNB.

Insane insurance costs for flood and fire insurance

Water usage

The perceived affordability of housing in Sonoma County is unrealistic because it is based on Market Real Estate value. After the fires we had the opportunity to cap rental prices. When the Board of Supervisors tried to implement this it was realized that their bias as real estate owners precluded a fair vote. Lower income people are not represented in this scenario. There is no housing shortage; there is an artificially induced affordability crisis which suits investors needs but eliminates the sustainability of young workers as part of the population. The quality of life should exceed a cramped apartment on Santa Rosa Ave. requiring nearly half their income to rent. Cultivating a future for Sonoma Co is not about tourism and the Wine industry; its about who can afford to live here in 10 or 20 years.

need to us resources for housing not hotels

New construction for high density housing either for rent or purchase should be forced to create a parking structure level and plan for two spots per unit, NOT rely on on street parking of existing neighborhoods. It's unsafe, unsightly, and uncaring.

Water!! Too much building on every corner-

I am 21 i think theres age discrimination. How can one gain rental history with out being able to qualify for a studio?

Very slow land use entitlement and building permit process

## Sonoma County Housing Needs and Opportunities Survey

**Optional: Tell us more about the most important housing issues facing Sonoma County.**

Optional: Tell us more about the most important housing issues facing Sonoma County.

Open-Ended Response

Lack of infrastructure to support housing

Construction and development

Igual no tener acceso y racismo facial

Los pagos son muy pequeños y las rentas de masiado grandes con un trabajo no se puede pagar un apartamento

Gvidxh fb

El precio, el estatus migratorio.

Precio alto

Hay demasiados carros si rentas un apartamento sólo te corresponde un estacionamiento para colmo no cuentan algunos con estacionamiento para vivir antes y en las calles solo hay anuncios de no parking o solo por dos horas ,en donde estacionarnos? Hay días que uno quiciera poder poner el carro en la bolsa .pero creo que solo piensan en hacer y hacer sus construcciones sin pensar en todo

Los costos tan altas en renta o compra y depósitos para poder pagar o rentar una vivienda

Muchos requisitos para rentar una vivienda y muy caro el depósito

La cantidad de personas de altos ingresos mudandose al condado de sonoma que si pueden pagar los precios exagerados de las viviendas.

Gentrification

Un costos elevados

Los altos precios

Viviendas disponibles y asequibles para las personas de clases pobre y media. Desafio mas grande es ayudar a personas desamparadas con problemas mentales, drogas y alcohol salir de las calles.

Rentas súper caras

El aumento dela renta

Muy cara las rentas y una lista de espera muy larga en los de bajos ingresos

Muy caro está todo no alcanza los que ganamos de salario

Muy Caro

Demasiado caro el alquiler y el costo de vida

Los Altos precios de vivienda

Costo alto

Informacion sobre requisitos y fornas de aplicar

El precio

Precios

Es muy cara la renta

Los precios altos, pienso

El desafio demasiados requisitos para alquilar y demasiado caro para vivir

El desafio puede ser de q no mejoran con la paga de los trabajadores

Qué están elevadas las rentas ..

El costo la renta muy cara

Muy cara

El presio

Q no hay lugares para rentar

No hay viviendas asequibles y piden muchos requisitos, te hacen llenar demasiados papeles, para que te digan que no.

Alto costó y acceso a vivienda

Rentas excesivas

Obtener un préstamo para comprar o obtener aprobación de alquiler por credito

Son muy caros para personas de bajos ingresos y piden mucho y no hay mucha ayuda

El costo y la disponibilidad de encontrar un lugar de acuerdo a tus gastos

Alto costo

Same no access and facial racism

The payments are very small and the rents are too high with a job you cannot afford an apartment

The price, the immigration status.

High price

There are too many cars if you rent an apartment you only get a parking lot to top it off some don't have parking to live before and on the streets there are only no parking announcements or only for two hours, where to park? There are days that one would like to be able to put the car in the bag, but I think they only think about building and building without thinking about everything.

The costs so high in rent or purchase and deposits to be able to pay or rent a home

Many requirements to rent a home and the deposit is very expensive

The number of high-income people moving to Sonoma County who can afford inflated home prices. gentrification

A high cost

the high prices

Available and affordable housing for poor and middle class people. Biggest challenge is to help homeless people with mental problems, drugs and alcohol get off the streets.

super expensive rent

The increase in rent

Very expensive rents and a very long waiting list in low income

Everything is very expensive, it is not enough for those of us who earn a salary

Very expensive

Too expensive rent and cost of living

high house prices

high cost

Information on requirements and ways to apply

The price

Prices

rent is very expensive

High prices I think

The challenge too many requirements to rent and too expensive to live

The challenge may be that they do not improve with the pay of the workers

Why are rents high?

The cost of rent is very expensive

very expensive

the pressure

Q there are no places to rent

There is no affordable housing and they ask for many requirements, they make you fill out too many papers, so that they say no.

High cost and access to housing

excessive rents

Get a loan to buy or get rental approval for credit

They are very expensive for low income people and they ask a lot and there is not much help

The cost and availability of finding a place according to your expenses

High price

Cost.

Jobs are not paying enough for working class families to have adequate housing much less purchase a home.

Water.

By far our biggest problem is a lack of housing that is affordable to our essential workers and low income residents.

Affordability- it is insane how much housing costs. Making rent more affordable (i.e. because I share a house with 4 others it makes financial sense to continue to rent versus thinking about buying) however if my rent became so high that it no longer made sense to rent versus buy I probably wouldn't be inclined to continue renting (also if my rent got that high, I wouldn't be so inclined to stay and would consider relocating to a different county. Ensuring that apartments and shared communities are beautiful and well kept while being affordable. Would consider living in an apartment complex if there were more green spaces and shared on site amenities (such as laundry facilities at no extra cost, gardens, edible gardens, pool, gym, cafe, etc.) Integrated housing: Petaluma has done a great job of integrating different kinds of housing (i.e. one are of town is not just all apartments, or one area of town is not just single family housing or one area of town is not just low income housing, etc.)- I would like for that to continue to be the case as more housing options are made available.

The most important housing issue facing Sonoma County is the County wanting to build housing in inappropriate areas in unincorporated Sonoma County, far from services, inadequate services, and in the WUI. We do not need or want housing in areas that will traffic increase traffic and VMT, impact evacuation routes, and create sprawl. Build denser and taller in urban areas near services, jobs, and transit. Preserve our community separators!!!!

Corporate ownership for investment without resident ownership and a commitment and involvement in and to the community.

It's getting too expensive and homelessness is out of control

I live in lake county because there is no affordable housing available in Sonoma County. While the 101 corridor is nice it is not mandatory.

People in the town of Sonoma want to push housing out into other communities when there are sites where more housing could be made available. It's frustrating to me that you can't write letters to sellers anymore. Anti-discrimination? What is more discriminating that just doing based on how high of a cash offer they can get? The only reason I was able to buy a home is because I wrote a letter and the people selling to me wanted to sell to someone young, like their daughter, who was going to live here full time and contribute to the community.

Water resources - insufficient without taxing natural ecological resources Loss of currently undeveloped tracts of land to sprawl

Long commute

I would like to explore ways to add housing on my property even though septic capacity cannot be increased. This must be a common obstacle for property owners wanting to help increase density. Alternative wastewater systems?

Respect the urban growth boundary, community separators and conserve the natural beauty of Sonoma County. City center growth is the best solution to expedite affordable development.

Really needs to be considered in the larger context of equity and future climate risks. The bulk of transportation needs to moved out of cars.

We have made it increasingly difficult to build housing. Housing should be easier to build, in a wider variety of places. We should be incentivizing building housing in already developed areas and staying out of the wildlife urban interface zones.

NOT ENOUGH HOUSING AND APPROPRIATE SERVICES FOR THE HOMELESS/UNHOUSED.

It is too damn expensive. Greedy builders don't want to include parking in their projects. They want to cram people in like sardines.

Property in the area is being purchased in large quantities by investors to use as rentals for income. Cost of rent is allowed to increase at a disproportionate rate to COLAs. Private landlords want to raise rent at the same rate as commercial living; which is making purchasing a home impossible, both because there is a lack of affordable housing to purchase, and an inability to maintain balanced income/rent ratios.

Housing is not affordable, and with all the new housing being built, it is not available to everyone in the community because of the cost of living. I feel as if the County and City of Sonoma feel homes are for vacation rentals and they want the renters to all live in cramped small spaces - that are highly overpriced just because we can't afford to buy. It's disgusting  
The cost of construction is very high, so any new building is going to be very expensive to build. The only way to make housing more affordable is to heavily subsidize the costs, unfortunately. The belief that building more housing will lower the cost of homes isn't true when building costs are so high.

All of the issues you listed above are important, of course, but the crux of the problem is that the people who work in Sonoma County simply cannot afford to buy here. My friends that are young families, making 150k+, cannot even get a loan here. Housing affordability is the main reason so many of my friends and family are moving away. And one major cause of housing inflation is allowing corporations and hedge funds to buy residential housing. Why don't we have regulations that keep corporations out so Sonoma County workers can buy Sonoma County housing?

We don't have enough safe, affordable housing, full stop.

I am most concerned about housing choice and affordability if I am faced with moving again. As a senior on a fixed income, my choices are limited to near zero and would face moving out of the county.

The unhoused .

Get rid of the wealthy and the wineries? Then we can afford to live here. I have a friend paying \$1,000/month for a studio (500 square feet).

That's affordable?????

I can only talk about my experience building our own home ( at 65 and 69 years old). Too many codes, too many inspection fees while the city does not take responsibility for what they are inspecting. I see so many homeless people but know too little about their situation. Is it mostly due to mental illnesses, is it because they lost their home? I would like to know more about it. There could definitely be more affordable housing. Apartment-buildings with onsite social-workers and volunteers helping struggling families and doctors/therapists helping people with mental health issues.

Pressure to develop in rural areas rather than focusing growth in urban areas where transit and services exist so vehicle miles traveled are lower. Sprawl is eroding the County rural character and contributing to climate change.

I am not of great knowledge of this area.

Affordability, we need more 3 bedroom affordable neighborhoods to be built. Building costs have to go down. We are not mice and don't want Soviet Bloc housing or tiny homes.

Need more low and very low income housing to support the people who earn \$15 an hour or less. Even though the county doesn't get fees from this kind of housing it's what we need

Discrimination against generations younger than ours. It is seriously wrong and feels \*very unfair\* that younger people have been consistently, continually and insidiously priced out of home ownership in this county. Decent, hardworking individuals and young families are being forced out of our communities because out-of-state and out-of-country wealthy conglomerates are able to snap up homes - with cash offers - outbidding younger, less prosperous families who just want to live near their aging parents and grandparents. And that's become virtually impossible for the last 20-25 years!

We need to streamline the case management of the homeless and mentally ill to prevent the predictable and costly decline in our community.

Again, look to Canada and how they have managed both of these issues

We need low income housing of 3 -5 stories, in order to be built at a "reasonable" price. Less rules and regulations. See Elon Musk's new housing which is prefab, and trucked in.

High cost of living for seniors

There needs to be more flexibility in Stormwater LID treatment methods. The BASMAA LID Construction Manual is far superior to our local Low Impact Development Technical Design Manual. More flexibility = better design.

We need to keep housing out of vacation rentals and use for people who are part of our community

We need more mixed income, multi-family dense housing close to town centers and transport.

We need new construction for denser housing- but does affordable have to mean ugly? Can there be some thought put into making the housing comfortable for those that live in it?

There is no way for farmers/other small ag producers to build adequate housing for their farmworkers (maybe programs exist, but are not well advertised). The NIMBY single family home owners are preventing necessary development. The one size fits all housing development that has taken place has stifled opportunities for poor people to own and afford good quality homes. We don't need low quality high-density housing, we need quality housing that can be supported by good/cheap transportation infrastructure. We also need to stop pushing homeless ppl to poor communities.

Keeping development inside the urban boundaries and leaving the rural land for parks and nature

Everything is too expensive and the advantage lies with the landlord.

cost of land, droughts and water availability, siting housing so it is appropriate to the location and the density

Homelessness. All members of our community need housing now. It's shameful to have so much wealth concentrated here and have so much destitution.

But I don't want overdevelopment. It's already getting overdeveloped and becoming like San Jose. Not everyone can afford to live everywhere. I can't live in Pebble Beach. It's not affordable. So it's a double edged sword. Keep Sonoma County Beautiful or overdevelopment

I think there needs to be less red-tape for individuals that are looking for creative ways to create rentals on their properties, accountability for landlords who refuse to accept section 8, more affordable rents, rent control, and more incentives for landlords renting to low income households. Homelessness seems to have increased greatly. Housing supports need to have build in mental health services, to help promote the longevity in housing placements.

Road maintenance on rural but heavily traffic'd roads (e.g. Dunbvr Rod

Assess ability, affordability & availability!!!

Service people can not afford to live here.

The fact that so much house stock is tied up in vacation rentals and second homes, really exacerbates the housing shortage. It would be great if people who lived here full time and work here full time, could have a home they owned full time.

Too many people and not enough water to support them

I was run out of Sonoma, rents too high. So I moved to Santa Rosa then west county. Now I feel like I'm being run out of sonoma County altogether. Rents are too high.

I work as a realtor. The most affordable housing is mobile home parks and none have been built since the 70s. People don't want cramped two story apartments with common walls

Lack of affordable housing for our children to be able to live here.

We must start by providing suitable housing for homeless. No one should be living in a tent on the street or on our creek paths. Building

affordable housing is necessary to keep essential workers in our community.

Affordability with decent living standards.

Affordability is the most important. Greed and price gouging is the rule here, not the exception.

There is a lack of housing availability, which in terms drives the cost up for the units that are available. High demand, low supply translates to high costs. The competition for the units that are available also leads to people paying much higher purchase prices. Homelessness is a major problem as there is not one block that does not have homeless people.

Difficult problem: 1. Development contributes to pressure on available resources (water, transportation) 2. Expanding highways reduces transportation issues (and associated emissions), but encourages development, which leads to further impacts on other resources Affordable housing for those of us who make between 50,000 to 60,000 is almost nonexistent. At the same time I know there is a tremendous need for low low income housing for those who are without homes.

It's clear that Sonoma County is a destination for some of the Bay Area's homeless. Addressing that situation, along with how the county will handle additional strain on our natural resources are considerable issues.

Infrastructure and cost of housing

Sonoma County needs to be able to step outside the box to solve its housing problems. Conforming to government mandates like RHNA numbers does not make for good housing. It's dangerous to build in the wildland-urban interface, and that's pretty much everywhere except the 101 corridor -- and even that's screwed in a big wind event. West County doesn't have the services, and what a shame it would be to pave that over. The solution, in my mind, is to stem the tide of second homes, and bring back real towns with real people living there. In my neighborhood, which is still rebuilding after the fire, three massive homes sit empty nearly all the time. If there's a way, we should make sure all homes in areas with housing challenges are primary homes or long-term rentals that are affordable for people who live and work in the area.

All cities aren't alike in terms of affordability, internal resources and inclinations of current inhabitants. The citizens owning property here have the right to set limits of size of the city and the extent of commercial entities are able to force growth within the city and the environs. Neighbors blocking development. NIMBY-ism. PRMD is not easy to work with. Utility hookups are very expensive. Soft costs are about 40% of the costs of making a new hole.

Need more affordable housing for all especially young families and seniors; also need more transitional housing with Case management support

I believe it's the lack of balance. Wealthier people owning lots of homes that sit vacant while the rest of us tough it out to find something.

Sonoma ( as well as adjacent Marin County) needs additional senior housing . Wait lists for affordable senior B&N np let h are currently 3 to 8 years !!!

Affordable housing not solely in the hands of big developers but in the hands of ordinary people, incentives for property owners to produce more inventory of safe but non-standard housing solutions. Protect actual human safety, not code enforcement and permitting revenue. Update antiquated septic laws to allow new forms of proven solutions to waste management- eliminate requirements for graywater not backed up into septic and allow certain forms of composting toilets. Crack down on housing discrimination. Moratorium on all new short term rentals til housing crisis is ended. Eliminating all short term rentals owned and profiteered on as a 3rd/4th/5th+ home or a business enterprise that does multiple vacation rentals. Consider eliminating all vacation rentals owned by those residing outside of the county (often the non-hosted rentals), this hemorrhages money out of our county while hitting our communities. Profiteering off of an extremely tight housing inventory during a crisis should be illegal.

Housing issues are all about economy which is serving the top 10%.

Un affordable rents for working people.

Too few rental units and purchase prices are astronomical.

Government (we the people) must build affordable housing. The market will not take care of it.

Affordability

we need public housing

Government is turning affordable housing into their profit center with outrageous fees.

Thank you for mentioning alternative housing with composting toilets. We would be housed if this were allowed.

Too Expensive. There is very little value For the money spent on rent.

Homeless and low income

Affordable housing for teachers, Police, Fire, HCWs. Our county is aging and these workers are necessary to support retirees.

People who teachers, law enforcement and other services can't afford to buy a home here, or in the Bay area.

homeless people (not all of them, of course but many) being allowed to trash the communities.

New housing is designed for buyers that are from wealthier areas of the State and region and not for those who currently. Live and work here.

Shortage of affordable housing .

Affordability

The cost of housing: rentals and sales is making it hard for a number of people who work in the county to afford to live here. Including persons with disabilities and Seniors.

It economics. There are plenty of homes, but they are short term vacation rentals because they earn more income for the owners. Homelessness is a misnomer for people with mental health disorders and addictions. Those two things need to be separated and not combined.

Extremely poor leadership locally to improve! Officials need to stop lining their own pockets.

Building outside UGBs and in rural areas that won't help affordable housing but will urbanize and pollute. No build baby build! Stop it!

Not sure who is lying to us, but I have no clue, in this multi year drought climate we can still keep building and supporting all of it.

There isn't enough space to cover the issues!

there is too much emphasis on "affordable housing." In the past, we created housing new families could afford by building new, market-rate housing so that people could move up. Housing filtration was what worked.

As a junior college instructor I can say one of the biggest issues we face is how we can expect students to come here when the faculty can't afford to live here

We need urban infill, preferably near the SMART corridor, at least near public transportation. We need to have better public transportation and more housing inside the city and Town boundaries.

I can't emphasize enough how much we need to look carefully at the new realities that are facing us due to climate change. Water, fire, infrastructure - our county is stretched thin trying to address emerging needs. Focusing on quicker solutions such as tiny home type options allows us the opportunity to respond in real time to the shifting priorities that we face; permanently building using a twentieth century model of what housing should look like does not.

Housing is not affordable

Since the population of the county has fallen for 3 consecutive years, while the number of units has increased, the housing availability crises should subside without any significant changes to the general plan. However, during this same time period, housing prices have continued to soar. So, the real problem is affordability. I don't believe this problem can be solved without addressing the wealth gap, because I believe it is the wealth gap that is driving this crisis. Additional taxes on vacant homes and vacation rentals could be levied to be used to provide homeless services.

permits

Everyone deserves shelter.

Too many people, especially elder people, are forced out of housing because they can't afford rents. We need to make it easier for young people to purchase homes so they have reasons to maintain them and eventually own them when they become old. It will keep people housed longer with more home security while raising families and aging.

not everyone can live here, just like not everyone can live in Malibu or Manhattan.

Sonoma needs to build higher density housing. Neighborhoods need to be created to build community.

Homelessness is an ongoing issue throughout the county

We need more shelter and transitional housing options for people trying to get out of homelessness. Obviously permanent housing is the goal, but if that becomes the sole focus as a solution, then people end up languishing on the street while waiting for a longer term project to finish.

To expensive!

Affordability.

Non Sonoma county residence buying up all of the affordable housing and turning it into vacation rentals, which leaves few opportunities for people growing up here, and it undermines the sense of communities when there are too many vacation rentals in a neighborhood.

Lack of quality affordable basic owner-occupied homes for everyone who resides here.

It's very expensive

Affordable housing!

Prices are too high

Safe, Affordable housing for essential workers.

Concerned about shared housing such as Pacaso disrupting quiet residential neighborhoods.

Adequate public transportation, including connections to regional rail and job hubs is greatly lacking. Traffic, environmental and health impacts from increased housing without this vital transportation infrastructure are a considerable burden on all of our community.

The people who work here can't afford to live here. New housing should be built in urban areas, near transportation. It should not be built in rural areas or wildlands.

Lack of planning in unincorporated areas. No incentives for developers to build multi-unit housing developments; limited availability/capacity of water supply and sewage treatment particularly in the core zone of Geyserville.

Low income treated unfairly...

A

the value of the dollar going down and constantly rising prices. To many homes being purchased and rented for too much money.

The wealthy are buying up most of the available properties, leaving little opportunity for middle income people to purchase and actually live in their property. Multiple property owners should be limited to how much real estate they are allowed to own (or use for Air BnB). Supply and demand principles apply given the current market, and the wealthy can afford to pay more which allows them to diversify their investment portfolios.

I'm not really familiar with the issues here in Sonoma County. If from my time here, I think the property taxes are high, the septic fees are high, building permits are expensive and take a long time to get.

1. Homelessness is a blight on the community. 2. The limited availability of water must be a part of any new housing project.

The cost of permitting is a massive barrier to working-class owner-builders. Hard-working, responsible people of modest income MUST be allowed to build their own dwellings to code without paying outrageous fees. Owner-builders who live on affordable and remote rural parcels should not be required to pay thousands of dollars in permitting costs for parks, schools, and traffic fees. We have enormous remote sections of this county where residents live hours away from parks, schools, and traffic, on self-maintained roads. These residents have a right to build housing on their own property for reasonable fees.

Cost of living continues to increase exponentially while wages can't keep up, especially with Covid decimating local businesses. The waiting lists for affordable housing are YEARS long.

Any housing being built should be required to use as little water as possible in the landscaping as well as household useage (low flow toilets, etc)

In the 1970s & 80s, my husband was a custom builder in CA. He moved when the fees & inspection schedules became too onerous. PRMD has an unenviable reputation. Fix it & the regs

Priority should be placed on increasing affordability, which can be accomplished through policy shifts and increased housing production.

Limitations should be placed on vacation and secondary home owners who greatly impact supply.

People seem to NOT connect the dots of local and out of state and area employees offering jobs at pay rates, Less than what a person can afford to pay for living expenses.

Extreme lack of affordable housing for young families in this area and the high price of land and property are turning West County into an unaffordable place to live.

West County has the highest tourist rates in all of Sonoma, but who is here to cater to them? Work the restaurants and bars and in gas stations and and and? People don't want to drive 1.5-2 plus hours to work a service job for \$15 an hour. Those who do live out here and work service jobs are in a constant struggle with maintaining housing. Either overpaying, or living in a trailer on a questionable piece of property, or renting a room which is not a long term thing. Everyone who grows up here leaves around 20-25, because they no longer want to live with their parents and they can't afford their own place. People don't move here until they're ready to retire/close to retirement/their parents died and left them a place. There's a dearth of young people which affects the school, the labor force, the future, and the volunteer fire department where the average age of its 14 members hovers around 58.

Availability and affordability

There use to be places where low income folks could live (west co etc) but now it's impossible to find an affordable rental anywhere

Education about those below the poverty line and the ability to utilize housing vouchers

Just not enough affordable housing, there are a lot low income housing program but not with realistic income. Meaning you have to make little to no money to qualify.

rent is too expensive especially because of the fires in recent years and not allowing certain dogs into apartments or homes which is pretty frustrating for people that have their pet under the aggressive breed but that isn't aggressive

Homelessness!!!!!!

I can no longer afford rents here. my rent is about to almost double. I also am finding it difficult to rent because my credit card debt increased due to the pandemic

Prices

We live in a world class tourist destination. You are destroying it with unchecked growth and really bad decisions on quality of life issues.

The vacation and second home market takes full time home opportunities out of the market, reducing supply and thus increasing cost.

Requiring HOA to allow rentals for 30+ days despite what CCRs permit-which goes against the very things that determined where we purchase.

Requiring that those looking to build a new home-build an affordable home on their own property is indefensible.

Government regulations

Getting cities to live up to the open space-city growth bargain they made in 1990.

Lack of TRULY AFFORDABLE housing; more municipal/government intervention (city of Santa Rosa needs to get involved by building homes and apartments that are truly affordable for most, and that have a rent control element for both single and multi-family housing.

Affordability is the most important issue. The rent and purchase prices of homes is outrageous. When housing became a commodity the prices skyrocketed.

Zoning against vacation rentals seems random and without justification. I live on a three acre parcel, plenty of space and separation from neighbors, but am not allowed to rent as a vacation home, whereas, one of my neighbors next door, on a smaller city lot, is allowed to have vacation renters. And it wasn't a rental grandfathered it. This information was recently sent to me on a postcard. Makes no sense to me.

I think the fees are absurd and prevent housing. The fact that bidders can easily skate around requirements to provide affordable housing makes the whole idea a joke. Time houses, grey water usage, and composting toilets should be encouraged instead of outlawed. That they aren't points to Sonoma County being uneducated and quite committed to not fixing the housing problem.

I've lived in Healdsburg most of my life. The Healdsburg of today is much different from what I knew growing up. It has become very unaffordable to live here and it is frustrating how many homes sit empty because they're second homes/vacation homes for wealthy people who reside outside of Sonoma County.



Housing affordability for low to middle income earners (teachers, etc) and workforce housing so that workers can LIVE near where they WORK

Obviously there is a housing shortage here. Another alternative to the "build baby build" mentality may be to repurpose existing commercial properties that are vacant. Re zoning these to allow converting them to housing could be one solution. I live in the northern Sonoma/ Springs area. Our area is very congested because all of the affordable type housing is here and these properties were really never intended to house so many people. Our infrastructure is sadly very lacking ( few major roads, water availability, inadequate public transportation, and now fire/safety problems). I realize updating infrastructure is expensive but without it, the newer affordable housing that is needed really can't be built. I think the housing model itself is flawed, we need more flexibility in size and construction techniques.

Need to have more affordable rental residential units built in the Center of cities and towns. The downtowns, not the edges of towns. Cost of permits and strict regulations on where, what and how you can build have helped cause an affordable housing shortage. In spite of the fact that our county is one of the most expensive places to live in the States, our homeless population has exploded. This in part is due to all of the "free" services offered to the homeless. I feel requiring able bodied participants in these services to earn some of the benefits would not only ease the financial burden on the county, a.k.a. taxpayers, but would also help them acquire more self respect. It could provide job skills and some hope for a better future.

Housing affordability!!!!

Though the availability of community land trusts, we are able to preserve the affordability of housing for generations to come. These nonprofit organizations build economic stability to the low-income workforce of Sonoma County. Marin county, and Sonoma County have never actually been affordable. But West Sonoma county offered those with low income, a place to live. Things have changed, and all around me on both my left and right side and Across The Street Neighbor's have sold their houses and they are now Airbnb's.

Sonoma county is too focused on scapegoating. Blaming vacation rentals and second homes for the shortage of affordable housing. The market is like this everywhere. The county needs some new thinking: Tiny homes, attracting non profits to build multi unit projects in places like the Springs, the creation of co-housing cooperatives, and using TOT funds to create funds to subsidize those that can only find market rate rentals or help lower income residents purchase market rate home.

The competition from 2nd home buyers is preventing younger generations from entering the market. And wealthy families who suck up labor on renovating kitchen and whatever projects they like to throw money at that makes regular homeowners struggle with finding competent labor. We have an aging population and demographically a lot of seniors either single or couples living in our rural communities in 2-3 bedroom homes by themselves. How can we make better use of this housing, if the "home sharing" programs are not working?

Prices

Poor people cannot usually for deposits and landlords will not accept tenants unless they make a huge amount of money every month and have excellent credit. Even if you have no debts.

Affordability is what keeps young families from staying or moving here.

Vacation rentals are absolutely one hundred percent responsible for the sad downfall of our beautiful community. There have always been "summer homes" here but they were used by the same family and everyone knew who they were. At this point, there is a different party group here every weekend (we live in a neighborhood that has about 50% long term families and 50% vacation rentals). It's also not just in summer, it's all year long now. Loud music, straight people making fun of the gay community that has always lived here, and just a complete disregard for a community that has always welcomed tourists. inequities

Let's focus on housing for seniors who need attractive and affordable options to downsize and let's get them out of the high fire zones. Take a look at the demographics of the lower river and you will see over 30% of residents are over 62YO when only 17% of CA's population. Population. Congestion. Bought and sold politicians. Lack of good county administration. We have things budgeted but never seem to be able to get things done (i.e., road maintenance.).

People who grew up here can not afford to stay

Not many choices for senior housing, especially in Healdsburg.

It doesn't matter how many units you build if they keep getting bought for second, third, etc. homes. Just look at West County. They closed a high school due to dropping enrollment. How long before there are not enough kids to keep any high school open? There should not be any vacation rentals unless the owner lives on the property full time.

Sprawl cost more and degrades life

Need apartments not more Storage units on Highway 12

Housing prices, whether to rent or buy, we are so congested in Sonoma City and the surrounding municipalities.

The challenge is broad, but the most critical is affordable housing, more particularly workforce housing. It is critical that the development process be streamlined while encouraging architectural excellence.

We own a business & affordable housing really affects our staff negatively.

Affordable government supported housing for people with low incomes especially getting homeless citizens sheltered.

I think we need to look at more creative ways to have high-quality living for seniors that allows them to move out of there are single-family homes to free those up for families. I'd also like to see some areas that were perhaps more creative high density for work live spaces

Too many super rich 2nd home sales that drive up cost of housing in Healdsburg.

County barriers and delays create excessive costs, resulting in excessive rents and prices. It really is that simple. We regulate more than anywhere else.

Affordable housing has been lacking. Allowing ADU construction without exorbitant fees would be a good idea. Zoning for mobile home parks could also be expanded to provide affordable housing.

Stop promoting homelessness!

Competition in buying a home with vacation rental/commercial buyers, especially in west Sonoma county

Rents don't match wages. We have to work multiple jobs to make ends meet

Wages made in Sonoma County too low to afford current rental housing, hence multi families living in a single home

To many Single family homes. Missing middle 4-6 plex, development of Micro apartments, accessory dwelling units, 3 d printing hempcreat etc Cost of living and a mortgage is too high. Minimum wage does nothing even if it's a double income.

I can't speak for the county. But in Sonoma Valley, we have very limited capacity, finite, that must be accepted. We can not have more and more housing and development here and still have the lovely place that Sonoma Valley is. Pushing the envelope will bring down the quality of life for everyone. More house is needed, but it should be elsewhere where there is better, safer road capacity, resources, and fire safety. Crime has become more and more prevalent. We need more patrols. There should be a tax or some means of curbing the egregious real estate speculation and multiple homes so many people here have. It is driving up the values and reducing the inventory and resources for true resident community members and families who have lived here for generations. We live near the Verano/Hwy 12 corridor that is being targeted for huge developments that will ruin this area for us and other residents who live in our neighborhoods. There are already major issues with traffic that is grid-locked off and on during commute times, multiple collisions with pedestrians and bicyclists that have resulted in fatalities in just the last year or two. During the fire evacuations, and power safety outages the roads were dangerously grid-locked. I shudder to think if there were hundreds more people occupying this area. It's not right. It's pure greed. Put those developments elsewhere- out by Schellville or other outlying area, better yet, outside of the Sonoma Valley. There is no way to mitigate the traffic issues. There are no places to expand the Springs corridor, inadequate parking as it is, and too much risk from fires. We have already had to reduce our water use by 20% in 2021 from our previous year which already had been in conservation status. I'm despondent about the proposed Springs/Verano developments.

Few I grew up with can afford housing in west county (where flood zone and mold used to keep the prices down). Feels like everything out here is being bought as a second home or rental. Many of my contemporaries are able to buy homes in Roseland...spreading the gentrification and further displacing folk.

Airbnb has 300 rentals in Sonoma county when I check. It's almost impossible to find a rental or buy a home here.

Housing shortage, it was bad before the 2017 wildfires, but much worse now.

Fires, pge outages, insurance

Affordability

The government is too controlling about what people can do with their land. If I have a 8 acre property and I want to build another house so my kids can live here I should be able too. Or rent part of it to help pay the mortgage I should be able to. It doesn't hurt anyone else. Housing is so expensive the only way my kids will ever have a house is if I can build one for them on my property. Also they are constantly throwing to take away our rights to rent (Air BnB). We have rented for 10 years and never had a complaint. It bother no one and they constantly threaten to add new rule or exclude certain zone for no reason. We need tourists in this town and the hotels are often too full. We pay way too much in TOT tax and yet the still want to shut us down. It's frustrating and government over reach.

Very restrictive general plan. Over use of ag zoning that prohibits housing in rural areas. Very high cost of housing, increased since 2017 fires.

Structure of decision making systems in the County are not effective.

Supply, we need more housing units in a variety of types.

I am not sure how to fix this homelessness problem but I'm not happy with what is happening in the parking lot on 1st St West. The blatant drug use and crimes happening in broad daylight there is appalling.

Criminals and gangs

I truly feel that the homeless situation has been made far worse where rent is not affordable to fixed income seniors. We get rent increases to the point of forcing our homelessness. We need to stop the bleeding at the source, not cleaning up homelessness after the fact!

Availability and affordability. Housing cost vs income~needs to be more proportionate

Homes either for sale or rent are way overpriced.

Affordable housing including rentals and ownership

Cost, affordability, and equity of available housing for working people

Cost of housing

With the pandemic, all the tech workers from the city appear to be moving to Sonoma county. Print prices are going up to ridiculous amounts that us locals can't afford. I have a pretty good job and make a comfortable living. 1 bd apts are going for \$2500 now. That's insane. Wish these tech people would go back to the city and back to work and stop driving rent prices up so that we're getting priced out of our hometowns.

Homelessness has gotten really bad in our neighborhood. We regularly have people sitting or sleeping on our curb or in the bushes. We don't like to call the police but sometimes there isn't another option. This is very different than Petaluma was 9 years ago.

Too many condos & low income housing

In spite of lip service about city centered growth, far too many developments are on city boundaries, exacerbating traffic problems and paving over precious soil that could be growing food, capturing carbon and allowing for water infiltration. Very few if any urban developments are including passive solar siting, space for community gardens, incorporating native landscapes or other energy saving and quality of life features. It should be easier to create duplexes and triplexes out of large homes within city limits.

The house rents are extremely expensive which makes it hard to be able to afford living in Sonoma.

Unaffordable for a young shyly or single person, especially seniors on social security

It's really expensive. And low income rates are non reasonable at times.

you know California is my birth place and I should have the right to buy my own property but it is so out priced that this will never happen Santa Rosa Sonoma County this is my home my mom was born in Graton on a small farm I have no family now but when I came home there where 67,000 People here and now look at the 494,336 that's a lot of people we need to take care of our disabled and old folks

we need more housing that is in the price range of the average workers

We need a lot more of it and for it to be more affordable.

Rising rents and home prices

We need leadership from the County and Permit Sonoma to push for housing that is good for many types of people like mixed use in the European style. Retail on the ground level residents can Walk to with 3-5 floors of flats/apartments like you see all over europe. Walkable areas great for families, seniors and young professionals. This often can be affordable by design. It preserves open space and yield enough tax revenue to be better for the County since it has way more property tax per linear foot of infrastructure like roads and sewer. High return in taxes, high return in use of open space to create the housing and way more energy and water efficient.

Construction as it exists right now should be terminated and only small affordable green and sharing communities should be focused on.

Service workers, teachers, trades people should be able to buy their own plot of land with a house. I'm such a fan of TINY HOUSE subdivisions or creative communal homes where families have their privacy but share certain living areas. We need to look at what other countries in Europe or Asia have done to accommodate their residents. A hospital worker shouldn't need to commute to Vallejo or beyond because they cannot afford Sonoma. Limit air b&b's, develop senior housing within walking distance to central Sonoma.

We need to have more people accepting public housing voucher

Homelessness

Water, sewer and traffic

Market-rate developers cannot meet the needs of Sonoma County residents and workers. State redevelopment money has been axed. Local government is not up to the task of advocated for (and finding funding for) housing affordable for the majority of residents.

We do NOT need more market rate housing. If you have money, you can buy or rent a place anywhere in Sonoma County right now. Also, at least in Santa Rosa, legally affordable moderate income housing is equivalent to the market, so what we need is legally affordable low and very low income housing. The most difficult to build. The number of vacant homes in Sonoma County which are mostly likely vacation rentals or second homes is extremely high. Finally, we should not be building more housing in CalFire high fire danger areas OR locally identified WUI areas.

Rentals are so expensive that people become homeless or have to leave the state.

There really needs to be better starting home stock and affordable multiunit housing.

We need much affordable housing IN OUR URBAN AREAS AND NEAR SERVICES. We do not need need sprawl into rural areas. Let's go for urban infill!!!!

Outrageous price!

Poverty - the haves and have nots. Tourists are sought to bring revenue to the county. They bring money to buy up homes for their vacations and entertaining, pricing out the basic pay workers, just one step away from homelessness.

AVAILABILITY IS HANDS DOWN NUMBER ONE PRIORITY IN MY OPINION

Santa Rosa needs to allow construction of taller residential buildings walking distance from downtown.

The very character that makes Sonoma County special is being destroyed by overdevelopment. Yes, housing is needed but it should be focused in urban areas where there is adequate infrastructure, transit, etc.

\$\$\$\$\$\$

The cost of permits and construction is often prohibitive for middle and lower class homeowners. New housing developments lack accompanying infrastructure (such as increased roads, bike lanes, parking areas, bus connections, etc)

Nearly impossible for an average single person to find an affordable place to rent on their own without assistance. I'm 51 years old and have to live with two roommates.

It's a giant circle of lack of support in all fields.

The people at the top care more about securing additional economic wealth (as if you don't have enough already) than creating a town everyone could live in. They "order" developers to build affordable housing, but let them focus on the more profitable development first (letting developers get out of the affordable stuff later) and allow too many restrictions on who can access affordable housing. I've seen income-restricted apartments that I could barely afford to rent but that I was restricted from applying for because I earned too much.

The HORRENDOUS costs and delays in securing permits followed closely by housing density regulations.

My family and I live in Sonoma Valley. There are only 2 lane roads entering and exiting this valley. The infrastructure is presently maxed out.

(Water, sewer and roadways). Sonoma Valley has been constructing housing units for the past 10 years at a alarming rate with more scheduled along with a proposed 1100 more units to be built at the SDC. Traffic has become a major issue. Crime rates have increased, water is rationed.

More housing and construction will definitely destroy Sonoma Valley.

Affordable housing (both to rent & buy) for the vast middle between low-income and "market rate". Market rate we all know is high-income.

The rent is too expensive

Housing prices have outstripped jobs and wages. With rising interest rates, our homeless situation is only going to get worse - not everybody works for the County at living wages!

The Regional Housing Needs Assessment is proposing too many units of housing outside city limits. Housing needs to be located within easy walking or cycling distance of jobs, shopping, and schools. Too few parts of the county are well served by convenient transit.

Use tax payers dollars for the tax payers.....

Appropriate shelter for the unhoused

PRMD is making it impossible to do anything without excessive bureaucracy and having to deal with narcissistic personalities. I can't build a chicken coop without a \$2000 permit.

Homelessness-this is a big problem that needs a solution.

We need to build and stop allowing people to say no to everything.

Landlords who cannot not justify the constant rent increases forcing tenants to constantly relocate; the poor or questionable conditions of rental properties without County inspections and enforcement of building codes; and outright discrimination based on income sources, age, pets, and prior rental history.

House prices go up, so rent goes up, so housing prices go up... Sure County Government loves high housing prices because it means higher property taxes - asking County Government to do something to control housing prices is like asking the fox to develop specs for the henhouse.

My husband hasn't been able to find secure a medical device job in Sonoma County for 10 years as Medtronic got smaller and smaller and all the start ups left. He commutes 2+ hours each way to work in the lower east bay because a significant amount of medical device work moved there, as did other manufacturing. I think we lack these types of jobs, which gave us a middle class. It's created a large gap of people that have money and those that are sharing 3 generations to a house (which my family has done off and on for the past 10-15 years). We house and/or pay for large portions of the living expenses of our adult children, and parents. Even two 20-somethings wanting to be roommates would have to pay over \$1000 a month in rent PLUS utilities to get a 2 bedroom. Lack of varying types of jobs is creating a large economic disparity which puts pressure on housing here. Also- slow rebuilding after the fires and floods has reduced housing availability STILL.

... on the property that even the PRMD acknowledges will be ignored.

Lack of housing for working poor. And homelessness will never be solved through housing for homeless only -- there must be affordable housing for them to move into -- to support independent living.

the younger generation cannot afford to buy homes her, period. we need creative types of housing for purchase for young folks and young families.

They have been trying to do away with 2nd units in our area for 40 years. Second units prevent retired people from moving to a smaller place and holding larger homes off the market. 2nd units help families assist friends and family that are having life crises without disrupting their own family unit.

Onerous codes and regulations effectively discourage property owners from getting building permits and make simple, affordable housing infeasible.

No one can afford what is available. Those of us that work minimum wage jobs or are retired or on disability can not afford housing.

More low income housing needs to be built, more landlords need to take vouchers and there needs to be more permanent supportive housing for people experiencing homelessness as well as alternatives to traditional housing for the homeless that are not interested in living in apartments. Sonoma County and the cities, via their rules, restrictions, and fees, seem to be intentionally making housing less affordable and more scarce. And homelessness has gotten out of control.

Lack of affordable housing

The same problem the whole world has - overpopulation. It's the root of all other problems.

Conversion/loss of hundreds of homes in the Sonoma Valley and throughout the county - with no accountability by the county for creating this revenue-generating, tourist-serving, vacation rental nightmare! Why build more if civic leaders continue to encourage the loss of housing to these commercial exploits?

Failure to revise building codes to require less flammable materials. Lack of water. Allowing the encroachment of homeless camps near residential areas and schools.

There needs to be funding for cooperative housing and more housing vouchers. Landlords should get incentives to rent to and penalties for not renting to voucher holders. We need rent control, and any large corporations (Walmart, Home Depot, Target, Safeway, etc.) should have to pay rental stipends in addition to wages if they're going to do business here. There are people employees of these huge big box chains who are homeless while working full time!! That should not be allowed!

The infrastructure does not seem like it can support the amount of low income housing being developed. CEQA exemptions for low income housing is troubling.

Rents are too expensive, local apt complex use out of county/state management companies that raise rents, and don't care

I wish someone would buy one of these shopping centers that are basically going under and turn that into our facilities for all government offices and county offices and also provide homeless people shelters we have the galley for kitchens we have a number of bathrooms lots of parking and great security. Maybe Coddington would be willing to give us his spot

Too many homeless but it's more of a mental illness/drug addiction issue than a housing issue.

Excessive vacation rental homes and other non-area investors are crumbling our community

I will be homeless soon. I can't afford my medical I have to pay rent essential bills. I have 150.00 left for food medicine out of pocket expenses. I'm 67 worked all my life and can't afford rent. My husband was very sick before passing ate everything we had. If my kids didn't live here I would move.

Too many second homes. Too many vacation rentals. Too much focus on making \$\$ for a developer. A lack of ability to move up through the housing ranks from living in mom's house to owning a place of your own.

There should be more Affordable housing And there isn't!!!

There's not enough adorable housing and now everyone is turning homes into air bnb instead of creating more homes for our community

All of the vacation homes are driving out long time residents because nobody can afford to live here anymore

If you are only old and in poverty, you are never considered for housing assistance. Those with substance abuse problems considered a disability are always selected over an old person who barely survives.

High rents and short-term rentals have become a barrier to middle/low income people

We're not gonna have any workers left to serve all of the visitors if there is no housing for them. There needs to be a cap on the number of

vacation rental permits to create a better balance. Hotels should have to dedicate 10% of their floor space to on-site Workforce housing.

Incentives should be offered to try and get vacant vacation home owners to consider renting their properties year-round.

This is always an issue of the cost and what you can get for that cost A room can cost anywhere from \$500. To \$1000. Just for the room not including basic things

Most homeowners think it is great that housing prices skyrocket, and want nothing to change near them, but where are working people supposed to live?

history of segregation and failure of dominant caste to come to grips with structural racism

By definition, People who live in Sonoma county can already afford to live here. Additional 'Affordable housing' will be built for people who don't live here now.

Lack of renter protections. There are more renters than homeowners and without permanent protections like Just Cause or rent caps, renting households are vulnerable to landlords.

"Reach" energy ordinances. Ever-increasing homeless services draw more homeless. Failure to enforce laws with consequences.

I think there's (understandably) a lot of focus on houseless individuals who are in the streets, which is faced with a lot of pushback but I think there needs to be focus on pricing altogether because a lot of the middle road are being pushed out and leaving only rich or homeless. We need more middle ground.

There isn't enough and what there is, is too expensive

BETTER INFRASTRUCTURE: Roadways beyond using the 101 freeway, especially east/west travel. Sonoma County, like most cities, just keeps kicking the can down the road. DISASTER PLANNING: Plan for wildfires to enter the city and build roads to allow people to escape the fires. Example: In 2017 fires, Chanate Road was clogged with folks fleeing the fire and some folks abandoned their cars on the road. Offer planning cost rebates for more fire proof home construction. Look at the newly build homes in the fire areas. Folks build the same type of house using the same building materials that burned their home to the ground. Only a few built back better with fireproof building materials. ACCESSIBILITY: Using the full design and universal design instead of Visitability (<https://www.wbdg.org/resources/visitability#:~:text=Visitability%20differs%20from%20both%20full,for%20a%20more%20diverse%20group> ). This change in requirements will allow families to plan for the future within their home as they age without expensive retrofitting. STARTER HOMES PROGRAM: Building smaller homes that are affordable as a person's first home purchase. ENERGY EFFICIENCY, SOLAR OPTIONS & REBATES: Step up and make a commitment to supporting older homes being upgraded and newer homes being more energy efficient. WILDLIFE CORRIDORS: Plan for open spaces connecting wildlife through Santa Rosa. An ongoing issue is the hot potato development of the old county hospital grounds. this is an opportunity to blend small development along clogged Chanate Road with an eye to preserving this established wildlife corridor. The Santa Rosa Creek restoration is a great example of blending use by wildlife and walkways for people. The pathway is also ACCESSIBLE! DOWNTOWN SANTA ROSA: Study other downtown areas that actually work, like San Luis Obispo, Santa Barbara, and Monterey. Or look closer to home at Sonoma or Healdsburg. These areas changed their downtown to increase walkability, retained shops, avoided Mall syndrome, and increased tourism. It's scary to be downtown after dark. No one feels comfortable walking from the downtown square to Railroad square - even in the daylight crossing under 101 feels like a no-man zone. Improve lighting, trim trees around lighting, have police on bikes and walking in the downtown so people feel safe, offer tax incentives for local businesses to open shops downtown (no big box & chain stores), close streets around the square downtown on weekends to increase foot traffic. HOMELESS: Big issues that affects so many areas in the county, especially downtown Santa Rosa. I do not see as many homeless in Petaluma, Cloverdale, Healdsburg, Sonoma, Rohnert Park, or Windsor. It might be useful to research why Santa Rosa is a concentration point. Relocation of the homeless service areas that are concentrated around Railroad Square (Vincent's, Gospel, Homeless Services Center, and the new Homeless housing center in the old hospital grounds) to a concentrated center like Sam Jones in Petaluma with transportation to and from the center might be worth trying - a one stop shop approach has worked well in other cities. ADVERTISE YOUR PROCESS TO GAIN MORE INPUT: For many folks, this planning process is invisible. More outreach asking for community involvement and commitment is needed. Also, please set up a way for people interested in a specific area of development to follow that process over the years, like the ever changing development of the old community hospital land. THANK YOU!

Lack of inventory and affordability. It takes far too long to get affordable properties through the permitting and planning phase. It is heartbreaking to be stepping over bodies on the streets and seeing multiple families sharing single family homes and apartments.

We need affordable housing epically in the very to extremely low income bracket. This is because I work with people with Disabilities rely on have a fixed income that is low as they rely on Social Security and other public benefits. Furthermore, people with Disabilities need accessible housing in addition to affordable housing. For housing to be accessible it will need to have 32 inch width doorways and pathways, grab bars in bathrooms ideally with enough space for a wheel chair and zero step, entrance(s) ideally the front door for wheelchair access. Homeless seniors and homeless people with disability. We need more low income housing and section 8 vouchers.

wages continue to be too low

Lack of housing and affordability

Property rights come from the social contract which basically is that I'll leave your property alone if you leave my property alone. As long as everybody has a stake, their own piece of property, we can live relatively peacefully. But as an increasing percentage of the population is locked out of that contract, what incentive do they have to respect any property rights? Those who value their property rights should be highly motivated to get everyone in their community a stake in the contract.

Need mid-priced (as opposed to low income) housing

Rents are higher in Sonoma County

Racial and ethnic minorities, people with disabilities, families with children and other protected classes face housing problems at higher rates than the population as a whole.

Soaring house prices  
development

More homeless now than in years past 10 years

The price of housing is out of control everyone I know is leaving at Affordable housing is the main reason. I simply cannot afford to live here anymore

Rents are not affordable.

Not affordable here for too many of us. Many musician friends had to leave. Sad

Tiny home village. Elevators for all apartments with more than one story.

TOO MANY VACATION RENTALS. Short term savings, as a consumer, but long term consequences as a resident. Home owners got greedy by converting long term rentals to vacation rentals. Owners of remaining long term inventory drove the prices up beyond what is affordable. I know that SoCo regulated vacation rentals somewhat a few years ago, but too little, too late.

Losing neighbors who rent to STR in city limits

I work for a builder and know how to permit and build homes. The current zoning and hurdles required to build are cost prohibitive for normal people.

Wastewater system improved to handle more units in west county

It's become so expensive to buy here and so I see a lot of very bland designed housing units going up all over. It spoiling the charm the city once had. I'm not opposed to building for affordability but make some design guidelines to preserve the beauty so we don't look like the projects 20 years down the road.

Lack of affordable housing is at the center. Simply, in the terms described here: it is the result of lack of forward thinking. Regulations that reflect a modern approach - new rules about Grey water and septic. Lack of regulation re: vacation rentals. Lack of infrastructure to protect River-public restrooms, parking, policing. Homelessness because of lack of affordability.

Homeless Affordability

Not Enough affordable housing and to many homeless

Corporate property companies buying up property and turning it into rentals. The new development is still out of the realm of decent pricing.

We need many more senior units for low income seniors and the disabled..stop pairing them with family complexes..some people need the quiet of a senior complex with the complex medical issues.

Taxes are too high and make homeownership very difficult for everyone.

I cannot afford to buy a house and rent prices are rising as well as the cost of living.

In West County especially, the lack of anywhere for those of us who work to live. We are a tourist based economy, and with all the vacation rentals there is nowhere left for the worker bees. NOBODY is going to drive 30-45 minutes to wait on tables or stock the grocery isles.

NIMBY attitude preventing low income housing being built in available areas. Not enough incentives for homeowners to build ADUs. Lack of good septic system alternatives in semi-rural areas.

Low wages make local housing unaffordable either to buy or to rent.

The programs that do help renters have their hands tied because they're only allowed to assist renters in fair market rent units when there are so few rentals that charge what is considered fair market rent. Landlords charge way more than that so tenants are screwed. Either make those programs actually able to help the people who need it, or force landlords to lower rents to within the fair market levels. It's a catch 22 that is only contributing to homelessness and the poverty facing so many.

Too expensive and not enough affordable housing due to low wages.

Cost of construction is expensive. However over-regulation and permitting fees significantly add to the cost of construction which prevents developers from creating more affordable housing. More housing needs to be developed in urban areas. Rural areas do not have the infrastructure to add more units. Most urban areas are safer from fires. Obviously Fountaingrove and Wikiup are exceptions.

The buyers that pay over asking prices in cash inflating prices. A upper middle class like our family is looking in a range of affordability for us so we can own a home and still have a life and all we find in that range is degraded fixer uppers.

Too much open land not being used

Not enough affordable housing

Poverty.

Rent too high. Difficult to qualify for a loan

Not enough affordable housing units

Santa Rosa needs high rise apartments for family's and single people

Inherited wealth (primarily due to economic privileges based on race) privileges certain groups over others, and prevents or allows the purchase of housing (as opposed to renting). Home ownership builds wealth, and when home prices are out of reach for people making minimum wage, there is no opportunity to build wealth or establish housing stability.

Homes and rentals are not affordable

Lack of affordable housing for a single person to purchase. The joke of units available for condos/apts/twnh are extremely high priced for what these old units really are with terrible underfunded HOAs. Housing for purchase for a single person who is middle class and great credit isn't there. The places for sale now are incredibly over priced. Way too many cash buyers snapping up places for rental properties and vrbos that destroy neighborhoods

Available housing stock at an affordable price.

Affordability. Suitability for seniors (no stairs, parking close to residence).

Southwest Santa Rosa is being inundated with development while infrastructure is not keeping up. Traffic on Dutton and Hearn is crazy.

Cost of available housing is outrageous. Either to rent or buy. Very limited options for first time home buyers.

Just too expensive. I'm unable to sustain living here any longer.

My adult children cannot afford to live here because wages are far less than rent. My son works 70 hrs a week & can hardly pay for his rent. It's

RIDICULOUS

For the love of God, please allow grey water and composting toilets. And please stop listening to NIMBYs who vote Blue and act like Elitist

Assholes when it comes to Affordable Housing (gasp) near them

It takes two incomes to purchase a home here, pricing single parents and young people out.

The county should encourage, support and do everything that make people be able to build their own new house at affordable budget.

The new law that when someone passes away, any rental houses they owned will be taxed at today's outrageous prices, forcing the people inheriting the rental to sell it because the rents will not cover the insane tax increase. Most of the rental homes are owned by seniors. This ridiculous law will destroy what is left of the still affordable housing.

Lack of rent control, not enough affordable housing for medium sized families with median income

There is not affordable housing In Sonoma County. What is considered affordable is still not affordable to working class people.

It's a capacity issue- We are not going to build enough to make available a house for everyone, and we shouldn't feel the pressure to do so.

Sonoma County will always be expensive, desirable, and that's just that. If folks need to move to afford life, then ok!

Affordable rental housing is incredibly scarce; average median for sale home price is far above what median wages can afford.

It is too expensive. That comes from the limited supply of housing.

Santa Rosa does not have the infrastructure to build more homes. Shopping, roads are lacking.

The elderly are in the majority, how more convenient to take care of the elderly

Repair the problem

Leisure areas can be repaired

Compare the old

Repair facilities for the elderly

How to fix the problem

Higher housing costs

House prices high

Housing costs are too high

Compare the old

Fix up the old neighborhood

The house is old and the transportation is not very convenient

The house is older

Permitting is terrible. Sonoma county is the worst of any neighboring counties. You take forever and do not follow your own policies.

Lack of supply; workforce housing, wages/housing cost differential

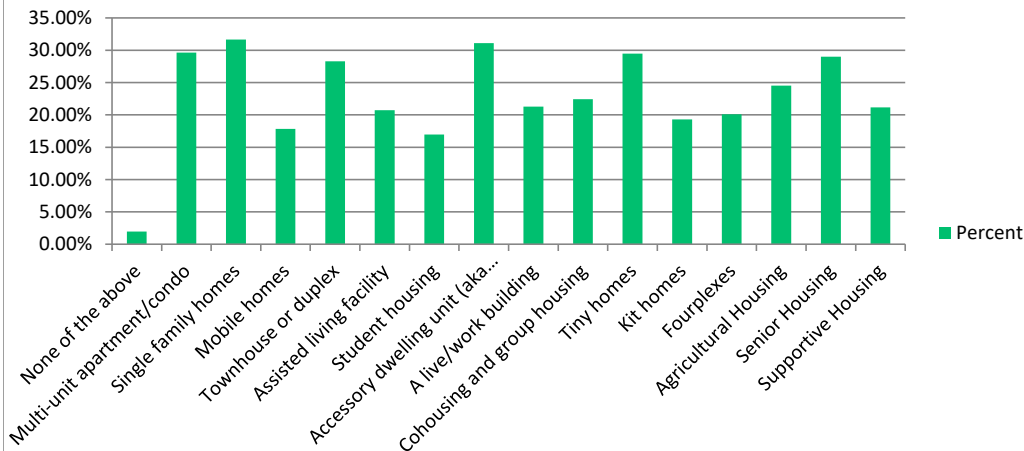
Basic economics - the law of supply and demand. We have not been building enough inventory of single family and multi-family homes for 30 years and we're playing catch-up now.

## Sonoma County Housing Needs and Opportunities Survey

**What types of new housing would you like to see in unincorporated Sonoma County? (Check all that apply)**

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	1.96%	35	0	35
Multi-unit apartment/condo	29.63%	497	31	528
Single family homes	31.65%	532	32	564
Mobile homes	17.85%	299	19	318
Townhouse or duplex	28.28%	487	17	504
Assisted living facility	20.71%	362	7	369
Student housing	16.95%	295	7	302
Accessory dwelling unit (aka granny or in-law unit)	31.09%	549	5	554
A live/work building	21.27%	369	10	379
Cohousing and group housing	22.45%	396	4	400
Tiny homes	29.46%	516	9	525
Kit homes	19.30%	335	9	344
Fourplexes	20.09%	355	3	358
Agricultural Housing	24.52%	430	7	437
Senior Housing	29.01%	500	17	517
Supportive Housing	21.16%	360	17	377
Other (please specify)		108	2	110
Answered		1718	64	1782
Skipped		213	17	230

**What types of new housing would you like to see in unincorporated Sonoma County? (Check all that apply)**




## Sonoma County Housing Needs and Opportunities Survey

### What types of new housing would you like to see in unincorporated Sonoma County? (Check all that apply)

Other (please specify)

Vivienda multi familiares para adultos y padres mayores de edad, adultos y familiares jovenes

Casas  que uno pueda pagar, con el salario que uno gana, y qué se ajuste al presupuesto del hogar.

Keep unincorporated Sonoma County rural, it's kind of the point.

\*\*With caveat as per previous responses-- not in fire zones or outside of walkable neighborhood centers/ efficient transit

Must be government funding as for profit housing will not meet the affordable housing needs.

The main idea is not to put housing in areas that do not have infrastructure i.e. transit, essential shopping, jobs. We don't need more sprawl.

At my age, senior housing is important. Please note seniors need to be centralized to services, not outcast in the hills.

I would like to see more dense infill with strict protections for open space districts. We must not expand into unincorporated areas.

Build as much housing as can be built - but until there are regulations stopping corporations from buying it, the affordability problem isn't going to go away.

I have no idea.

Housing should be next to cities within urban growth areas.

Housing needs to be integrated with the existing way of life of the rural areas, protecting the landscape and furthering small family farms -- for growing food, not wine grapes

Preserve community separators to keep our towns distinct and are open spaces open

Safe parking for unhoused and sanctioned encampments.

We need to allow denser housing within the County and within UGBs. Let municipalities annex after build out if needed.

Social housing on the model used in Austria.

I'm not sure what this means. All of the above sound good, but not in places that mean more sprawl, more traffic, more GHG pollution. Increased housing density along public transportation corridors.

all of the above, proportionate to researched/identified needs

What are kit homes? Do you mean factory-built? If so, yes.

Universal design

Yurts!

Updated mobile home parks with solar and common area computer access rooms, community gardens with country feel. Maybe put in route 12 green belt

Housing should be high density within city limits. Sprawl into unincorporated parts of the county increases environmental damage and fire danger. Sonoma County has been agricultural for years. Open Space inventory has helped to preserve the land, but with future droughts and wildfires do we really need new housing? How are these two natural disasters being considered when planning for housing? How is traffic control being considered on the 101 corridor with increased housing?

Sonoma County needs more alternative for residents. These 4 and 5 bedroom homes are ridiculous for most people, who are single or couples without children especially.

restriction of the transformation of agricultural land into housing or industrial uses. Santa Rosa is a superior place to live because of its current size and the resources available to it.

Is there such thing as an oakmont living community that could have subsidized living for those with kids 18 & under? Housing specifically for seniors and students/young people together.

It's more about what I don't want to see... disparity.

community Land Trusts---collective housing

public housing

I believe seniors need affordable housing as well, but believe it should be incorporated into multi-generational co-housing rather than segregated by age.

In patient rehab & mental health living is very important to long term fixing of the homeless problem. I am all for multi unit or granny unit/ tiny homes in existing properties as long as parking is addressed to not overwhelm the streets.

The term unincorporated is far too broad. Areas that are agricultural or in the WUI - wild land urban interface should be limited in development while encouraging town centered growth

I DO NOT think we need more housing for seniors, either retirement or assisted living, UNLESS they are affordable residential care living.

Housing for locals! The low income housing in Sonoma has been filled by non-locals on assistance which doesn't do anything for Valley residents and workers.

None. Build in cities.

With consideration that we are an agricultural area and the buildings need to be appropriate.

I know we need all sorts of housing and creative solutions. I feel like we have enough SFDs, but I'm sure that's not the case in reality. But many people are happy to live in an urban setting, close to work and stores - grocery, etc. with good public transportation. Then they could use share vehicles instead of everyone feeling like they MUST own a car to get around.


Agricultural housing, tiny and mobil homes, yes, but all while keeping in mind the General Plan and the Agricultural Element which allows for agricultural uses, but not subdivisions or non-ag related developments.

Generally, I think housing should be concentrated in incorporated towns and cities. However, there are some unincorporated urban and semi-urban areas that would be suitable for the housing checked above.

Lots of farmers!

Any new development must adequately protect environmental quality and resources, including but not limited to wildlife

Multi-family housing for adults and parents of legal age, adults and young relatives

Houses  that one can afford, with the salary one earns, and that fits the household budget.



Housing near town centers, such as: schools, parks, grocery stores etc. Housing near walk/bike paths for easy access to the town center.

Open to ideas

Underutilized hotel/motel conversions and mixed-use commercial and residential space (like Windsor Town Green?)

Sustainable communities with all aspects of resource use, transportation and community services integrated with the latest green building technologies. Inclusion of fire wise design, rainwater catchment, groundwater recharge and grey water systems included in the plans. Our water supplies are not increasing with climate change.

All forms of housing are needed, but affordable housing that supports the mainstream middle-class workforce will greatest near term positive economic impact.

I know there is a lot of Senior Housing but all the wait lists are full.

Variety, for a variety of people!

More housing is Not the issue. People prefer to live near amenities, period. Offer lower cost housing in cities. And stop catering to big money, like the wine and tourist industry. All everyone cares about is money. Why bother w this topic if the masses are Not awakened, Not care about Anyone, but themselves.

Permit fees and difficulty in the process definitely contribute to lack of housing here.

Section 8. Make it affordable. Angle it towards young families or young people in general (kids aren't a prerequisite, please).

Mental health homes.

Quit building so many houses.

open space for ag, cities for growth

vacation rentals

Owner occupied. Not investor rental profit centers.

Domes Aircrete (earthquake and fireproof)

Compost toilets for ADUs on rural properties with septic to avoid costly expense of upgrading septic.

Low income hotel rooms available for less than 2.5 hrs minimum wage per night. These "Skid Row" hotel rooms are the only solution for a significant portion of the homeless and used to be widespread in every urban city in the country. They would probably need to be subsidized now.

We had better wth out or we will fill up the county and bring it to a complete standstill, a state that never could be reversed. What we must do now is take care of what we have, not add anything new until we do...

You cannot densify the county with the roads we have. They are not wide enough to handle any additional load in the next fire. There not even fog lines they are so narrow. Don't get me going on the condition of them- barely passable.

First 5 years, encourage density to meet the pent-up demand while controlling urban sprawl in part by minimizing overall footprint impact. The other housing products will largely take care of themselves.

We have "the Commons" but many of the apts are utilized by folks from other parts of the county. We were hoping it would help with local work force but it doesn't seem to have made much of a difference.

Sustainable, highly energy efficient, works with the environment, green.

what ever it is needs to be in keeping with the nature of the neighborhood so that it is not just an add on helter skelter but an easily incorporated addition to a community. again the issue is about maintaining affordability which means RESTRICTING short term rentals. period Everything that someone wants to build. We can grow smartly. The combination of UGBs, Community Separators, CTS, and EIR requirements make everything financially impossible to create.

Restore Freedom!

What is Supportive Housing?

Affordable housing

A combination of the above (marked) focus on density, we need more housing quantity and quickly. The prefab units at corner of Petaluma Hill Rd and Kawana Springs seemed to go up faster.

Cob homes

None!! STOP building!!

Housing needs to be near support services and stores to reduce traffic and number of vehicles polluting the environment

Our rural roads and other infrastructure were never built to handle the volume of traffic on them now. If we actually value the "rural character" and many environmental benefits of our unincorporated areas there should be VERY little new building in these areas.

Tiny House subdivisions on tiny lots that are for sale to people who can prove that they work in town and earn less than 100k a year.

Live/work have been a stunning failure for decades. "Missing middle" housing, which is a housing TYPE, not an affordability type, is probably most needed. See [missingmiddlehousing.com](http://missingmiddlehousing.com) -- plus much higher density in incorporated jurisdiction's downtown areas. One duplex allowed by right on every residential block, first come, first served, and can't be taller than what surrounds it. Basic design principles/form based codes would help with neighborhood problems. At least some.

It's no such much the type as it is the overall number and density.

Development of unincorporated Sonoma County MUST consider issues such as species conservation (oak trees, salamanders, etc), green spaces, aesthetic beauty for tourism and quality of life, agricultural needs & heritage. I have lived here my whole life and I want my children to be able to live in a County that still has rural areas and natural beauty. Also, these qualities keep tourism thriving within our County and we would be remiss to squander what we have here. I would like to see more alternative ideas for housing such as tiny home communities with shared facilities, mobile home parks that include open space, senior housing, more ADU's so that all different people can access living in a home. Not everything needs to be a house or an apartment/condo or high density.

Tiny homes are brilliant self-contained alternatives - compact and inexpensive enough to allow people to pursue more creative endeavors and not just money & there are a lot of new construction methods strong enough to be structural integrity and be financially feasible. Live/Work & Community Housing is also a brilliant way to lessen the impact of humanity on the earth and the subsequent energy and trash generated that is currently clogging our oceans & water ways. If the system is not sustainable - nature will not support it & neither should we. Grey water & incinerator/composting toilets are great ways to recycle without taking resources out of the system and relieving the strangle hold septic issues have on our development - especially with our changing climate, droughts, wild fires, and the havoc they wreck on our lives. In 2005 Sonoma Co. permits & fees more than quadrupled - this is crippling all but the very wealthy - old fashioned developers from creating new and innovative housing that is proliferating all over the world - except here. We have people sleeping on the streets for Godssake! Regardless of how much money we throw at the problem...people are homeless, whether due to the wild fires (still) or the inability to get a living wage job. People need to be able to live with dignity without spending every minute working. The Europeans laugh at us saying we "Live to work." It's true. In Europe they work just enough to live. We need to get more instep with Life and the world, not creating a zero-sum housing game. Give Tiny Homes a place to be. People aren't asking for too much, just a warm, safe, sane place to live. Let's give it to them.

All new housing units should within cycling distance of a SMART station (e.g. Airport Station) and convenient to work places, schools and shopping. Unincorporated Sonoma County is already overbuilt and much of that development is at greater risk of fire.

I don't know that there's enough infrastructure, nor grocery stores, that could support multi-unit or fourplex housing, or seniors. UNLESS there were also improvements to transportation aka, buses every 15-20 minutes not every hour. Yeah, things are just a huge mess, really.

Would prefer that infrastructure and especially, emergency escape routes, be repaired BEFORE adding to population density in rural areas

I left out Senior and Supportive due to these often serving non-drivers who would be better served by housing placed close to city services I'd like to see better County support for mobile tiny homes being allowed on undeveloped land. Given the threat of wildfire, I'm sure there are others like me who'd like to be able to "take their home with them" if they have to evacuate.

A focus on keeping higher density housing closer to main roads and arterial roads and not located on rural roads. A sensible and holistic plan regarding subdivision of existing single family lots

Cooperative housing and that are green certified, attractive with a rent to own option. We need low income housing!! Not just "affordable" housing!! too many senior housing complexes, it is age discrimination

Before we build more housing, let's make sure we have enough water and other resources to support more people.

Rent to own

The higher the density of housing, the lower the environmental impact per person. No one here seems to get that.

20-20-20-20-20 (ELI, VLI, L, Mod, Above Mod) high density, hybrid for-/non-profit projects

More transitional housing with services on site and expectations to stay clean, get treatment, find employment.

ACCESSIBLE HOUSING: Whatever you build, please make it's accessible. NO MORE INACCESSIBLE TOWNHOMES!

Greater housing density in towns is always preferable, but we need all kinds of housing.

Add elevators to apartment buildings for ADA

There are so many more affordable Prefab and kit homes that are easy to build. Allow compostable toilets so we could build tiny villages. It works and people can live in these while they build a main dwelling. It works and allows one to build wealth and develop in stages over time.

Much More affordable granny+ unit permit fees and waiver for low income 2bd unit construction.

More housing built for single people. They too like the single family homes but don't necessarily need them as large as they are. More accessible units for those of us getting up in age. Many of us might want a condo but so many, if not most, are two story. How about some single story ones. And mobiles truly are affordable house for many of us. I have always wondered why there were no further parks built after the 1980s.

cooperative/group housing that is affordable. solutions that can include leasing to own, both in cooperative ventures, and also single family homes. I pay more in rent than some people do for a mortgage. But I don't have a lump sum for a down payment. Yet I DO have to pay monthly rent, why can't there be a program to lower or waive down payments or again, have some kind of rent to own structure. I might actually be able to swing that What is agricultural housing?

Public housing- housing owned and operated by the housing authorities themselves.

Small cottages/cabins like 6 or 12 to a property, similar to old resort properties on the lower Russian River that have converted into permanent rentals. Seems like you can't build that kind of multiple-small-house development on a similar size lot any more.

More low income senior housing, please!

All with appropriate parking!

Manufactured housing that has same look as stick built

Affordable homes for families.

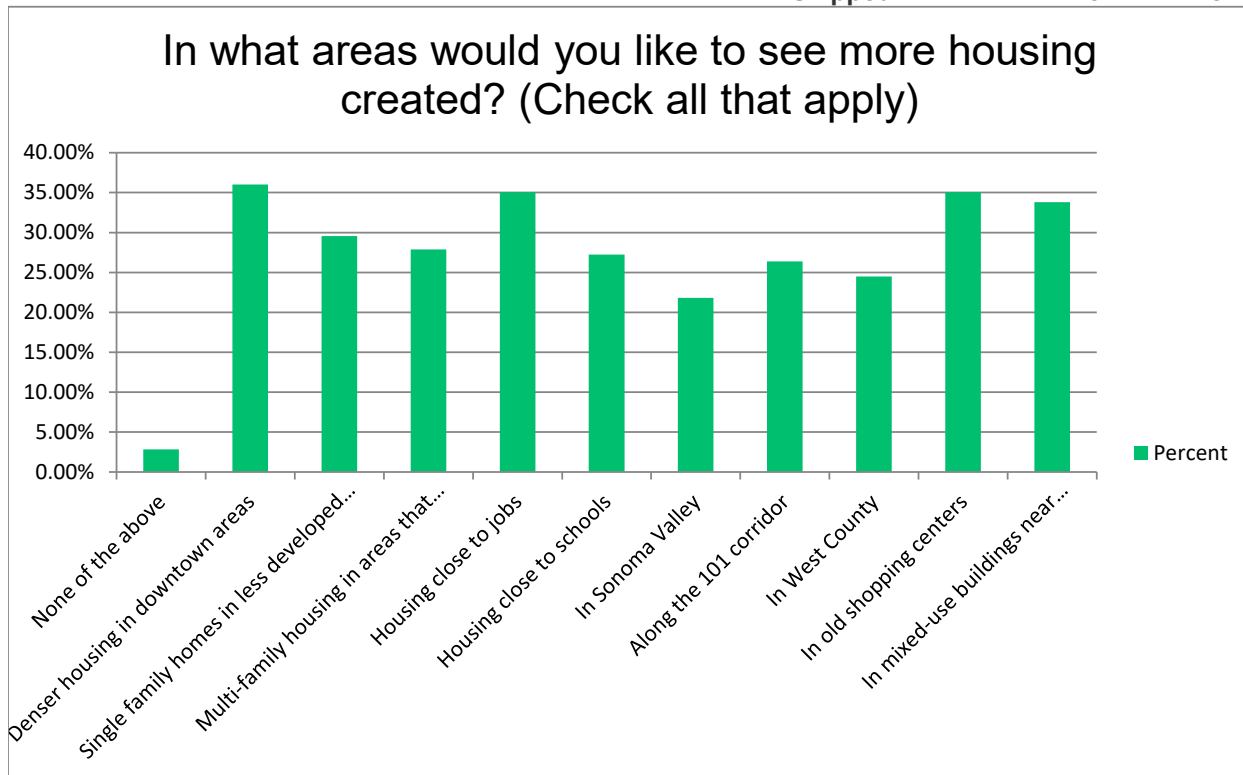
Mobile home parks where residents own their land are a wonderful place for seniors.

Housing for physically disabled people

## Sonoma County Housing Needs and Opportunities Survey

### In what areas would you like to see more housing created? (Check all that apply)

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	2.83%	47	3	50
Denser housing in downtown areas	36.01%	625	12	637
Single family homes in less developed areas	29.56%	493	30	523
Multi-family housing in areas that currently single family	27.87%	474	19	493
Housing close to jobs	35.05%	604	16	620
Housing close to schools	27.25%	466	16	482
In Sonoma Valley	21.82%	363	23	386
Along the 101 corridor	26.40%	459	8	467
In West County	24.48%	420	13	433
In old shopping centers	35.05%	613	7	620
In mixed-use buildings near commercial corridors	33.80%	595	3	598
Other (please specify)		98	2	100
	<b>Answered</b>	<b>1706</b>	<b>63</b>	<b>1769</b>
	<b>Skipped</b>	<b>225</b>	<b>18</b>	<b>243</b>



## Sonoma County Housing Needs and Opportunities Survey

### In what areas would you like to see more housing created? (Check all that apply)

Other (please specify)

In Sonoma Valley

En el valle de Sonoma

Santa Rosa Ca.

Honestly, I would like no more housing in Sonoma County, but if it's inevitable, the please keep it near freeways, public transportation, public services, and jobs.

Housing near transportation alternatives

I think there should be some sort of low cost group homes for families. Community living

Affordable LGBTQIA senior housing will be necessary in the next 10 years .

Some of the other options too, as long as they are not in non-urban/ walkable neighborhoods, ie West County, close to jobs (although that is very vague), and multi-family housing in currently single family zoned areas) To encourage growth in places that cost less to the City (less utility/ road infrastructure), allow/ require transfer of development rights

City center growth where infrastructure exists will expedite dense development.

In Commercial corridors/old shopping centers: only if safe neighborhoods with pedestrian, bike, safe transit streets are created with parks and essential shopping.

This is tricky, the more we build, doesnt really equal solving the problem.

Housing needs to have outdoor access. Patio, parks, etc.

Keep green spaces green. There's plenty of opportunities for in fill.

something less than \$1,000/month (especially if you are making minimum wage as a single mother with 2 kids!

I see the former Agnews State Hospital buildings standing empty on large grounds and other empty buildings.

Again, near transit and transportation corridors. Reduce driving.

Any homes being built need to be affordable for families and all of us whom live in Sonoma county and are born in America through legal circumstances.

NO DEVELOPMENTS OF UNIFORM HOUSES AND LOTS OF CEMENT. ALL NEW BUILDING MUST BE CLIMATE-APPROPRIATE. Multifamily housing should be multigenerational and designed to support community life.

All over.

Near TRANSIT served areas!!!! How is this not one of your options?!

Near public transportation

I think adus are causing chaos with parking. RVs all over the place. High density should stay downtown where you don't need cars.

Condos and townhomes both for sale and for rent are needed that are affordable. Supposedly, Sonoma County is one of the highest paid counties but that is only true for management not for those of us in middle management and lower.

Sonoma Valley and West County should be considered separately in terms of development. The constraints (wildfire, traffic, the value of open space and vistas for the well-being of all residents). Sure, there can be development in these places, but it can't be cookie-cutter and the priorities should include creating benefits beyond four walls and roof, beyond satisfying RHNA, and beyond making sure a developer makes a profit. Housing should be appropriate to the place, as well as accessible to people of all socioeconomic classes.

I believe jamming more people into Santa Rosa will destroy the city's current ambience and attractiveness to its present inhabitants.

Tiny homes and small homes on rural properties. Low income people mostly don't want to live in concrete boxes stacked on top of one another in urban areas- they do this cuz they have to. Access to nature for low income and working class people should be a right.

Energy efficient housing is very much important. Environmental issues need to be addressed along with housing issues. There needs to be better public transportation to serve existing areas.

Unknown

Far away from wildlife corridors

More density in already developed areas across the board, especially legal ADU's and alternative housing such as trailers, arts, tiny homes As I said, as long as the number of cars per household can be limited to not overwhelm the streets, I am okay with any of these developments

Where it makes sense sustainably and environmentally

Not at SDC. Wrong place. Sprawl.

Look at developed areas that can be upgraded before putting more area under houses. No large multi story buildings!

Stick with what the voters have indicated for years is their will: Keep any development to infill housing that is located along transit lines and within the urban boundaries. Also, think hard about water, sewage, and electrical infrastructure, along with VMTs. And add green belts and food belts into any new development, to increase food security in our region.

There doesn't seem to be much room for new housing in Sonoma. If it goes in the Valley it MUST BE AFFORDABLE.

I'd like to see the vast majority of new housing as infill, focused in the existing urban centers, however we must make sure that those whose livelihoods are based in rural areas, such as farmworkers or service workers in rural communities, have access to new housing closer to their jobs. If we limit development in rural areas, it's likely that some of those places will experience price hikes due to the basics of supply-and-demand, coupled with the assurance that someone who buys a bucolic retreat won't have to worry about development around them. So if we limit rural development, we MUST simultaneously build in protections for working families whose jobs are rooted in those areas. A farm worker shouldn't have to compete with a nature-loving tele-commuter for finite housing stock. We should be building housing that is more dense and protecting open space and community separators. There should be plenty of affordable housing close to jobs, schools, and public transit (including the SMART train).

In unincorporated greenbelts but leave much of the green-scape in place during development. Build it underground if we don't do anything about climate change and have to deal with fires. Protect the earth and our shared environment while building shelter. Housing developed with multiple transportation options integrated into the planning.

Please work on a plan for Geyserville. It is suspended in time— due to old-timers resistance to change or adapting to issues of our time: climate-change; outdoor recreation and parks; more retail friendly commercial zones (sidewalks and street repairs, street trees, walkable areas that attractive for neighbors and visitors; access to the Russian River, cycling paths and trails, etc.

Housing within walking distance to the SMART Train

coastal rural communities

Geyserville is a great place for the County to create example showpieces: unincorporated but has established potable water & sanitary sewer treatment facilities w/ expansion potential

Senior housing is always in dense areas that would have been better for family housing. Put seniors in the country with their own bus line run by the complex.

I'm too new to be able to properly answer this question

Land owners should be able to have at least two real full size homes on large acreage, but only if they rent full time and not for vacationers.

Building more housing isn't the answer.

Quit building. We don't have water and infrastructure to support what we have.

Multi-Unit rental and condo development in the more dense "towns" and urban service areas.

Along 8th Street East in Sonoma.

Sonoma Development Centers area that currently contains the old hospital buildings should be turned into mixed housing as should Chanate.

Housing close to transportation and services

Leave open space open (lest we destroy what we have) and focus on urban development close to jobs and trans.

In cities and sewer communities

Healdsburg-to-Cloverdale 101 corridor; particularly Geyserville because it is unincorporated (giving the County more control), and has established water & sanitary sewer treatment facilities.

Transitional housing including tiny homeless and enclosed supervised tent neighborhoods.

again here we are at a zoning and regulation issue. more is not necessarily reasonable in terms of resources and climate changes. we need to put stock back into what it was zoned for in the first place. our house was 179,000. when we moved here. now all the houses in my neighborhood are short term rentals put on the market as such and list for near 750,000.

Get out of the way and Let owners decide!

Please \*don't\* put dense housing in rural areas that lack adequate jobs, water, and emergency egress routes to support that level of development.

Pushing multi family housing into existing single family areas is a bad idea

Not in Sonoma Valley or West County!

Definitely not proud of how nimby my heart is.

Close to public transit

Please do not convert our beautiful natural spaces into housing, our resources are precious and can never be restored once paved over.

None!! STOP building!!

I would especially like to see apartments or condos in vacant office and other commercial buildings.

More housing on existing roads and on land near freeway exits for evacuation and to keep traffic in areas that are designed for high volume

All of the above. But preferably keeping the footprint as much as possible within the developed areas.

No building of homes on hilltops

Shops at street level, apartments/condos above. 3 stories. Tiny houses on vineyard property for vineyard workers.

See duplex comment, above. While I checked "multi-family in single family areas," I do NOT support large or even medium apartment buildings in single family neighborhoods.

MULTI-UNIT BUILDINGS EVERYWHERE We don't need more "single family homes in less developed areas" AKA isolated mini-mansions on hills away from infrastructure, ready to burn down with the next fire and letting the wealthy homeowners access State/local services and free legal aid to get \$1M more than they were entitled to while people keep starving in the streets). We also don't need any more sprawling communities with one little "affordable" section tossed in the corner to be eternally neglected by maintenance. We need multi-unit buildings, with a mix of low-, mid-, and market-rate housing IN THE SAME BUILDING.

Clean up and redevelop what we already have. Stop squeezing housing into small areas near pawn shops and where there's obviously going to be not enough parking.

I've thought about this for decades! All the infrastructure is there: water, heating, bathrooms, parking...it could be like little communities. The same could be done for community housing in Office Buildings for like minded people. they sit empty otherwise! What's not to Love?

They could use the old Sears to house homeless.

We have a LOT of old commercial space that is sitting unused.

Near services and main commute arteries

pocket neighborhoods and cottage developments, small 800-1000 square foot stand alone cottages/duplexes around a central green space, shared garden, etc with small private yards and porches.

Housing is mostly needed near public transportation..

I am not really sure.

Housing close to SMART stations.

Mobile home parks

Downtown Sonoma city could use apt buildings that are affordable

So many vacant commercial buildings in SR alone

So maybe at the vacant lots like where the old uncle patties bar or the lot next to mission inn parking Or the old lanning lot they been sitting empty for very long time

workforce housing on 8th Steet East in Sonoma Valley; also, instead of trying to stuff all new density in downtowns, integrate the low density SFH areas

Refurbish appropriate historic buildings into housing. The Greenest building is the one already built!

Close to mass transit routes or expand routes and frequency of runs (bus and train) to encourage passenger use and to be more user friendly

ACCESSIBILITY in any type of housing that is built.

Creative communities of greater density built up around rural towns that have dissipated like Fulton and Graton.

More affordable housing!

With the closing of so many businesses it seems that there is an opportunity to create more safe housing options for the unhoused. I know there has been some forward motion toward providing areas where sanitation services are available.

Convert idle commercial buildings to residential and multi use, including educational.

Parking should be required for all development..adequate parking so existing residents don't lose the parking they already have.. Everywhere

the option for greater housing density, done mindfully and with protections for waterways in place, in rural areas of the county.

apartment conversions to condos high rise condos in downtown areas

Some single family homes, but small developments, not the massive developments around Rohnert Park

Housing where infrastructure is able to handle increased traffic. Parking needs to be adequate for residents.

Housing everywhere, there is plenty of demand.

## Sonoma County Housing Needs and Opportunities Survey

**Optional: What else would you like people to know about housing in Sonoma County? Tell us anything we should know as we plan for the next eight years of housing in the county.**

Open-Ended Response

Help people rent a house

Life is convenient and pleasant

Environment is beautiful and comfortable

El acceso al transporte es clave. Cuando don multi vivienda solo hay acceso limitado a estacionamiento y eso no es prioridad para los diseñadores

Tratar de quitar los incrementos en rentas

Valle de

Me gustaría que le dieran prioridad a las familias con niños pequeños para los apartamentos de bajos ingresos ya que yo he mirado que muchas familias con niños pequeños no tienen acceso a ellos y familias con adolescentes y familiares adultos viven en estos apartamentos por años

Rentas accesibles y precios dependiendo los ingresos familiares

Accesible para familia numerosa y lugares seguros

Que no se basen en que la familia esté completa o no muchas madres solteras no pueden ser elegibles en mi casa ay discriminación por que muchas veces los inquilinos piensan que puede ser la madre desobligada o mala influencia y muchas veces es por violencia doméstica que está desaparecida

Mas ayudas para primeros compradores, desamparados y adultos mayores.

Casas donde podamos pagar con interés bajo y precio de las casas

Programas de ayuda a primeros compradores. Que las casas tengan un precio mas bajo para comprar así como las rentas no sean demasiado altas. Las familias se están moviendo fuera y Sonoma está perdiendo a la gente trabajadora y responsable.

Me gustaría tener una vivienda de bajos ingresos tengo un niño especial

Facilidad para comprar casas para personas de bajos recursos

Aria a dónde Haifa suficiente agua la naturaleza

Las rents suvijo de masiado

Que le bajen al precio de la renta

Vivienda con pagos comodios ajuste a lo que se gana en el trabajo, que permitan tener animales

Viviendas para tanto indigente para retirarlos de las calles y así evitar la contaminación

Calles con luz

Mejor disyribucion equitativa encuanto a recursos,economia e info en lenguaje apropiado

Sean más razonables en los pagos de rentas, ya que es salario mínimo es muy poco para alcanzar a cubrir las necesidades del hogar y las rentas. Y que las personas con familias de 4 puedan calificar para vivienda de bajos recursos con un salario razonable.

Financiación

Que sean accesibles

Tiene q haber mas viviendas q no estén tan caras

Aceible para todos no muy caras

Una bien area de departamentos con jardín para niños pequeños

Mas flexible s. Al os contrato ,

No pedir tantos recursos

No sean tan caras y sean más accesibles para todos en general sin discriminación.

Si

Accesibilidad de vivienda, para la clase media

Piensen en las familias de bajos ingresos o indocumentados que se les ase imposible encontrar hogar.

Más parques

Mas apoyo xk luego los k son de bajos ingresos me han rechazado x tener poco ingreso lo importante k mientras uno pueda para el mes de renta pero el apoyo no hay

Que no se juzgue tanto lo que uno gana a veces por un dólar más que se gana ya no nos califican que allá oportunidad de viviendas para todos

Que tomen en cuenta viviendas para personas de la tercera edad, para trabajadores del campo, en vivienda por cooperación.

Viviendas con espacios exteriores tomando en cuenta si tenemos mascotas

Oportunidad de vivienda e información sobre housing para todas las personas.

The point of UGBs and Urban Separators passed by the voters is that the voters in Sonoma County wants to keep development in urban areas, not spread it out throughout the County!!!!!!!!!!!! Please do not annul the will of the people by sneaking in development all round and between urban areas!!!!!!

Please don't sacrifice the best parts of Sonoma county to increase the tax base.

The pandemic has taught us how important it is to have nearby spaces to recreate- as we move forward, especially in space like apartment buildings making sure that it's a space with community gardens, on site or nearby parks, and other amenities that homeowners have available in their homes.

Its becoming to expensive. And current residents want no affordable housing near them! This cannot happen and housing needs a Loud conversation and voice for those in need.

The problem is that the County only has jurisdiction over zoning for housing in unincorporated Sonoma County - not in the cities. New housing needs to be built in the cities - infill!!! Denser and taller in urban areas near infrastructure, transit, and services. Do not create sprawl! Maintain our urban separators! Preserve open space and enhance wildlife corridors. Also, give the greenlight to co-housing on property where farmworkers live. Let agricultural businesses such as wineries and vineyards house their workers!

Less housing in the WUI as it creates extreme danger in emergencies

I hate seeing so much building. Rip out old unusable houses and build there

The need for the available rental housing has lessened in the last few years.

I think another story or availability of granny units close to downtown Sonoma rather than encroaching on the open space that we all love so much makes more sense. Better utilize where we already have buildings and housing. No reason we can't go up one more story in MANY places.

Santa Clara (Silicon) Valley used to be rural with separate towns, and because it wasn't planned carefully, there are essentially no rural areas left, and it is composed mainly of sprawling, car-dependent developments. This could happen here too.

We need to ensure we have adequate water for new development. Also, is there a way to prevent houses being purchased for investment?

I hope housing prices will fall

Santa Rosa should build UP! It is crazy a city of that size has no high rises. Build nice apartments over all the unused shopping centers, especially the downtown Mall. Young professionals would love to live in nice condos/apts downtown and it would revitalize the downtown. Stop the single family homes eating up our open space.

Access to transportation is key. When you don't dwell there is only limited access to parking and that is not a priority for the designers

Try to remove increases in rents

Valley of

I would like them to give priority to families with young children for low income apartments as I have seen that many families with young children do not have access to them and families with teenagers and adult relatives live in these apartments for years

Accessible rents and prices depending on family income

Accessible for large families and safe places

That they are not based on the fact that the family is complete or not, many single mothers cannot be eligible in my house and there is discrimination because many times the tenants think that it may be the disobedient mother or bad influence and many times it is due to domestic violence that is missing

More aid for first buyers, homeless and older adults.

Houses where we can pay with low interest and house prices

Assistance programs for first time buyers. That the houses have a lower price to buy as well as the rents are not too high. Families are moving out and Sonoma is losing hard-working, responsible people.

I would like low income housing I have a special child

Ease of buying houses for low-income people

Aria to where Haifa enough water nature

The rents rose too much

That they lower the rental price

Housing with comfortable payments adjusted to what you earn at work, that allow Homes for both homeless people to remove them from the streets and thus avoid contamination

streets with light

Better equitable distribution in terms of resources, economy and information in

Be more reasonable in rent payments, since the minimum wage is very little to cover

the needs of the home and the rents. And that people with families of 4 can qualify for low-income housing at a reasonable wage.

Financing

that they are accessible

There has to be more houses that are not so expensive

Affordable for all not very expensive

A good apartment area with a garden for small children

More flexible yes. When I contract you,

Do not ask for so many resources

They are not so expensive and are more accessible to everyone in general without discrimination.

Yes

Housing affordability, for the middle class

Think of the low-income or undocumented families who are unable to find a home.

More parks

More support because then those who are low-income have rejected me because they have little income, the important thing is that as long as one can for the month's rent, but there is no support

That what one earns not be judged so much sometimes for a dollar more than one earns they no longer qualify us that there is housing opportunity for all

That they take into account housing for the elderly, for farm workers, in cooperative housing.

Homes with outdoor spaces taking into account if we have pets

Housing opportunity and information on housing for all people.

Affordable housing requires affordable land, of which there is none in rural Sonoma County. Building in the rural areas subjects residents to traffic on roads that cannot be improved without great environmental damage and lengthy approval processes. Evacuation from rural areas is difficult now, took us over an hour to get out of Glen Ellen in 2017. City center growth allows emergency service personnel to protect the core areas from fire. Rural development will only exacerbate the traffic, conservation and will drive up land prices. Water shortages are real. Where will the necessary water come from when we are already conserving water and paying high prices for water? Just keep thinking that transportation-jobs-schools are absolutely connected to new housing.

We need a better regulatory environment and we need to make it harder for people to oppose housing projects just in order to preserve the high value of their home. We need to educate our decision makers on what it takes to build housing so they understand lengthy and complicated approvals projects discourage housing production.

The most practical and spiritually/emotionally/ecologically satisfying housing is property that is co-owned and governed as a collective with all members regularly attending meetings to make decisions that affect them all. These would meet many of their essential needs for food grown in our own gardens, educating our own children, housing our seniors within our Intentional Community, providing social events (art exhibits, concerts, theater events, creativity enhancing events, educational events on our own property in our Community Rooms....

I think tiny houses are good for the homeless, I think we need to control building and monitor vacation rentals. I think of the Boutique Bungalows across from Sonoma Grille in Sonoma. Mike has a right to turn them in vacation rentals but in the process we lost what 6-7 homes for families. I don't envy the road you have in front of you.

In most new developments where density is greater, parking has become a major problem. There is this idea that if there's not enough parking, people will not own a car. This is an equity issue. Most people need their cars for work, and for many reasons public transportation won't work for their daily lives. Finding a parking space has become stressful and has pitted neighbors against each other. I know from personal experience. New developments need to include more parking.

We need affordable housing to own or rent for families to thrive and raise children without being taken over by so many vacation rentals that drive the market up

Housing in my community has become multigenerational with seniors and young adults who are unable to afford separate housing.

Recognize this need in zoning and building permits

Outdoor living space access. Animals permitted.

Young people are leaving because they can't afford to live here. More and more retirees live here as they are the only people that can afford to. What kind of community do you want to build? If you want workers at your local retail stores, restaurants, and businesses, there has to be housing options. Stop letting corporations buy residential housing. 1 in 7 U.S. homes is now owned by a corporation. Make Sonoma County different.

Housing should be a human right, and not a get-rich scheme for developers. We should really focus on creating a livable community instead of making rich developers richer as they prey on renters and home buyers.

My beloved housecleaner lives in a small apartment in the Springs. The building is going to be sold. She is petrified that she won't be able to afford anything else.

Whatever you do, it's never affordable!

It looks like affordable housing in well built apartment - buildings with on site child and elder-care, mixed use, energy-efficient, green, encouraging community living. America has built so segregated for the past 200 years. It is not feasible anymore.

Find the replacement funding sources to subsidize affordable housing

Protect rural communities from sprawl. Rural places are what draw visitors and have long established family communities. They do not have roads or infrastructure to handle dense housing projects and residents in housing outside urban areas are forced to drive their cars longer distances. You might say, add jobs, etc. Then you no longer have a rural area.

Build residential affordable neighborhoods for Americans. You can still protect the land without buying all of it for parks. Stop All casinos.

CLIMATE CLIMATE CLIMATE And no more wine please. Cannabis should also be limited. Food needs to be grown to support local population. Build a strong LOCAL ECONOMY of small businesses.

There are plenty of developable Lots within city boundaries for example the town of Sonoma has space for 800 homes currently. We need to do urban infill and not suburban spread particularly not at the urban wildlife interface

The ever-growing homeless populations and encampments MUST be mitigated by the county! The ongoing risks out in West County of accidental wildfires being started along the Russian River (for example Rio Nido) resulting from homeless encampments is a HUGE STRESS to those of us who live out here! The Catch-22 scenario of fire district staff having Zero authority to stop these illegal camp fires on public lands as well as on neglected, private properties (absentee ownership) needs to be addressed and resolved in the interests of local residents as well as the unhoused individuals who are making unsafe fires to cook or stay warm. It's majorly "crazy-making" that our county government has allowed this potentially horrific situation to continue unabated with no resolution in sight.

We need to develop functional housing for Everyone and does not need to need to be high-end wine country ambiance or decor. I am certain this can be figured out so we do not break the bank. Developers are reaping enormous profits as if they are entitled to them, but the County can provide limits and incentives that can serve both sides.

Prefab housing to cut down on construction time, and costs. Factories in Vallejo available right now!

More affordable housing for middle class families and seniors. The prices here are ridiculous

Euclidian zoning is dead - more form based zoning. Housing can appear ag. in design. Need more administrative approval and more flexible front setbacks.

We need housing that supports an equitable community and is built for the zero carbon future that we're headed to -- so it needs to be built in ways that prioritize transit. It is unequitable to put people in housing that can only be accessed by cars.

The county should be investing significantly in home hardening, electrification, and drought tolerant housing stock (both retrofitting and new construction) to make Sonoma County climate resilient.

There is a human cost to not working with people and not offering waivers to build farmworker housing/ agricultural worker housing. Most Farmers buy retail and sell wholesale; they are land-rich & cash poor, but they. There needs to be better payment plans or other type of funding assistance to allow people to develop housing.

Grant programs to help homeowners build affordable housing. Also - where are the resources for homeowners? We're not developers and could really use a website that clearly outlines what resources - both informational and financial - are available for homeowners who want to build affordable housing, a simple step-by-step from start to finish.

The price of renting is very discouraging especially when you consider some having to evacuate every year due to fire danger. Speaking from experience. Why is there no price gouging laws?

Carrying capacity of a site should always be considered

Plan mixed income neighborhoods. Our county has clear class (and let's be honest, racial) segregation. We need communities that have diversity and inclusion designed into them. That includes fire departments, parks, grocery stores, libraries, and access to medical resources for existing underserved regions.

Keep Sonoma County the special place it is. Don't wreck small towns with overdevelopment.

Stop listening to elitist rich people who claim to be liberal until someone poor or brown tries to move into their neighborhood. Adequate infrastructure to support new housing should be the main requirement, NOT neighborhood "acceptance"

I would like people to know that there are a lot of millennials in the county (many born and raised here) that would like to continue to make Sonoma County their home, but are constantly up against extremely high living costs and other challenges. Low income families and voucher holders are also constantly discriminated against and need more opportunities. Thank you for doing this wonderful work!

Please recommend Universal Design to decision makers.

Tiny homes using grey water and composting toilets seems like a good way to house farm workers on private land. No water for population growth so improve what we have and find a way to house the homeless.



Putting housing in the urban setting, where there is infrastructure makes way more sense than infilling the unincorporated areas. Even if on paper, say in downtown Glen Ellen or Pengrove, the infrastructure is there, but creating a dense housing development, does not fit in with the town which is rural, it is important to be mindful about that.

Greed is killing the average worker bee. All the worker bee does is work to pay rent. Wheres the joy of "living" here.

800 to 1400 sqft, 3bd,2ba most desirable affordable size MH. Many single moms with children like one story unit with yard not more condos.

Smaller SFR like size near Montgomery village not big two story 2500sqft

Sonoma County, specifically Santa Rosa, seems to prioritize attracting tourism and outside revenue over the local residents' quality of life.

People who have lived in this area for most of their life are unable to find work that pays enough to stay in the area. It also feels like the County relies heavily on the non-profit sector to provide assistance to the local community, a sector that is precarious and not intended for long-term, systemic assistance.

People need and want a sense of community. Development should include parks, community centers, and central meeting places for residents to gather and connect.

Involve volunteers to help with building & upkeep to help with standard of living, health, & community pride.

We need way more environmentally sustainable housing with solar & wind energy systems. And it needs to be affordable for EVERYONE, not just techies with high 6 figure incomes.

Wherever we drive within the county we see new LARGE single family homes. So what is really the plan for housing? We're seeing more and more travel trailers located on single family home properties.

A lot of people, myself included, desire a quiet home in West County. I'd like to see the laws allow for people with large acreage to legally rent tiny houses, cottages, etc. for reasonable prices. The type of home I'm looking for: a small private unit (studio/1br) with a small fenced yard that allows dogs is very rare! I notice a lot of landlords don't include washer dryers and only hookups. It all seems really difficult to find housing and get stability.

I would like to see more accessible options to be included in builds.

We don't need more hotels/motels to support tourist industry -- increased housing stock should be emphasized. Maybe some sort of extra assessment for non-primary residences that could be used for other needs?

Sonoma County used to be affordable but it isn't any longer and this to me is very sad. There are too many homeless people living just about everywhere that is not Fountain Grove. Yet the county and cities continue to ignore the problem and allow homeless people to sleep out in the cold while they make their big salaries. It's inhumane.

Outside of Granny units there are not many practical options for Seniors who want to and are able to live on their own.

As has been demonstrated recently with the proposed redevelopment of the SDC in Sonoma Valley, Permit Sonoma appears to be answerable to no one. Rather than government impeding developing, the agency seems hell-bent on doing what it wants where it wants, no matter the good, solid arguments of the people who live in the place and know it best. The board of supervisors, by not giving the agency specific direction, has given tacit approval to planners' ability to disregard the constituency that pays their salaries. This does not bode well for SDC, and it also doesn't bode well for other rural areas of the county. What happens when Two Rock is surplusd? What happens when ranches sell around Pengrove, or Occidental, or Graton? If the planning agency is not responsive to the people who know the constraints of these places well, a whole lot of people are going to be warehoused in danger zones.

Just because workers want work in a place shouldn't dominate the planning function of the city. Growth of population will detract from the city's current ambience for its current population.

We are creating a brain drain. People who do everything "right" (college, decent job, marriage) cannot afford to buy here so they leave to go to other areas. It's not healthy for a community to be this grey. You want younger people too.

It's difficult for seniors to find available and affordable housing in Sonoma Coun

Oh my god. So much that o could say. It's a bit of a shot show. How can I help?

People who have lived here for ten years plus must not be displaced.

Large developments and casinos in evacuation corridors should be a number one priority in approving. Water - hello - we are all being

asked to conserve yet we are being mandated by the state to build an an rate that is not sustainable-

until there exist strong protections for tenants beyond emergency ordinances IE rent control, Just cause evictions that address Ellis act and owner move ins, will continue to see the rate of homelessness skyrocket

Become more aggressive about planning and implementing affordable rentals construction

Protect wilderness

we need public housing

City favors one developer, Burbank and gives all the funding to them despite being a less than average management company.

COMPOSTING TOILETS AND LEGAL GREYWATER SYSTEMS PU-LEEZ! And please limit (like really, really limit) vacation rentals that are

hollowing out neighborhoods and making renting and buying unaffordable.

You need to figure out where the water is going to come from to supply new housing. If we are already having to reduce water usage,

building more houses will just exacerbate the problem.

Affordable housing needs to be better supported with more local options.

Property taxes are out of control & I don't see a lot of work done in my neighborhood. The amount of property taxes needed to pay limits locals from buying homes.

Provide more realistic sheltering opportunities for those without like campgrounds with water and portapoties, bath houses. Small or tiny homes with shared outside space and a parking lot. Affordability needs to start with the size and basic appliances.

Senior affordable housing.

HOMELESSNESS

I appreciate the policy of maintaining space between urban areas

Many people with developmental and physical disabilities who live in supported care homes are being forced to move to other counties and thus lose their jobs and programs here. It is becoming increasingly expensive for supported housing to survive in Sonoma County due to the high cost of housing.

Affordable housing for workers and students.

Many empty homes! Short term rentals flying under the radar. Out of area Investors purchasing homes for short term rentals need to be monitored. Build more hotels to counter the short term rentals

Housing crisis and affordable housing problem is not going to be solved by sprawl or building in Greenbelts. It need government funding. The real problem in multifaceted due to Wages, loss of redevelopment funds, Great Recession. It is not a simple supply and demand issue as the media snd developers and some advocates seem to think. Tell the whole story.

Corporate buyers are driving up housing prices.

Where is all the water supposed to come from to support all this new housing and other building?

We really need some shared housing, much like senior housing in a variety of sizes. This can be housing for students, young professionals, traveling professionals and others.

As many creative solutions as possible. We want WALKABLE and SAFE areas for housing and commerce in the DOWNTOWN areas. Build UP not out. That will help preserve Sonoma County character and allow our children and service workers to live here, too! Our elite tourism sector cannot survive if the employees cannot afford to live here, too. And Permit Sonoma needs to support creativity. I know that we must follow the CBC, but the Building Code is not in place to impede "non-standard" building, it is in place to protect people and the environment. There are plenty of creative solutions out there - compost toilets, gray water systems for toilets and exterior irrigation, what about cisterns under homes? And some 'high rise' buildings will not ruin Sonoma County, let's get over that and build more housing.

To recap: Sonoma County is a uniquely biodiverse habitat that could be lost if our only solutions are based on twentieth century models of development. Voters have overwhelmingly voted to protect our open spaces. We also need to continue to be mindful of the Agricultural Element of the General Plan and to protect our ag lands and ag workers. The fastest and easiest way to implement solutions to our current housing problems is to create regulations for tiny homes located in Sonoma County, thereby allowing tiny or mobil home living more easily in Sonoma County. Tiny homes allow residents to be mobile in case of emergencies, allow home ownership for low and middle income individuals and families, and destigmatize homelessness.

Unfortunately, any construction that is done contributes greenhouse gasses to the atmosphere. Rather than building or rebuilding housing, we should be looking for ways to address our housing problems using existing buildings.  
put more resources on permitting to shorten wait time to less than 1 month.

WATCH OUT FOR INVESTMENT COMPANIES, OUT OF TOWN INVESTORS ETC and give priority to locals before inviting Silicon Valley (etc.) in  
With the dual crisis of housing affordability and water scarcity, it's time for Sonoma County to seriously consider the benefits of composting toilets. They already exist and have for decades, all without any incidents of public illness or contamination related to them. Several states and counties have already implemented safe, practical policies allowing for their use. Bringing down the cost of building and permitting small, low-impact housing, such as ADUs and "tiny homes", must be priority for the county. These types of housing, while not legal in all circumstances, have provided thousands of young people, farmers and other working families the ability to land and remain in Sonoma County.

Less land for cars.

SEE ABOVE: Revitalize older neighborhoods with existing homes. SAVE MONEY where infrastructure currently exists.

Protect the wildlife migration habitats from cutting into their natural roaming areas.

Managed growth with ample housing will create a more just and equitable society.

COVID has been a huge hit to the service and medical industries (two of Sonoma County's economic cornerstones) and staff are stretched so thin while still not making enough to live here. While businesses are coming up with ways to draw employees (signing bonuses, tuition, etc) why not suggest they offer some kind of housing stipend instead? Somehow the private sector needs to contribute to housing/homelessness solutions, because public entities and nonprofits, as great as you all are, don't have the resources or the flexibility to keep up with the demand for the multiple levels of affordable housing needs.

It's so expensive. We need to end businesses like Air B&B, let the tourists revive our hospitality businesses (hotels, motels, bed&breakfasts, etc) & keep temporary housing away from permanent housing! Not allow corporations to own single family homes. Not allow people to own more homes than they can live in!!!

Walkability. Very important to me and to be able to walk to grocery stores, restaurants, shops.

Stop the ignorance of believing that you have to rape and tear apart the landscape in order to build anything. Let's lead the learning curve on this one and build with respect for the environment. It's our only sustainable future, we just need to embrace it now before it's too late and stop waiting for others to lead us.

AFFORDABLE HOUSING!

A better permitting department

It's impossible to find affordable housing in sonoma county and people are often trapped in unsafe conditions due to lack of available affordable housing, for anyone who makes less than 75,000 a year

Housing should not be isolated as a singular issue; there should be a comprehensive integrated plan that deals collectively with livable communities in all its dimensions: social equity, access to education, infrastructure that's resilient to climate change, environmental sustainability, higher density residential in commercial cores, recreational and open space.

Low-income doesn't mean useless.. I'm 62..disabled..work.. Section8 vouchers are the way to go...

Halt all construction until water issues are resolved

So much depends on where this virus is going to take us. At this moment so many of the questions you have presented are really not answerable .....

I would like to see higher quality materials and well thought out, well designed living spaces for new builds rather than "low bid" low quality materials. A well built and constructed property should be available to all, regardless how much the property costs to purchase.

The lack of a long term water supply must be considered before any new housing is approved.

Keep the big Covid/economic picture in mind -- working families, working people, unemployed/under employed slipping into poverty, deep poverty -- making decisions to eat or pay rent or medication... whatever it is. Keep your heart in your planning. Housing issues will only deepen if you don't. People before greed and profit.

If you don't make six figures, you can't afford it. Single-income dwellings are few and far between.

Low water usage is the key; being good stewards of what we have without using more of this precious resource!

To improve the affordable-quality-of-life in Sonoma County, we need more permissive land-use policies and predictable real estate development processes. We have snarled up our whole affordable home-building industry in red tape in America, and it is strangling our economy..... and that is definitely true in California & Sonoma County. The single biggest reason why land-use rules are too restrictive is that the sentiment against change is high among certain influential local groups. They understandably believe that more permissive rules will hasten change. While true, change is inevitable. It should be possible to help people recognize that, when change comes, it will fund quality-of-life improvements -- new amenities, new parks, new arts facilities and so on -- that will benefit everyone. If properly structured, more permissive change offers greater predictability & control than the slower, more unbalanced growth that is happening now. It is a crisis of vision, communication, and leadership. We must help people realize the possibilities through a smart, ongoing campaign. Part and parcel of improving an affordable-quality-of-life is modifying overly restrictive occupational- licensing rules. We make it too hard to start a business. Like the dearth of affordable housing, this happens everywhere and needs to be a foundational part of Sonoma County's overall program realignment. It is a challenge that we must embrace now and going forward. Get informed: So-called smart growth policies have been advocated as a means of avoiding sprawl for more than 50 years, enough time for the policies to have demonstrated their purported advantages. The evidence, at least on the housing front, is that the cost-containment claims have not materialized. Instead, many urban areas are finding themselves with home prices that make ownership and rental of housing increasingly unaffordable. Developers who build affordable housing face a lot of hurdles: complex subsidy programs, expensive labor and materials, onerous local land use regulations, and, of course, community opposition. Neighboring residents often worry that low-cost housing will be ugly and comprised of hulking, boxy structures with cheap-looking facades. But while affordable housing developers do have tight budget constraints, there are strategies that allow them to build apartments that are visually appealing and offer comfort and convenience to their residents while meeting all the essential requirements of safe, healthy housing. It is time for a more informed, realistic approach.

Its TOO EXPENSIVE! A rent freeze wouldn't work. You need to roll back rents to a reasonable amount per square foot.

Increase density in urban core, convert underutilized commercial buildings to residential (including SR mall), reconnect downtown SR to RR square, accept that change is upon us

We need better public transport in the west county, small busses, vans.

Focus on job pay.

The permit process and regulations need to be less costly and streamlined. It now takes at least one year and tremendous persistence to build anything. This eliminates much affordable housing for younger families. They cannot afford to live in our area of West County, consequently, the schools and community in general suffer.

The schools are all going to close, the aged volunteer fire fighters won't be able to stop the next meyers grade fire from destroying our beautiful coast, the hotels and restaurants and groceries will close because no one will work them, the future of west county smells like wealth and centrum silver. Let's fix that.

Some of us don't do well in dense housing but that seems to be all that is available for lower income or even low to medium income people. Mom has lived in an illegal trailer since the fires. She can't function in a city apartment, her options are limited. After many years she got HUD but landlords are not taking HUD.

Keeping housing for those in need of services should be close to grocery stores and public transportation

accept all dogs even the aggressive ones because they are looked at differently in society's eyes and they aren't even given a second chance, have weight restrictions either some dogs aren't aggressive, let places be more affordable in town.

Building housing is not going to solve the homeless issue but it is going to strain water, police, fire, and other resources.

Some wise person has said the existing housing stock is the best source of affordable housing; I would like to see a program to bring existing non conforming housing into the fold without pricing out the current users

The cost of housing should correspond with cost of wages.

This is an expensive place to live for a reason. If you can't afford it, live somewhere else. That's what Coalinga is for. Don't expect the people who have sacrificed, saved and placed a premium on education with good choices to support your irresponsible choices and entitled philosophy.

Deed restricted and/or non-profit controlled housing is the only way for "affordable" housing to remain affordable. If developed as for sale condos or houses it will immediately become market rate. Demand in Sonoma County will always exceed supply.  
all affordable or homeless housing should be powered by solar and have grey water irrigation.

Stop enabling the homeless by allowing continued drug use and purchasing hotel rooms. We need mental health centers for these people. take the greed factor out. talk to banks, public banking would be a big step forward

Most residents cannot afford the rents/mortgages of housing in the city. Strict rent controls need to be established, and I don't mean allowing up to 10% increases on rents - if we already can't afford the rents, how on Earth are we going to afford ANY increase on them? For what it's worth, there should also be a 1-home limit for homeownership everywhere. Absentee ownership (landlords) should be banned. Vacation rentals are sucking the town out of Guerneville. No affordable full time housing means no children, which means no future except for the wealthy or the homeless.

affordable housing programs need to not only benefit families but also senior citizens. Single people don't have the same options as families.

The fact that Sonoma County failed to include the Donald Street homeowners in the development of the Springs Specific Plan was unscrupulous and cowardly or extreme incompetence on Permit Sonoma's part. Sonoma County staff and supervisors should have admitted to the wrongdoing after the conclusion of the Grand Jury investigation, instead of their blanket denial. The surreptitious behavior of Permit Sonoma with the development of the SSP left such a negative impression on me it makes me want to move out of the County entirely. The permitting process is onerous and highly bureaucratic. Permit tiny houses, drop many of the building fees, encourage the use of grey water usage (this is a drought/fire area, should be a no-brainer), and encourage composting toilets. Eliminate all fees for sustainable power installation. Do not permit one more commercial project that Durant use solar for ALL their needs and contribute excess for use by schools. Please keep it affordable and definitely take into account that due to limited public transportation, a lot of people have to drive themselves and have cars so PLEASE always account for parking with housing. The worst thing is when apartment buildings go up but each unit is only given one parking spot and then the roads surrounding the buildings become full of cars (and then the city makes terrible parking limits that make parking a headache for EVERYONE). Housing and adequate parking for the people who live there and their guests need to go hand and hand. Stop spending money on regional parks. Get more housing

I believe in affordable housing, but only when people have the responsibility to maintain those properties. I also believe adequate infrastructure has to be considered, given resource shortages such as roads and water are such an important factor. Smaller housing units...fewer "mega mansions" We need a path for an average person to have shelter. That can look many different ways. Airbnb voucher Camping areas for nomadic types. Trailer villages More sweat equity projects A process for helping lonely people find quality housemates. Value labor unhoused people are willing to provide It is very OVERPRICED here now, but was once affordable. Allowing property owners to add more units on to their property and easing the minimum acreage zoning requirements for lot splits would help. It is essential to use sustainable materials, to be determined to create infill development away from environmental hazards, and to prioritize active transportation and public transportation resources.

For my family, the most alarming thing has been, what we've seen on our journey, having to move out of rural Marin county, and we slowly, bit by bit went further north. First we lived in Petaluma for a while, but that was completely unsustainable. So we moved out here to West County. Now we're being asked to leave our current home, I am disabled, and my husband is a Vietnam veteran now left blind by a series of strokes. We live on a VA pension, and now we have to move, we're not sure where we're going to go, and we have a disabled adult child we also care for, looking maybe to move to Lake County, or somewhere else. But it's actually very risky for us, as my husband, due to his series of strokes, we need to be close to a hospital. I know that our current landlord, could make a lot more money, by turning this little cabin into an Airbnb. Are used to be that people could afford to live in this little village, called Rio Nido. But that's not true anymore. So many of my neighbors are having to move out, including our family. We're not sure where we're going to go. We need subsidies for low income folks to be able to afford rentals Prioritize public transportation to and from these housing developments being built. Consider accessibility as well Wait for the coming Crash before you invest in property. We need to get over the idea that affordable, multi unit housing is somehow undesirable, and "warehousing people". There is no reason this type of housing can not be built in areas that have opportunities for infill, along the highway 12 corridor and other places with easy access to transportation and employment. We are fixated on single family homes, even though they have the potential to create suburban sprawl and are inefficient in providing affordable housing.

We have to look at how housing can be adaptable to changing climates and trends. ADUs provide flexibility for entry buyers to rent out parts of the house, then expand their family when the renter moves out, then downsize again when the family moves out. We need to work in our homes, generate electricity and food on site, walk to business centers and grocery outlets, double down on public transit. New multi unit complexes need to have guest parking and recycling standard. More options for people with pets. Accessible deposits and management companies that are fair to their tenants rather than creating fear of homelessness.

Remote work is here to stay for many Bay Area tech companies - if not full remote, 2 days in the office and 3 days from home. There is strong discriminations here...for quite sometime. HOA fees are extremely high Actually we should stop building houses in Sonoma County because of a very fragile water supply. The river may not be that reliable and much of the county is on wells that already have had to be redrilled due to dropping aquifer level. Go slow. Be real. Be humble. Remember, not everyone can live in SC. 500K residents is getting real close to a maximum comfortable capacity. REAL CLOSE. Be very careful and very smart. No visions of sugar plum, rose colored glasses thinking that doing more is doing better! It isn't. And for sure keep your hands off of the west county. You cannot improve perfection. Leave most things as they are. Focus on urban cores but otherwise hands off! THIMK! The one item I would like to point out is the terrible shape so much of the housing is in currently. I don't know if it's laziness or the expense of maintain but it something doesn't give soon much of what is left will be past the point of fixing. Disbursed growth increases all cost to roads, fire, ambulance, sheriff and traffic, bad air quality Low income housing for young persons

I think affordability and diversity in housing options are key. Not everyone wants (or can afford) and single-family home, so providing a variety of options that could cater to all incomes and lifestyles is really important. - Tiny or modular homes/smaller lots with land for growing food, personal backyard, etc. - Communal living developments - townhomes with a central community space/kitchen/garden/outdoor rec space. - Mixed-use housing in urban areas (preferably near transit): apartments and studio spaces on top of restaurants, offices, breweries. - Clustered homes for multi-generational families who want to live near each other. - Specific vacation rental zoning and development areas: slowly moving second homes, weekend homes, and vacation rentals out of neighborhoods with full-time residents and into specific zones/areas within each city (closer to commercial corridors). I have no doubt that you know the challenges & many of the technical solutions. Your hurdle is convincing County Government to back streamlining the delivery system.

Homeless shelters are important but not nearly enough. MANY homeless people will never use a shelter for many reasons, and I wouldn't either. Most common reasons I hear are bullying (including theft and sexual harassment), inability to cope with regimentation, and how easy it is to catch communicable diseases. We also need enclosed and supervised tent encampments like the one that was behind the Dollar Tree in Santa Rosa a few years ago as transitional housing.

Before building more housing that will be bringing in more cars, the traffic issues need solutions. We need a workable commute system and a plan for decreasing gridlock and traffic jams before adding to the already frustrating and dangerous situation.

I do think that we have to be very careful for both water and fire. Getting out on one way roads was stressful and potentially dangerous. Our resources are stressed and the commons is collapsing under the weight of overuse and misuse. One family in a house over six months is not the same as different tourist groups of six in a house every damned weekend. Prices driving out the middle class and young people. Reducing regulations on housing DOES increase housing supply. Look at the boom in ADU development over the last few years as the county has significantly reduced requirements for this type of housing. Save Lake Sonoma water for human use instead of sending it to the Ocean! I think the most logical and environmentally responsible options are to build multi-family and mixed-use housing near existing jobs and transportation, or near planned transportation hubs (eg, new SMART train stations). Think of visitability when building. Think of our aging community and the need for one level housing and elevators. Excessive vacation rentals are bringing lots of people into the Sonoma Valley neighborhoods who are not invested in the community. Would be best to lodge tourists in hotels rather than neighborhoods. It's become unaffordable for the average blue collar worker. You must make \$28/hour to rent a one bedroom....no one pays that. So many of us work multiple jobs to get by...which is exhausting and no way to live. Affordable single family homes in the outskirts of Santa Rosa, Windsor, Healdsburg for those of us that don't make 100K a year. We want to live in a house with a backyard, to be able to do a BBQ, have a dog that can freely run around. Parking garages in flood areas, above the parking affordable housing, low income. Affordable work force housing in most unincorporated tourist towns of west county and the coast. Make it affordable. Make single family homes available for everyone.

There are other areas to expand, where people can live/move to that would have less impact on our beautiful places and be safer (re fires and resources) such as Vallejo and Solano County. Keep Sonoma beautiful. Consider a tax on ownership of non-primary residences/vacation homes/second-multiple residences. I'm astonished how many people I've encountered who own homes in Sonoma who only come for weekends to golf and have parties, many have multiple residences. This speculating and hoarding of real estate is a major cause of our problems. These big estates hog up huge amounts of resources and land and the owners often have no real bond with the community. I had horses at one such place- the owners would come on weekends only occasionally- the property was left unoccupied much of the time. Often I'd find irrigation malfunctions (blown off emitters) or the pool cleaner left on and water being wasted, not to mention the quarter acre of lawn that gets soaked so those folks can come and lounge on it a few days in the year. The neighbors said they were often loud and had pool parties when they were there and basically did not care about their impact on this town. This paradigm must change. That place could have two or three homes for regular Sonomans (and still be rural with acreage). Likewise, vineyards are hogging up far too much space and resources. Grapes being left during gluts. Stop catering so much to the rich and grape-growing community.

Please please ban vacation rentals of all kinds. My husband and I are in our mid-30s and have good jobs, but still struggle to find adequate housing. He is a Sonoma native, and I have lived here almost 10 years with him. We are currently looking at moving out of the area, and our jobs will have to replace us. No housing for young families means no young professionals for Sonoma County. Priority should be placed for low income housing. Our workers are suffering the most and need relief first. They need to be able to afford a place to live. Better public transit and complete and fill in all the sidewalks to encourage walking in the neighborhood. Main concern is natural disasters, primarily fires and lack of infrastructure to support a growing population, water, or lack thereof; is a huge concern.

I believe they passed a law to allow us to split our property and build another house. We have a metal building we could convert to a 3 bedroom, 2 bath house for my daughter. Right now we can't split our property because it has to be 10 acres and we are 2 acres shy. But if we could split our property my son can inherit half and my daughter the other half and they would both have a home. With the affordable housing crisis affecting this generation, I really hope they let us do things like this. I have other friends who want to do the same thing on their property for their kids. Many kids can't afford to move out but this would help create more multi family properties and give the kids the dignity of their own home with out living in the basement or spare bedroom of their parents house.

It is such a beautiful place to live! We can build up on our existing footprint without destroying the precious natural environment. Too expensive to live here. There is not enough affordable housing. People like myself, who have always been a productive and financially stable member of society, until an illness forces disability and flips us into a permanent fixed income situation and no affordable housing. Sustainable and environmental design and efficiency. Please set up safe, supervised areas for homeless to sleep. Space for campers, vans, cars or tents. Use abandoned parking lots, no longer used county and/or commercial spaces. Houses are built for low income families and older. However, there are people that work in professions and have savings but can't afford a home. There are 7 homes in my small cluster of homes, 3 are vacation rentals. design and build structures to resist fire

The govt should stop giving people unemployment. People are out being tourists vs work from home. They need to go back to work, back to the bay area they lived in and stop driving up housing costs for the locals. So many greedy landlords too. Traffic and parking and Infrastructure needs to be considered as we build new housing. No new housing. The roads are too packed as it is and the speeding is ridiculous. As evidenced by how hard it is for many employers to find staff due to high cost of housing, and the rate that mid to low wage earners have been leaving the county and high wage earners moving in, it is clear that the single high priority is creating truly affordable housing. Re purposing existing buildings is a much better option than new construction. Help the poor and the young. Revamp your vacation rental program, many are following rules and paying tax, send that tax by percentage of where it was generated back to the community. Shut down those operating illegally. Help the seniors and mentally ill to be housed. Use River lane resort in Guerneville as a model, all you need is heart and ingenuity. it's way too expensive to live here. More affordable housing. we need to increase the amount and variety of reasonably priced rental units. Credit requirements should not dictate a person's right to housing. Income limits are too high. Three times the rent is difficult with how much rent is.

Approximately 8 years ago, former Planning Deputy Director Jennifer Barrett and I were part of a team looking into ideas promoted by Richard Jackson, (chair of UCLA environmental health sciences) which incorporate health-impact assessments into built-environment decision-making. I strongly feel that any affordable housing in Sonoma County should go through an assessment of such. For what good is a large housing stock that does nothing for the heart, soul, social and environmental health of that community? One of the ideas Jennifer and I suggested for Project Review was that any major subdivision in appropriate zoning areas incorporate a community farm within the bounds of that subdivision for a sustainable food system and climate calming/cooling effects. Maybe an idea ahead of its time or perhaps large developers could not see the profit in such a planning project but one step at a time...

We need rent control because rents increase faster than incomes!

It's too expensive for people who work every day jobs at our hotels, restaurants and wineries. We need work force housing for our economy to grow and meet the needs of the County

We have about 3-5 years to turn the climate around, so all choices should be based on that SDC property needs to be preserved as open space. Please no hotel. NO to 1000 single family, market value homes.

"Affordable" isn't the answer. More rent based-on-income situations, including more single family/ADU properties

Consider the impact on schools. On local parks. On traffic. Especially during an evacuation.

It is a privilege, not a right, to live in Sonoma Valley.

1) What we pay for, we own. Subsidized housing should be affordable in perpetuity. 2) Financing can be done through a publicly owned bank, state, regional, or local (Sonoma County, Santa Rosa). 3) The county should lobby state and federal legislators for money. It's scandalous that Section 8 housing is rationed rather than available to all who qualify.

Lock in Urban Service Areas around unincorporated jurisdictions (i.e. Forestville, the Springs, etc.) as has been done with UGBs, and then you can upzone within them in an appropriate manner. Housing out in the middle of nowhere isn't a good idea, and never has been.

Please balance environmental concerns with a need for development! We can do both responsibly!

We do not need more housing in WUI areas. Please keep new housing near service in already developed areas - not in areas that will have trouble evacuating in case of emergency or in areas that more housing and traffic will impact movement of wildlife.

I've been here a long time and it breaks my heart that I will probably not be able to stay now that I'm retiring.

Smart planning and reduce the developers exploiting our communities for their own profits. Fix the traffic problems, it takes away from enjoyment of the area.

Denser housing makes the best sense. Build affordable (not low income) housing in city centers. Build up, not out!

There is a very difficult divide between the need for new houses, water availability and the fear of gridlock during a disaster like a fire. In my opinion, we can't wait until all of the roads are enlarged to handle the traffic generated by the new houses. Widening Chanate Rd or Hwy 12 by Oakmont would take 10+ yrs. Water is a controversial issue, but approachable eventually.

Why does Permit Sonoma and County Counsel bend over backward for a handful of highly vocal NIMBYs?

Chronically homeless need wrap around services and probably conservatorship. It is inhumane to "allow" them to live and die and use drugs in our community parks and neighborhoods.

Housing should be focused within urban growth areas, not in rural areas where there is limited transit, roadways, infrastructure and goods/services.

Rents are way too expensive

Once developed, rural areas can never return to the way they were so please choose development judiciously and sparingly!

Stop lining your/developers' pockets and actually focus on increasing affordable housing.

That the Russian River has been exploited to the brink. More water storage is needed if more housing is to be developed.

We are known as a Vacation destination - give people some more places to bring their portable homes, vacation transportation. And again, create Tiny Home Villages that can support our young just starting out, out elderly with very limited means that deserve decent, safe, sane, sanitary places to live and be around people that can help support them. People want to help, they are just so distracted trying to pay the ever increasing and numerous "services"; struggling to keep their own heads above financial water, but if they could share some of the resources and not replicate and duplicate everything, they can have a feeling of belonging again. Maybe even stop for coffee at a friend's house once in awhile! COVID has taught us we are too fragmented and our food is too far away to support us in a crisis. We need more community and affordable housing, and products for the people who live here that aren't shipped in. Shop Local, Support Local.

We are in a climate emergency, and need to be much less dependent on our cars.

Repair the roads

The need for lower construction fees; more housing for very- and very-low incomers;

The head of PRMD should be fired.

Place new housing where something was, like the old Sutter Hospital up Chanate. That is the perfect spot to place many multi family homes and apartment units.

WE NEED EFFECTIVE, FAIR RENT CONTROL and a public registry of landlords, availability, rental prices.

The County should do more to help public service employees overcome the high cost of housing - some exist, but they are too hard to access and not particularly helpful. Too many County, City, and school employees cannot afford to buy in Sonoma County.

No new housing in unincorporated West County, no new visitor serving, seasonal project development here. This only our area LESS sustainable. More housing and stable jobs are needed closer to urban areas which seem to have better infrastructure resources than us. Must keep focus on encouraging development of work force housing through out the county that is mixed in with single family housing communities -- no ghettos

dense development in downtown cores and old shopping centers in commercial areas; pocket neighborhoods in more rural enclaves

Senior housing becomes more necessary as the population ages.. Seniors are the most vulnerable living on the streets.

Property owners want to build ADUs and JADUs. If we are sincere in our effort to achieve our RHNA goals for low-income households, we would make it as easy as possible for them to build those types of units. Instead, we seem to think only of the typical 3-story multi-family housing blocks that pass as "housing."

I am friends with 8 people that are without their own place to live they are sleeping on couches and paying rent or living in basements and paying rent and living in tents in someone's yard and paying rent. They are disabled or seniors or down on their luck because they lost their housing after the covid pandemic due to greed of the landlord. Once you are misplaced it's very hard if not impossible to afford what it costs to get into another home. I frightened that I will not be able to get into my own home before I die. That is pretty sad and I am not the only one with this fear.

A majority of landlords here discriminate against people with section 8 vouchers, people with poor credit and most rental units are not priced according to what current wages are

DO NOT consider converting public parks, sports fields, or golf courses into housing. Before you know it, Sonoma will look like L.A. Nobody wants that.

Housing left vulnerable to loss by commercial conversion = wasted resources of every sort. Vacation rentals have played a key role in Sonoma County's housing shortage, one I have NEVER seen the BOS own!

Housing plans should include landscaping plans. Landscaping plans should accommodate fire susceptibility but also should accommodate plants landscaping that uses less water but does not cause an increase of heat by the removal of shade trees and proximity of gravel and cement to a residence. Failure for cities to consider that the overuse of areas covered in gravel, cement, other hard surfaces that cause excess runoff and render the ground unable to absorb and percolate rainwater

We need "low-income" and subsidized housing! Not just "affordable" housing, because it's not actually affordable for the large majority of families. Especially single mothers!!

It is important to consider the environment (i.e., noise, traffic, air quality, natural and cultural resources) when approving new development. Keeping older buildings may be less expensive than building new.  
Get rid of air bnb. Make homes affordable to working class oh wait we're now called essential

Rental costs are increasing more than the cost of living/raises, can't afford to live here  
I think the county works very hard to try and provide good housing and safe housing for everyone. This is very challenging. It is my belief that we need to build some hospitals for the mentally ill. Some of the big money out there, that has made a commitment to homelessness, might be willing to provide money to build hospitals for the mentally ill.

There are lots of empty beds in homeless shelters. These mentally-ill people are choosing to sleep outside and in tents. They need help taking care of themselves.

Make sure there are parks near housing developments. Too much housing and not enough access for places for kids to play and people to walk their dogs!

You pay so much for just a roof really no one well almost no one who rents their houses updates anything. It's really unfair to think anyone who can't afford it here should move. Some like me are older. I get no help and make below 30,000 a year no food, no help with medical for which I pay over 5,000.00 a year if not more applied for housing didn't get it. So my rent takes over 70% of my income and no one helps. Crazy I see your people with housing vouchers working under the table or it's in the woman's name and her baby's daddy lives right there with them no one checks these people are young I'm 67 and soon to be homeless something is very wrong  
If we develop too much housing too fast before we better assess the roads and infrastructure we will be screwed if we add more and more houses but don't fix the roads and have enough fire and police we will lose not only the safety in an evacuation but also the safety to get and help people in the event of an emergency

The vacation rentals in west sonoma county are wrong. There are too many. I lost my home of 15 years to an investment buyer that turned it into a vacation rental. After paying almost 200,000 over a 15 year period in rent.....I had no rights when they sold my home. There is zero diversity in Sonoma due to no affordable housing

We should want to keep people here to have workers but people are moving because of housing being so high and no homes we need this for our community to have more workers for the places who do not employ employees and family's that need homes

Rents need to be reduced. Do not allow the landlord to charge first last and a deposit. The criteria to move into a place needs to be lowered  
Get Permit Sonoma to be cooperative instead of combative, reduce permit cost and time, get competent people working there. I just spent \$550 to get a permit to re-roof a house, ridiculous!  
2/3 of our income goes to rent  
More affordable housing. It's useless if we can't afford it.

I know a woman who is 3rd generation in Guerneville. She is a local worker (who we need desperately). She cares for her elderly disabled mother and 9 year old granddaughter. A redwood tree fell through her long-term affordable rental, forcing her family to immediately leave. They stayed in a hotel for about a month, then found a temporary vacation rental for the winter months. Even though we raised enough money for her to move in to a new place, there are none available to rent. She might be forced to leave the area. This is not an uncommon story. We're on a path that ends up with no workers, which means no businesses, which means no town. More and more vacation rental permits is not going to be sustainable. It's already at a breaking point in the lower River area.  
People need help If it wasn't for the good people in my life I would most likely be homeless  
We need to build up, not out. Apartment towers in the middle of cities, near transit hubs.  
make a planning lens/ filter with some criteria for reviewing any projects  
Regulations must be reviewed to allow undocumented and low income people to rent or qualify for rent.  
Sustainable "Growth" requires a different economic base than ag & hospitality  
Provide adequate parking for multi-unit housing. Our residential (JC) streets are overflowing with multiple cars from existing apartments.  
Homeless must not be allowed to drive out taxpaying residents as they did on Morgan St.

Full Design and Universal design in all housing with NO more townhomes constructed. Housing for all income and age groups.  
Make it easier, and therefore cheaper, to build affordable housing. No household should be required to make six-figures to have a home and a life here. We are a better community than that.

The need for housing to stay affordable and the importance of having affordable housing. Housing that is accessible for people with Disabilities. The need for housing to be resilient against natural disasters such as wildfires.

Affordable homes to purchase.  
Traffic is bad because of narrow winding roads running east-west. Public transit must include limited stop bus routes from key east-west areas. SMART rail service continues to be ignored by SoCo Transit, Petaluma City Bus, Santa Rosa City Bus. Buses should meet every train at every station.

Revoke vacation rentals if owners don't live on site  
We need a water plan with our own desalination plant among other developments to insure this vital resource is abundant for both human uses and agriculture regardless of climate change.

I think the homeless population needs to have tiny homes built all over Sonoma County. We continue to build an abundance of apartment buildings that aren't really helping current residents. Most developers pay large fees to avoid building low income housing. We have the Marina Apts in Petaluma that was built for Sonoma State University employees that sat mostly empty for years. Please stop approving high rent apartments and focus on affordable housing for current residents.

Fight the inflation in housing prices. The increases have been outrageous. Requirements are incredibly high where owners want prospective tenants earning 3x the rent amount. People in Sonoma County can't afford it causing many of them to share rent instead of having their own privacy and space.

Some prices have risen faster  
Housing supply problems are prominent  
House prices are stable, allowing more people to own their own homes  
Housing for essential workers that includes health care, restaurants and retail workers. It's very few housing areas  
Do we have enough water sources to accommodate the upcoming housing projects?  
Too restrictive as to smaller structures as in tiny houses yurts etc need more solar and grey water Permits in Sonoma county are known as difficult and expensive  
Senior housing must have enough space for a table to eat at.  
Not enough and too expensive. More affordable county supported homes/apartments.

Too little, too late for this Californian. I am in Washington looking for my next home. The cost of housing is just about as bad here in Vancouver as it is in SoCo, but here I don't have to worry about rolling blackouts and forest fires compliments of PG&E. Once I move away from SoCo I know that I will never be able to afford to move back here even if I wanted to, which I don't.  
Don't use open space. Plenty of existing vacant areas.

ADUs add housing and value and can be done less expensively. Tiny homes work for all ages and just need the land available.  
Homelessness, housing affordability and accessibility are our most important issues currently. Through these we can honor and the bigger issues of inequality, climate change and mental health.  
Please be mindful of the residents who seek help for problems they have in their communities. I have been shutdown on several occasions when asking for help to slow traffic. The people there have been uninterested and unwilling to help.

I live along the River Road corridor. I get we need tourist dollars. How do we provide a pleasant experience for all? Having developed river access that has public trash cans, restrooms, parking. Having attendants to keep things more orderly. It is a free for all at the River - crowded, dirty, unpleasant. Locals stay away and we are the ones who pay for it. Idiots with their blow up unicorns, beach towels, ice chests, walking along RIVER Road as if it's Not a road filled with cars. Perhaps a walking path?

Sonoma county has become extremely expensive. There isn't enough low/affordable housing.  
Water resources and evacuation routes need to be considered.  
I think tighter regulation around vacation rentals is needed. Too much of the previous or potential rental inventory have been converted to AirBNB/vacation rentals.  
Better landlord education about HUD tenants..scaring them off by saying must make 3 times the rent is cruel. Everyone should understand that only 3 times 'their portion' is what it means. But even that isn't doable for many section 8 folks..  
Stop taxing homeowners to death.  
More housing for the folks that make minimum wage to \$15 an hour. There is none in West County.  
Would love to see taller residential and mixed use towers in cities and towns, and areas where tiny and smaller homes could be built along with necessary supportive systems (like sewer, water and utility connections).  
Raise the minimum wage to a living wage for Sonoma County residents.  
Infill development! Stop building on the edge of town, destroying that wonderful rural character so many like to brag about. I've seen more infill downtown and at railroad square and it's a good start, but we need way more! Our downtown in Santa Rosa is pathetic, it needs much, much more housing so people can live downtown and bring life back to it. You don't create a thriving downtown with parking like so many people weirdly assume- you create that with people. I live in downtown SR myself and it's sad how dead our downtown is compared to say, Petaluma.  
Public transportation here is cost prohibitive and does not link directly to BART- you need a car especially if you are going to commute to the Bay Area.  
Housing development needs to occur but also work needs to be done to get more Section 8 vouchers into our county. So many seniors spending their entire Social Security check on rent, no money for food.

The county needs to build more units that have existing infrastructure capacity. Most rural areas do not have the capacity for waste-water and water, i.e. the Sonoma wastewater facility during heavy rains has raw sewage flooding. Housing should not be placed in High Fire Risk areas as designated by the state. There are plenty of areas in Sonoma County that are not in High Risk Fire areas. With climate change we are dealing with fire threats annually and that will only increase. The current rural area roads can not handle capacity for evacuation with placing more residents in dangerous fire areas i.e. Sonoma Valley or other areas that have experienced mass conflagrations.  
Reduce restrictions and costs to improve property  
Affordable housing  
N/A.  
It is very EXPENSIVE to rent and impossible to qualify for a loan.  
We need more low income housing, housing for the people on SSI, housing for the disabled

The waiting list for section 8 housing is 8-10 years. People are becoming homeless because of the lack of affordable housing.  
We need affordable worker housing so that our businesses can thrive.

We need young people, single parents, disabled folks, people of color, undocumented folks, students, folks experiencing homelessness, business owners, land owners, renters, and service sector employees at the table to design a multi-faceted, humane, thorough, bold, long-term vision for dignified housing for all. CommonSpace Community Land Trust and North Bay Organizing Project should be at the table.  
We need projects we're we will be able to afford a house payment or rental payment  
Incentivize first time single women homebuyers. Provide services/classes/consultations to help this underserved group obtain home ownership  
To consider Community Land Trusts as a way of creating affordable housing and building community.  
Should continue to focus on diversity and integration of affordable housing with market rate homes, rather than having separate affordable housing neighborhoods. This has many benefits and strengthens the community as a whole.  
There is not enough public transportation infrastructure to support the movement of low-wage workers from where they live to where they work.

Many people are leaving for a variety of reasons, but lack of affordable housing is one of the most often expressed reasons. Families and working-class people just can't stay here. It's sad, and I feel for all who've had to leave because they feel they have no choice.  
Affordability....we don't need more luxury places.  
Housing must be affordable for teachers and other mid-level workers. Rentals cannot be the only solution. Homeowners are invested in the community.  
More subsidized housing for seniors that are not 3 stories high  
Permitting is too difficult, expensive, and inflexible in this county  
Make the permitting process less restrictive and not so expensive .  
If only the housing was such that people could actually afford a decent home here. There is nothing close to our price range and both spouses work good jobs

There is no incentive to innovate. Please encourage and incentivize new designs, materials, and ideas. Green roofs: where they at?  
We want to do an ADU but are hearing that inspections are backlogged for the city. We just got annexed. Super glad the fees have been reduced, though. They were absolutely prohibitive.  
County should do more PR about how to have a house in this county.

The homeless situation is not being handled intelligently at all. Millions have been wasted with nothing to show for it. Lease property off of Santa Rosa Avenue down side streets out of view from the main thoroughfare. Divide it into three areas. One for camping, one for tiny huts, and one for RV's and cars. Have COMPLETE wraparound services there. Make it large enough to actually handle all of the homeless that are dying on our sidewalks and begging at every corner in Santa Rosa. There is no reason for this town to look like a third world country. Seeing suffering people without hope down every single street throughout the entire city is disgusting and completely unnecessary if our elected officials actually did their jobs.  
Less apartments complex, more family oriented with parks and green areas  
Houses that people want low income and interest  
Affordable Housing for young families with a yard is important.  
The biggest thing is making housing more affordable somehow. If you want homeowners then make it affordable, or have some way of helping first time buyers to buy! Or renters to afford rent!  
Why isn't there more help for those of us on SSDI? Why are junkies and drunks always helped but disabled aren't?  
It's a great place to live if you can afford it

We need to separate the "housing crisis" being the cause of "homelessness." Mental illness and substance abuse are prevalent (estimated 80%) in "homeless" individuals. Using "homeless" as an excuse to propose and allow ridiculous densities, projects with insufficient parking, over-riding zoning rules makes long-time residents very resistive to "solutions" that bring detriment to neighborhoods.  
Elected leaders in Sonoma County are too easily distracted away from the key issue of affordable housing and housing affordability (two different subjects). This continues to be the top issue affecting livability in the county.  
There is too little of it. Build build build  
We are way overbuilt for our roads. Traffic is horrible and needs to be addressed before any more building happens.  
House prices are too high  
When will house prices fall  
Costs are too high and house prices are down  
Repair problem  
Higher housing costs  
The facilities in the community are quite old,  
How to fix it  
Houses cannot withstand floods, hurricanes and other natural disasters

More people can afford rent

With so many elderly people living there, we can build tools to help them live

A place to relax

Fix up the old neighborhood

There are fewer places for people to relax

Sonoma county can't get out of their own way. It will never get better until they do.

No high density housing. No development of environmentally/echo-populated land such as forests.

Agricultural housing near vineyards and wineries. Tiny home villages for young adults.

If building is required in unincorporated areas new roads and existing road maintenance, traffic lights, sidewalks. Also worried about the balance and lack of infrastructure needed to balance tourism with increased population density resulting from new housing.

No more vacation rentals!! There are not enough homes for the local population

New supply is critical

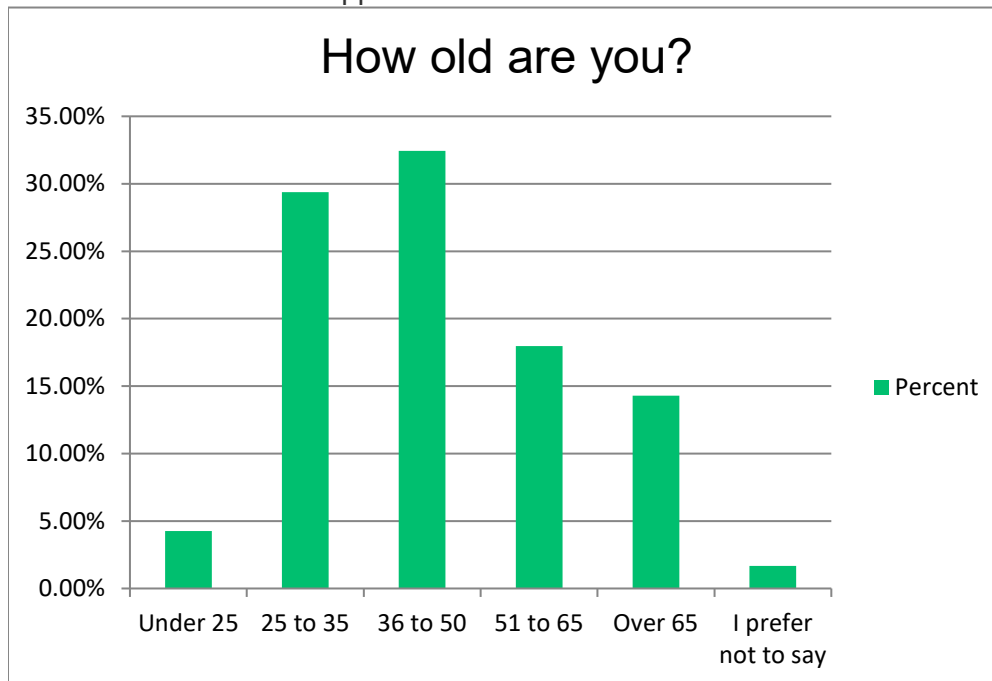
What needs to be acknowledged is that NIMBYism is still alive and well, even if people don't admit it. It will take political will to overcome this.



## Sonoma County Housing Needs and Opportunities Survey

### How old are you?

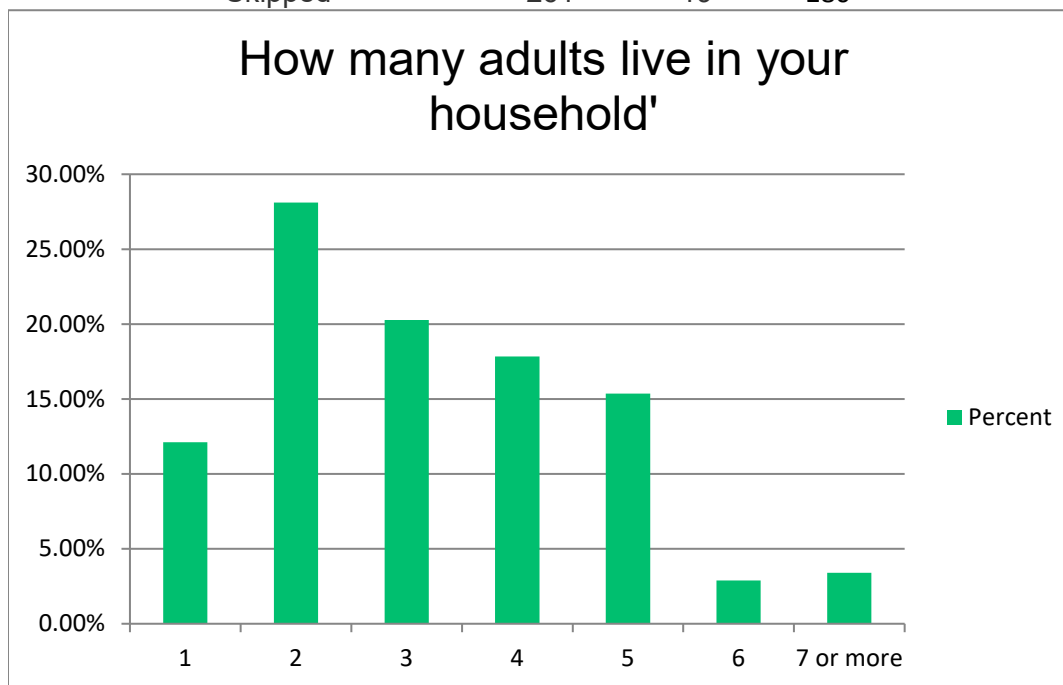
Answer Choices	Percent	English	Spanish	TOTAL
Under 25	4.26%	73	1	74
25 to 35	29.38%	494	16	510
36 to 50	32.43%	528	35	563
51 to 65	17.97%	303	9	312
Over 65	14.29%	246	2	248
I prefer not to say	1.67%	29	0	29
	Answered	1673	63	1736
	Skipped	258	18	276



## Sonoma County Housing Needs and Opportunities Survey

### How many adults live in your household?

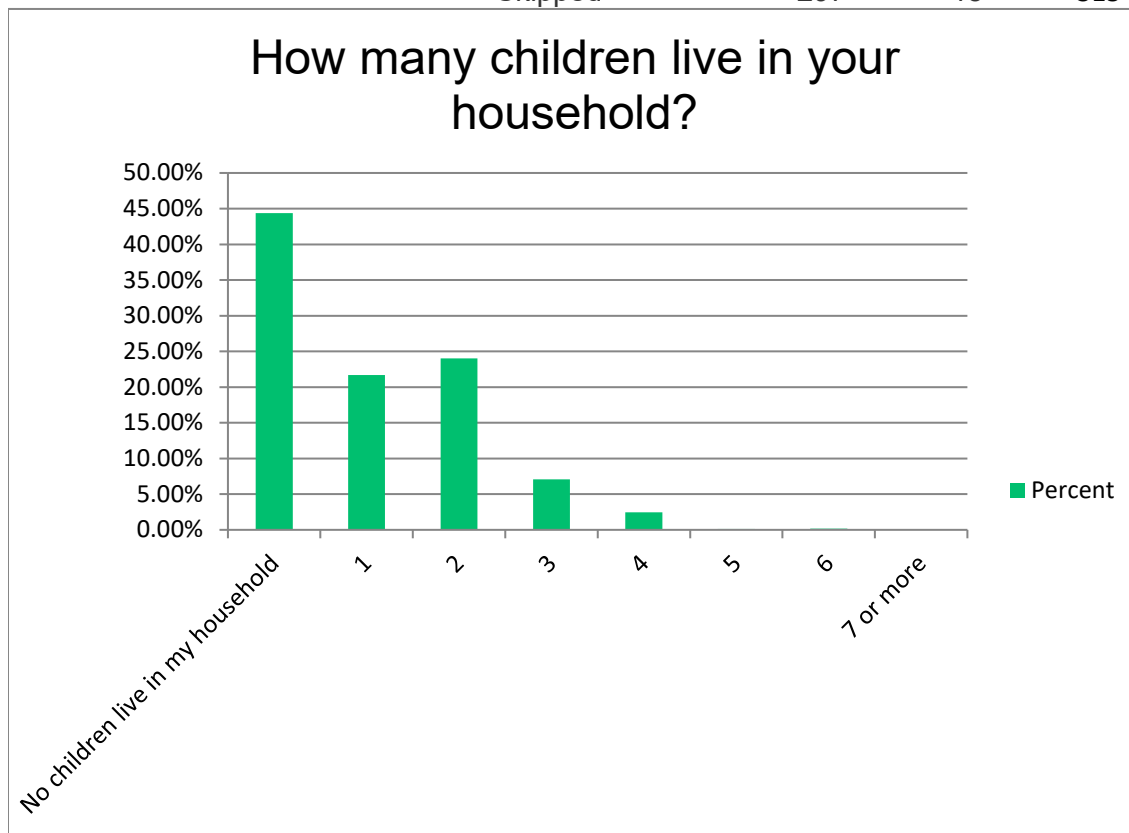
Answer Choices	Percent	English	Spanish	TOTAL
1	12.12%	204	6	210
2	28.12%	458	29	487
3	20.27%	336	15	351
4	17.84%	300	9	309
5	15.36%	265	1	266
6	2.89%	49	1	50
7 or more	3.41%	58	1	59
Answered		1670	62	1732
Skipped		261	19	280



## Sonoma County Housing Needs and Opportunities Survey

### How many children live in your household?

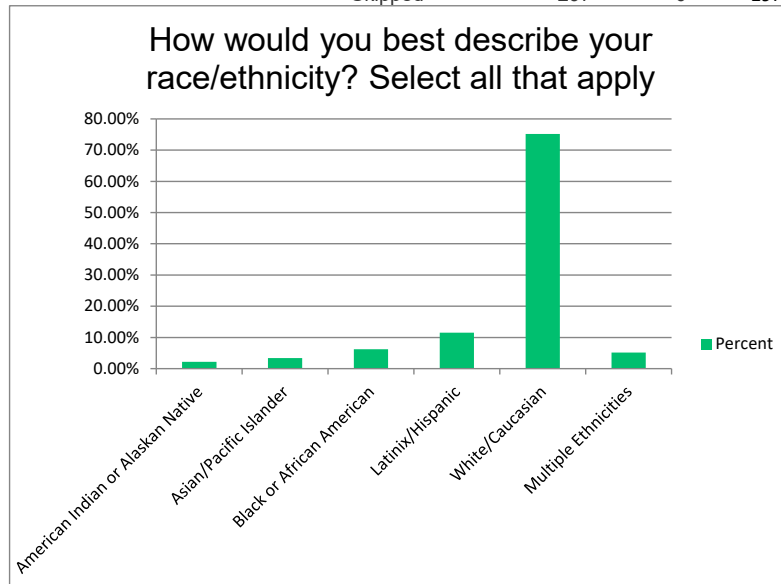
Answer Choices	Percent	English	Spanish	TOTAL
No children live in my household	44.37%	745	8	753
1	21.69%	354	14	368
2	24.04%	379	29	408
3	7.07%	111	9	120
4	2.47%	41	1	42
5	0.12%	0	2	2
6	0.18%	3	0	3
7 or more	0.06%	1	0	1
	Answered	1634	63	1697
	Skipped	297	18	315



## Sonoma County Housing Needs and Opportunities Survey

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

Answer Choices	Percent	English	Spanish	TOTAL
American Indian or Alaskan Native	2.22%	38	0	38
Asian/Pacific Islander	3.38%	58	0	58
Black or African American	6.24%	105	2	107
Latinix/Hispanic	11.49%	122	75	197
White/Caucasian	75.16%	1285	4	1289
Multiple Ethnicities	5.19%	89	0	89
Not listed here (please specify)		35	2	37
Answered		1634	81	1715
Skipped		297	0	297



Not listed here (please specify)

Indígena chatino **Chatino Indigenous**  
Y dos niños nacidos USA **And two children born in the USA**  
Latino  
Native of Sonoma County  
Jewish  
Not clear why this is relevant  
European/white  
Hispanic , British  
Jewish  
Hawaiian  
Family/children are mixed race and cannot afford to live or build here  
give it a break  
Latine/x  
Why?  
jewish  
Why is this important?  
White American  
Prefer not to state  
European background  
None of your business  
South Asian  
White and indigenous mix  
I am some of all those listed above.  
Prefer not to state  
American  
johnfarinha781@gmail.com  
And what is all this about bringing in and supporting illegal aliens??? Why are people being brought in that we have to support??? Where is my SSI going?  
European  
Irish/German  
Not relevant  
American.

It should not matter, prefer not to say

Scotch, Irish, and English!

My daughters family lives in our property in a granny unit. Thankfully we were able to provide this when the pandemic hit and they lost their incomes.

French

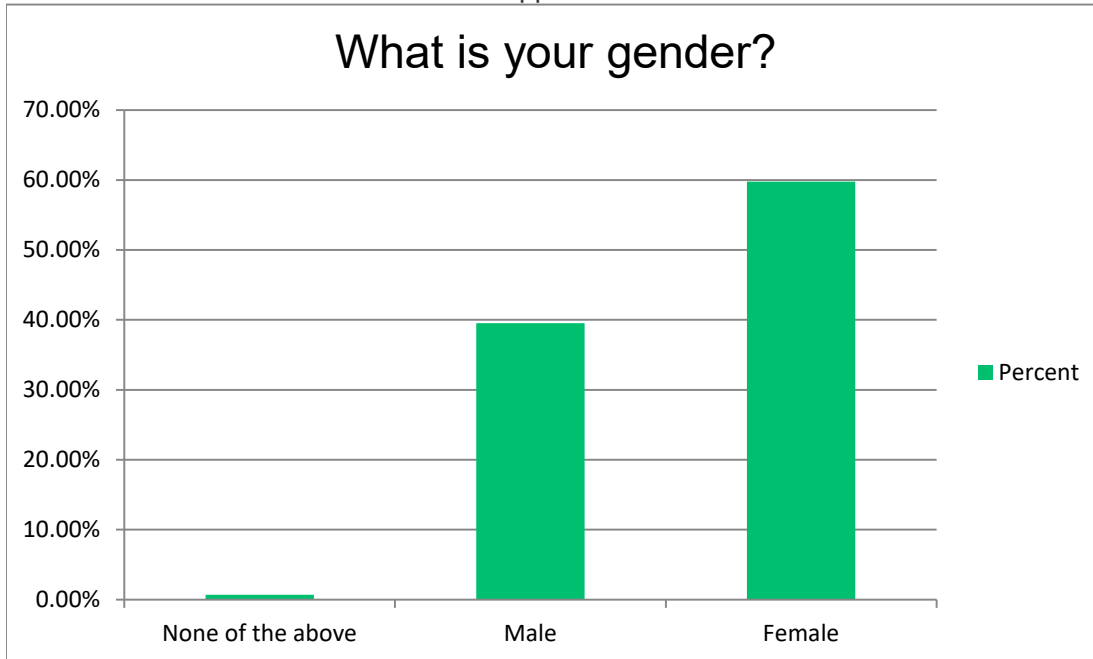
White/Portuguese

Portuguese

## Sonoma County Housing Needs and Opportunities Survey

### What is your gender?

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	0.70%	12	0	12
Male	39.51%	673	7	680
Female	59.79%	973	56	1029
Not listed here (please specify)		8	0	8
	Answered	1658	63	1721
	Skipped	273	18	291



Not listed here (please specify)

It's complicated

Again, not clear why this is relevant

why do you ask

Why is this important?

None of your business

Non-binary

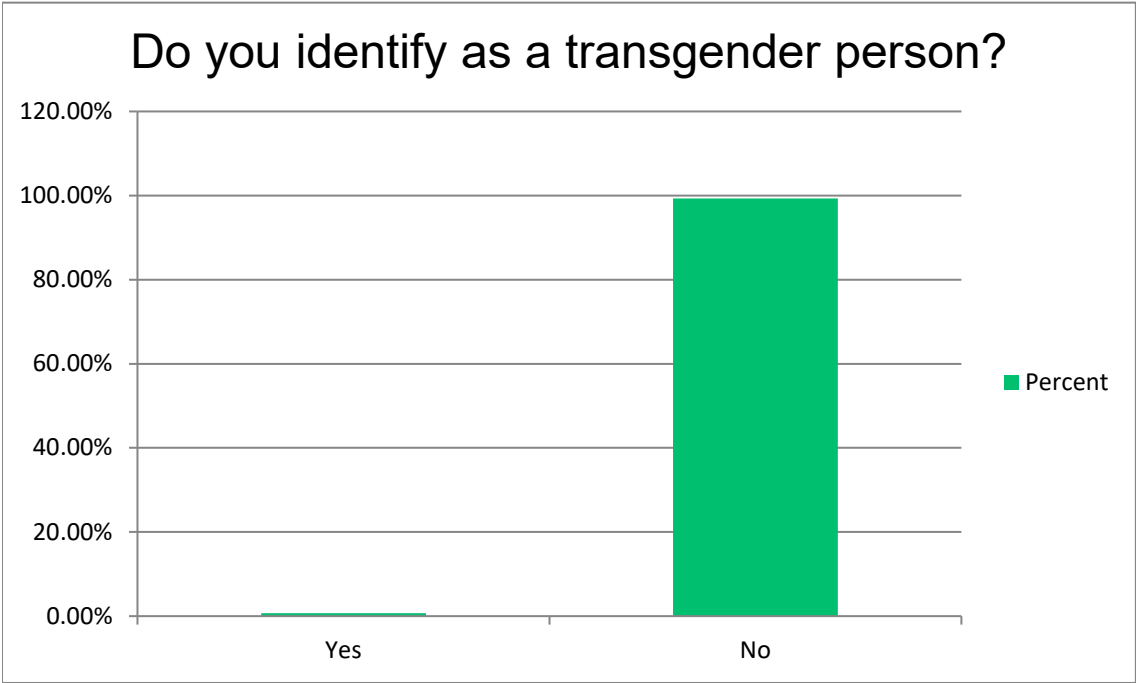
Not relevant

Female and male are not genders guys, come on. Man and woman are genders- female and male are sexes.

Sonoma County Housing Needs and Opportunities Survey

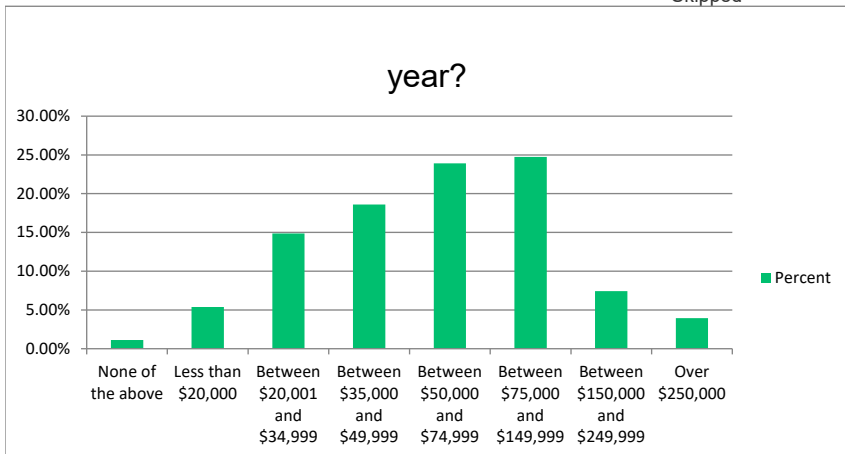
Do you identify as a transgender person?

Answer Choices	Percent	English	Spanish	TOTAL
Yes	0.70%	11	1	12
No	99.30%	1631	62	1693
Answered		1642	63	1705
Skipped		289	18	307



# Sonoma County Housing Needs and Opportunities Survey **What was your total household income last year?**

Answer Choices	Percent	English	Spanish	TOTAL
None of the above	1.12%	18	1	19
Less than \$20,000	5.37%	82	9	91
Between \$20,001 and \$34,999	14.88%	233	19	252
Between \$35,000 and \$49,999	18.60%	298	17	315
Between \$50,000 and \$74,999	23.91%	394	11	405
Between \$75,000 and \$149,999	24.73%	414	5	419
Between \$150,000 and \$249,999	7.44%	126	0	126
Over \$250,000	3.96%	66	1	67
Other (please specify)		26	1	27
	Answered	1631	63	1694
	Skipped	300	18	318



Other (please specify)

De \$25.000 a 28000 mil por año

Between \$25,000 and \$28,000 per year

Currently, I am on SSI, but am planning to start my own Music Production biz, produce ongoing series known as Concerts for the Trees that will raise \$ for the Ancient Forest Protection Fund that will fund groups working to protect our last pristine Redwood Forests and the Oak Woodlands of SoCo. When the Concerts for the Trees gain in momentum, I will be financially independent of the government. AS WE WORK TO HEAL MOTHER EARTH, OUR OWN PROSPERITY OF HEALTH AND HAPPINESS EXPANDS EXPONENTIALLY!  
 I always worked two jobs

My son and daughter-in-law are both working and earn between 150 and 250,000. My husband and I live on social security plus an annuity and earn between 20,000 and 35,000.  
 Retirement income

We are living off our savings and retirement income .



Re question below about having a disability -- Age is a disability that keeps getting worse.

But I need to add that salary is because I work 3 jobs; one full-time and 2 part-time.

prefer not to state

That would be nobody's business, but mine and my husband's

retired

Prefer not to state.

Illegal immigrants are getting low income housing with income levels above poverty level and 50k cars.( I am Mexican so don't even try.)

N/a

I don't know

Private.

i'm not sure answering the question gives you meaningful information

Prefer not to say

Thanks to the school district !

Private

I lost my job due to COVID in 2020 and have to retool.

Not relevant

\$3.000

I prefer not to say.

Pre pandemic income

Retired architect and wife is a retired teacher

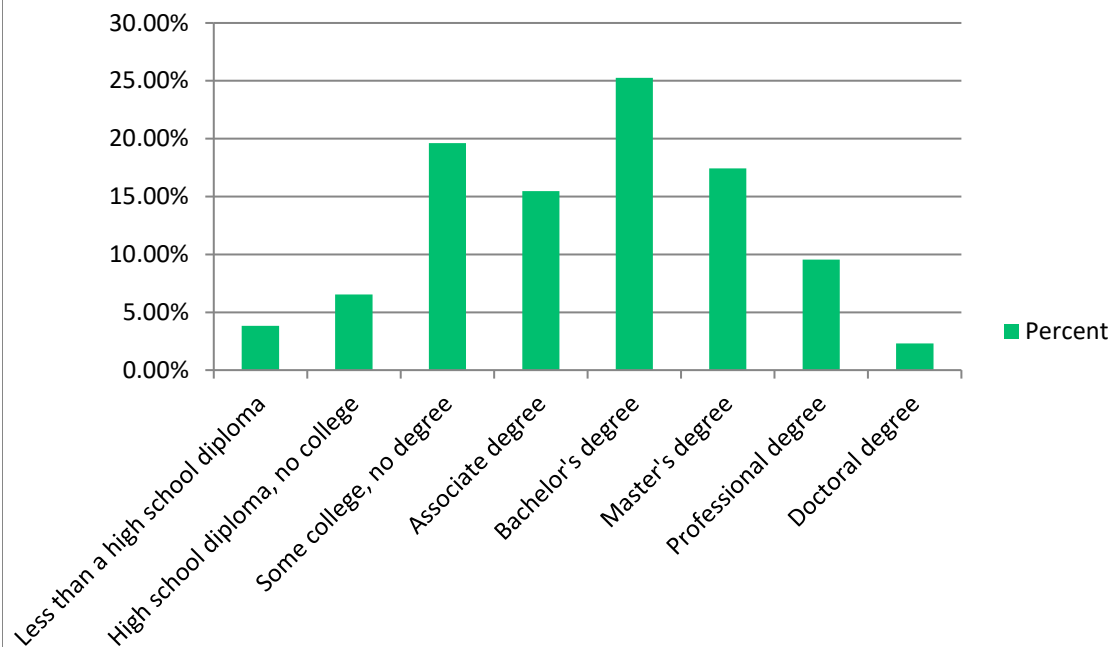
State and county workers should have programs and incentives to help them buy homes since they are committed to CA and the communities they live in

## Sonoma County Housing Needs and Opportunities Survey

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

Answer Choices	Percent	English	Spanish	TOTAL
Less than a high school diploma	3.82%	54	12	66
High school diploma, no college	6.54%	84	29	113
Some college, no degree	19.63%	334	5	339
Associate degree	15.46%	261	6	267
Bachelor's degree	25.25%	429	7	436
Master's degree	17.43%	301	0	301
Professional degree	9.55%	162	3	165
Doctoral degree	2.32%	40	0	40
Answered		1665	62	1727
Skipped		266	19	285

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



## Sonoma County Housing Needs and Opportunities Survey

### Do you identify as having a disability?

Answer Choices	Percent	English	Spanish	TOTAL
Yes	24.03%	414	0	414
No	75.97%	1246	63	1309
Answered		1660	63	1723
Skipped		271	18	289

