

Affordable Rental Housing Inventory



Sonoma County Affordable Rental Housing Inventory 2007

Overview

This inventory of rental housing units by jurisdiction was compiled by the Sonoma County Housing Coalition to assist Sonoma County renters in locating affordable units, to identify apartment complexes at risk of converting to market-rate rents as their long term affordability contracts expire, and to provide a basis for quantifying the total availability of taxpayer-supported affordable rental housing complexes, by jurisdiction.

What was counted?

Rental housing complexes that have multi-year governmental contracts to restrict the rent amounts of some or all of the units are included in the inventory. These affordability contracts are generally associated with development financing provided by units of government; local, state and federal.

How was the inventory conducted?

The Sonoma County Housing Coalition engaged Karen Shimizu of Shimizu Consulting to contact staff at all ten units of local government in Sonoma County - the Town of Windsor, the County of Sonoma and the cities of Cloverdale, Cotati, Healdsburg, Petaluma, Rohnert Park, Santa Rosa, Sebastopol and Sonoma. These staff members provided data for their jurisdictions.

What do the terms mean?

Standard conventions for affordable housing development and finance were used in this inventory. Affordable units are combined into two income-based categories: units with contractual restrictions based on serving households with income at or below 50% of the Area Median Income (AMI) and those restricted to serve households with income between 50% AMI and 80% AMI, as published by the U.S. Department of Housing and Urban Development (HUD). HUD publishes AMI figures by family size. For example, the 50% AMI figure for a single individual in Sonoma County is currently \$26,300 and for a household size of four, the 50% AMI figure is \$37,550. The 80% AMI figure for a single person is \$41,700 and for a household of four, the 80% AMI figure is \$59,600.

Population figures for each jurisdiction are used to express total inventory numbers per 1,000 persons in order to more readily compare jurisdictions of vastly different populations. The figures used are from the 2000 U.S. Census.

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Rental housing units counted in the inventories are those self-reported by the jurisdictions. A unit is in the 50% AMI inventory if a long-term rent restriction agreement is in place limiting the rent to an amount affordable to a household at 50% AMI. The 80% AMI inventory is similarly defined.

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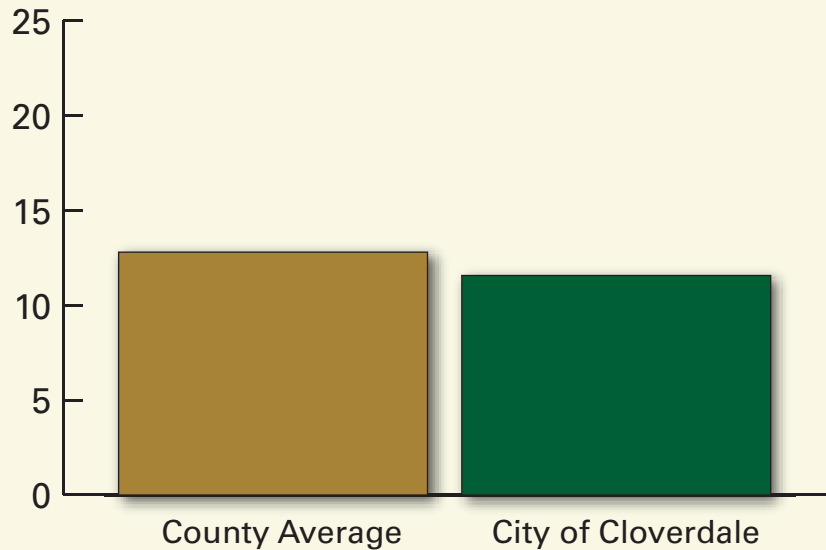


City of Cloverdale

Total population is 6,831.

**50% AMI
(\$37,550)**

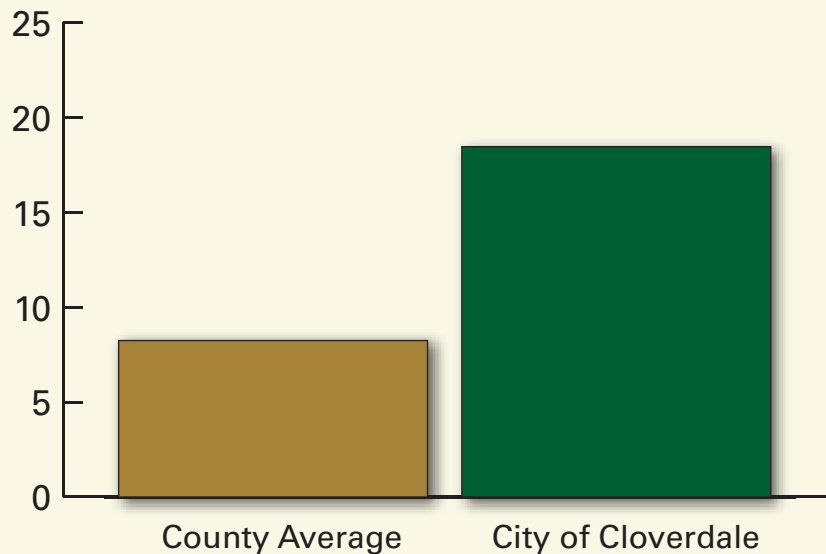
**Rent-restricted units per
1,000 population is 11.56**



Total number of rent-restricted units @ or below 50% AMI = 79
(79 / 6,831) Rent-restricted units per 1,000 population = 11.56

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 18.45**



Total number of rent-restricted units between 51% AMI and 80% AMI = 126
(126 / 6,831) Rent-restricted units per 1,000 population = 18.45

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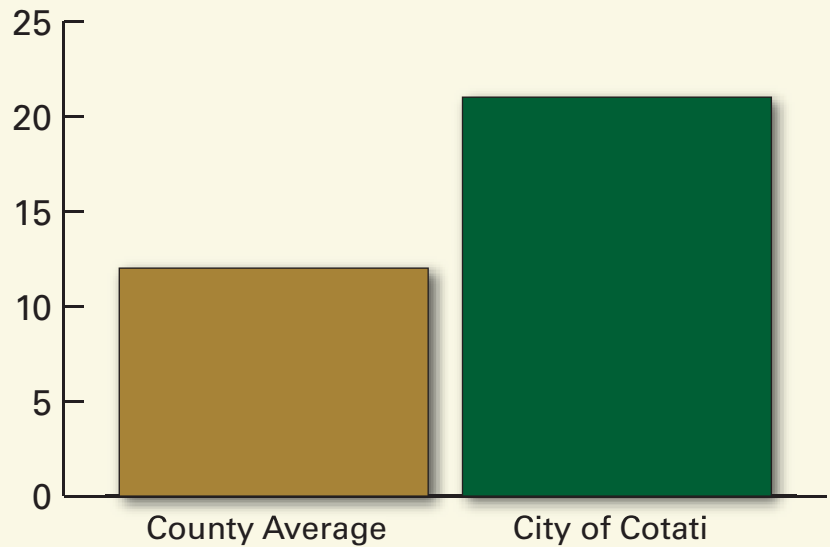


City of Cotati

Total population is 6471.

**50% AMI
(\$37,550)**

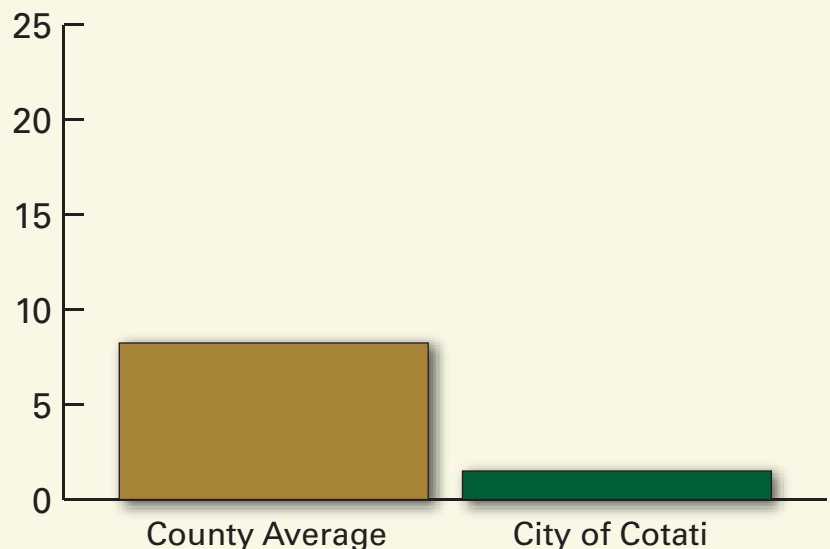
**Rent-restricted units per
1,000 population is 21.02**



Total number of rent-restricted units @ or below 50% AMI = 136
(136 / 6471) Rent-restricted units per 1,000 population = 21.02

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 1.55**



Total number of rent-restricted units between 51% AMI and 80% AMI = 10
(10 / 6471) Rent-restricted units per 1,000 population = 1.55

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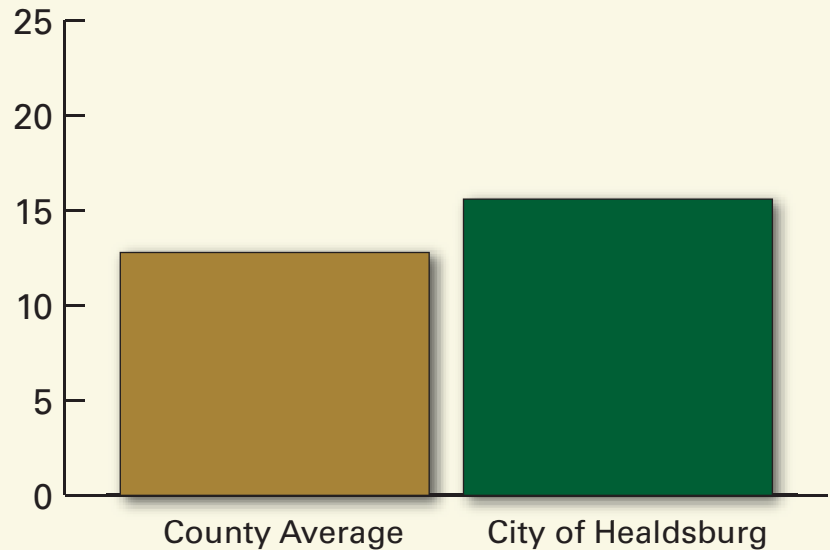


City of Healdsburg

Total population is 10,772 .

**50% AMI
(\$37,550)**

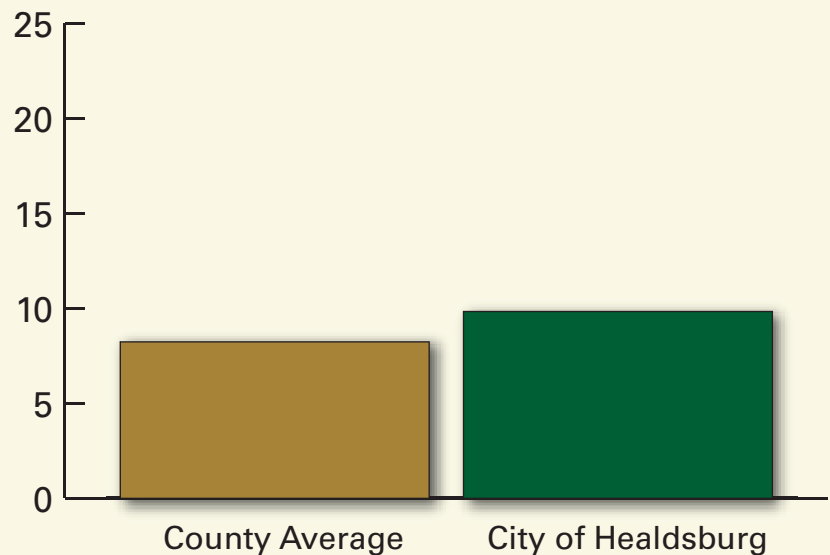
**Rent-restricted units per
1,000 population is 15.60**



Total number of rent-restricted units @ or below 50% AMI = 168
(168 / 10,772) Rent-restricted units per 1,000 population = 15.60

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 9.84**



Total number of rent-restricted units between 51% AMI and 80% AMI = 106
(106 / 10,772) Rent-restricted units per 1,000 population = 9.84

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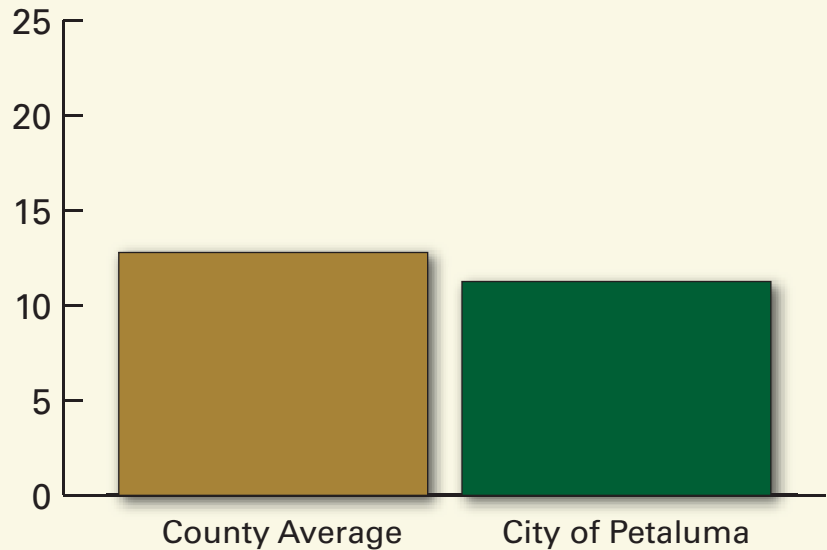


City of Petaluma

Total population is 54,548 .

**50% AMI
(\$37,550)**

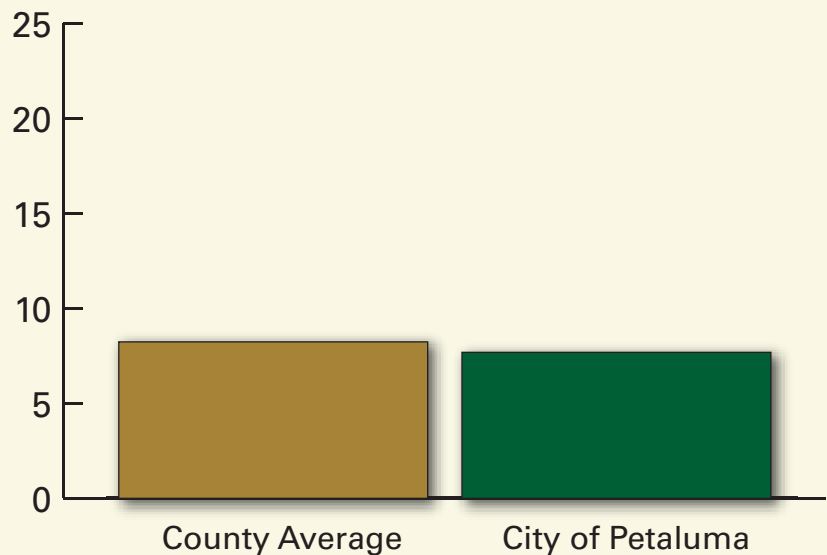
**Rent-restricted units per
1,000 population is 11.26**



Total number of rent-restricted units @ or below 50% AMI = 814
(814 / 54,548) Rent-restricted units per 1,000 population = 11.26

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 7.79**



Total number of rent-restricted units between 51% AMI and 80% AMI = 425
(425 / 54,548) Rent-restricted units per 1,000 population = 7.79

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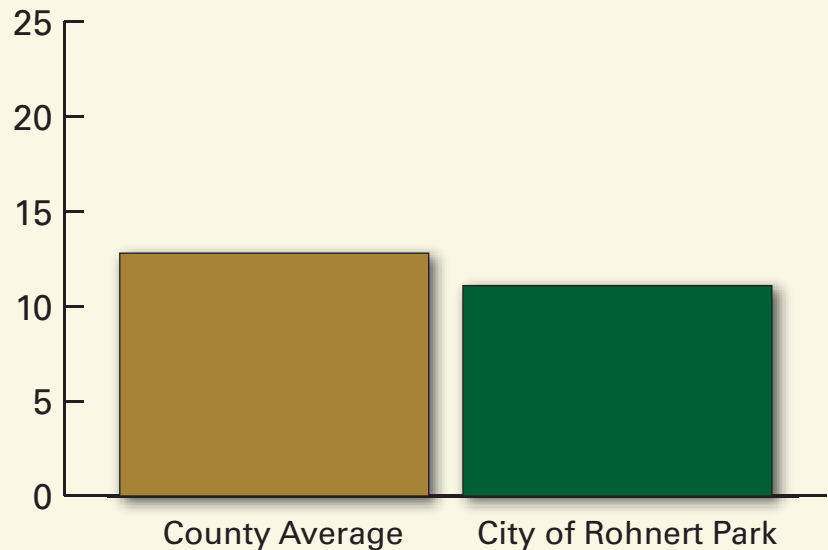


City of Rohnert Park

Total population is 42,236.

**50% AMI
(\$37,550)**

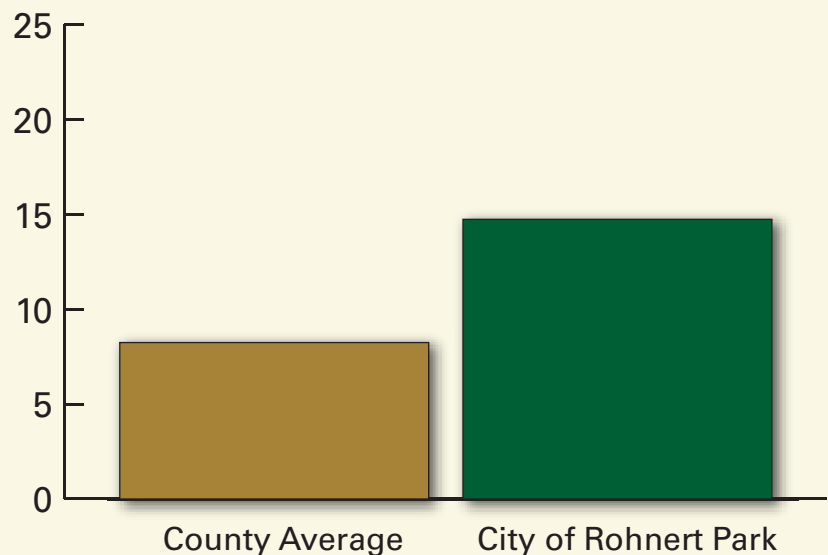
**Rent-restricted units per
1,000 population is 11.08**



Total number of rent-restricted units @ or below 50% AMI = 468
(468 / 42,236) Rent-restricted units per 1,000 population = 11.08

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 14.73**



Total number of rent-restricted units between 51% AMI and 80% AMI = 622
(622 / 42,236) Rent-restricted units per 1,000 population = 14.73

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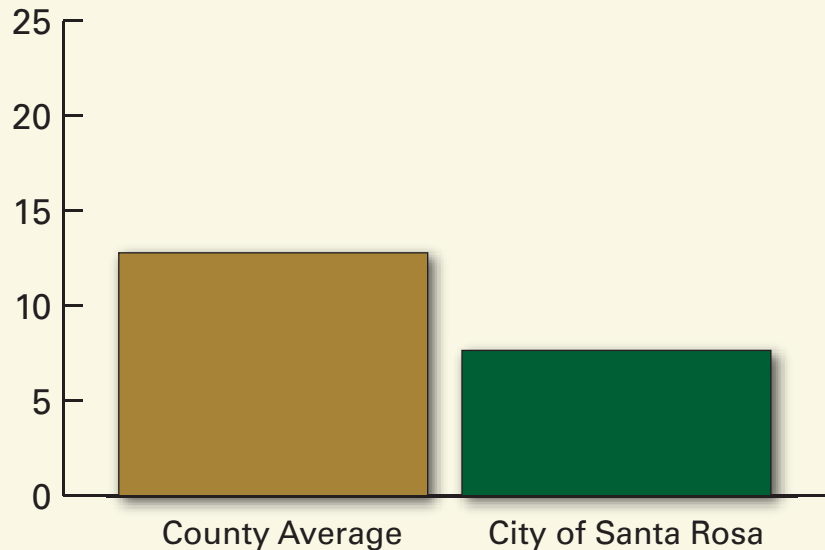


City of Santa Rosa

Total population is 147,595.

**50% AMI
(\$37,550)**

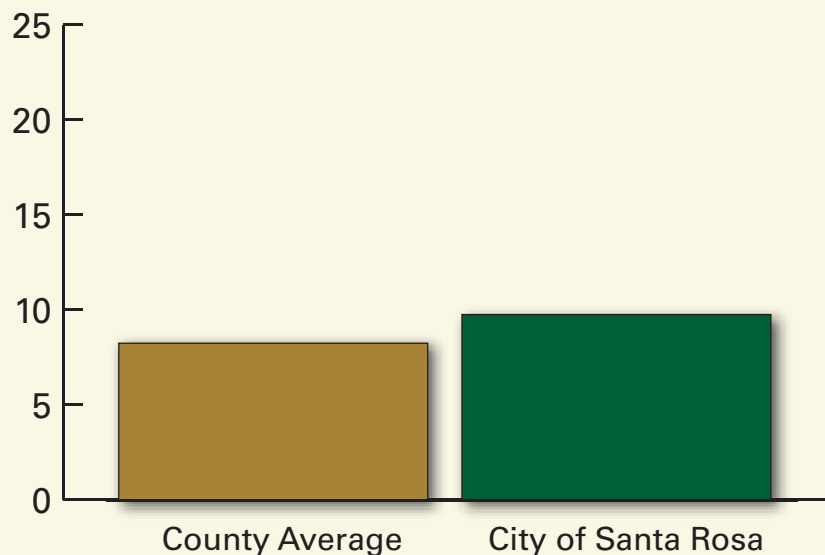
**Rent-restricted units per
1,000 population is 7.65**



Total number of rent-restricted units @ or below 50% AMI = 1,129
(1,129 / 147,595) Rent-restricted units per 1,000 population = 7.65

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 9.75**



Total number of rent-restricted units between 51% AMI and 80% AMI = 1,439
(1,439 / 147,595) Rent-restricted units per 1,000 population = 9.75

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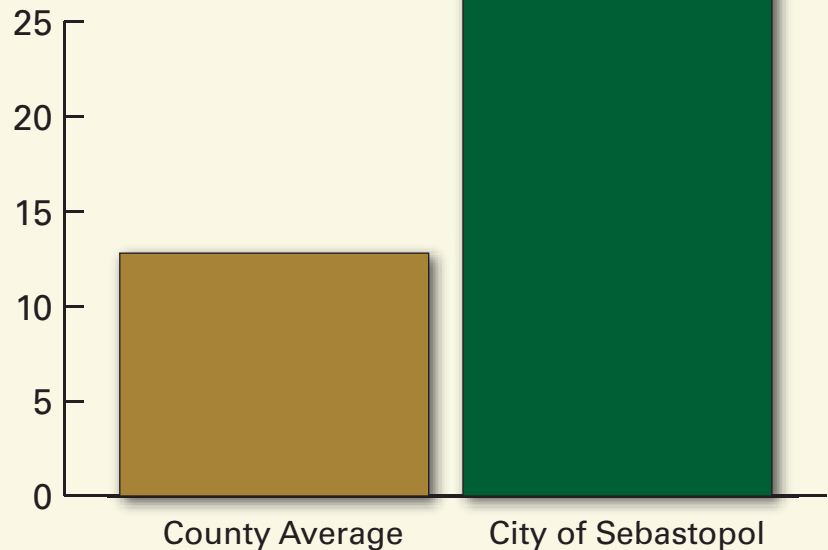


City of Sebastopol

Total population is 7,774.

**50% AMI
(\$37,550)**

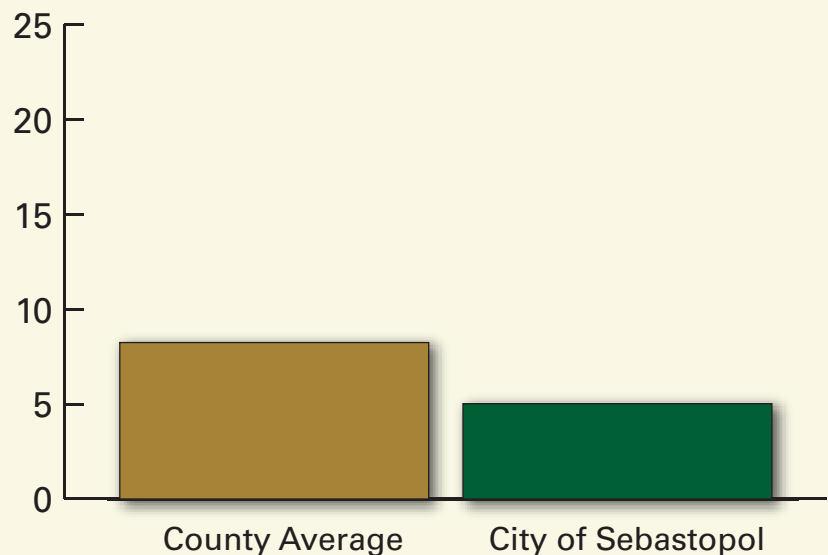
**Rent-restricted units per
1,000 population is 31.13**



Total number of rent-restricted units @ or below 50% AMI = 242
(242 / 7,774) Rent-restricted units per 1,000 population = 31.13

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 5.02**



Total number of rent-restricted units between 51% AMI and 80% AMI = 39
(39 / 7,774) Rent-restricted units per 1,000 population = 5.02

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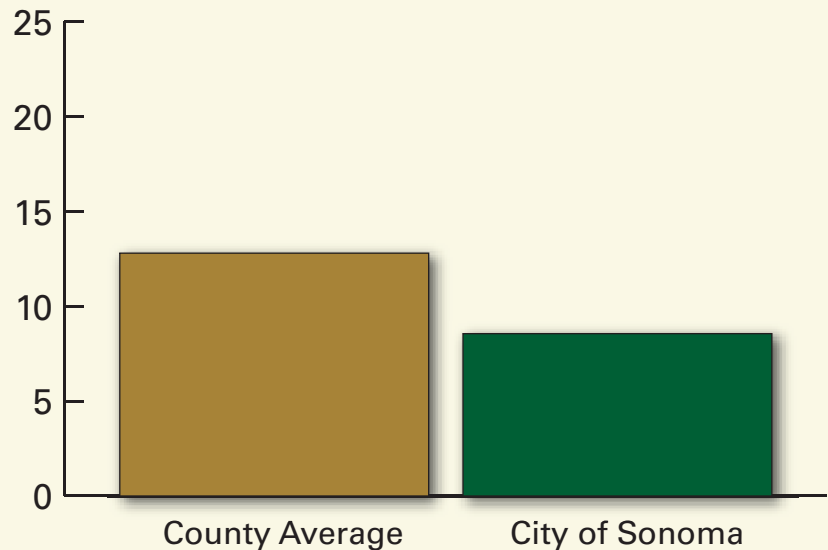


City of Sonoma

Total population is 9,128.

50% AMI (\$37,550)

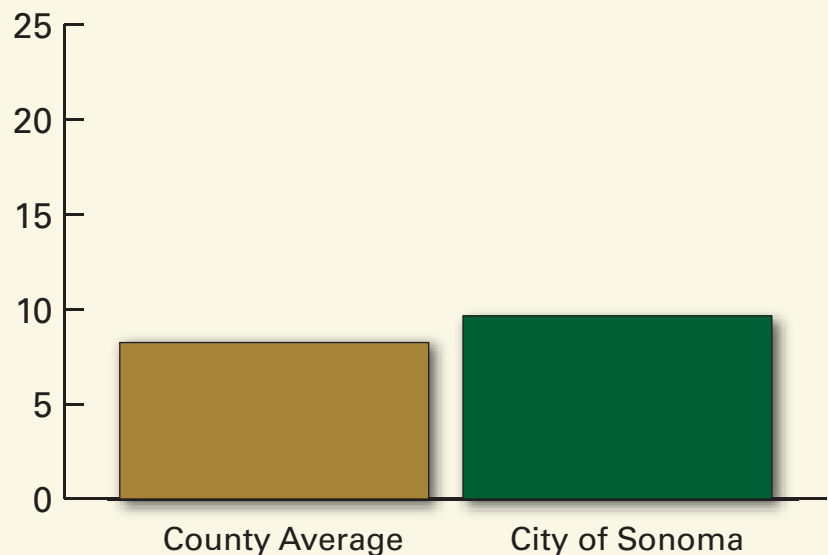
**Rent-restricted units per
1,000 population is 8.55**



Total number of rent-restricted units @ or below 50% AMI = 78
(78 / 9,128) Rent-restricted units per 1,000 population = 8.55

80% AMI (\$59,600)

**Rent-restricted units per
1,000 population is 9.64**



Total number of rent-restricted units between 51% AMI and 80% AMI = 88
(88 / 9,128) Rent-restricted units per 1,000 population = 9.64

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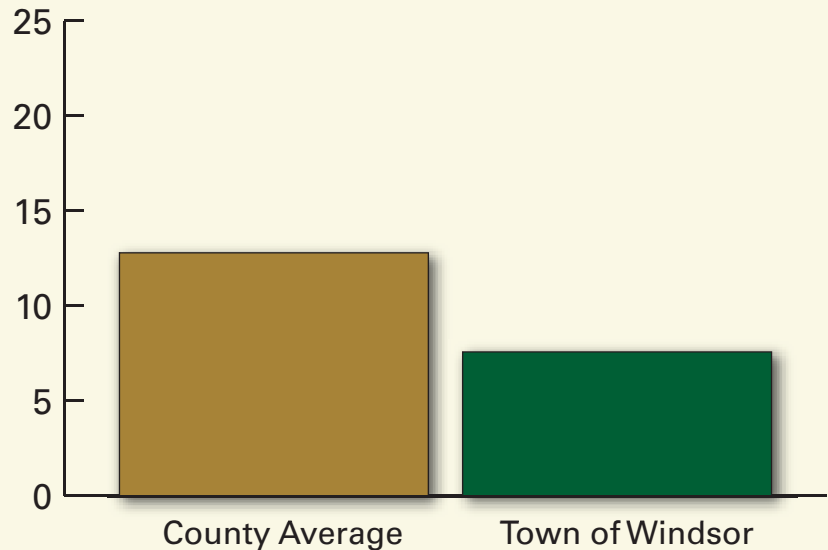


Town of Windsor

Total population is 27,744.

**50% AMI
(\$37,550)**

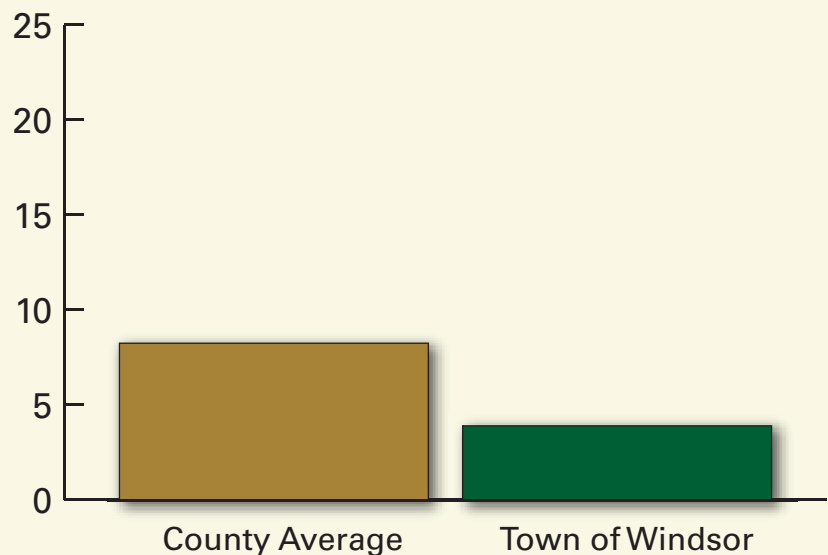
**Rent-restricted units per
1,000 population is 7.57**



Total number of rent-restricted units @ or below 50% AMI = 210
(210 / 27,744) Rent-restricted units per 1,000 population = 7.57

**80% AMI
(\$59,600)**

**Rent-restricted units per
1,000 population is 3.89**



Total number of rent-restricted units between 51% AMI and 80% AMI = 108
(108 / 27,744) Rent-restricted units per 1,000 population = 3.89

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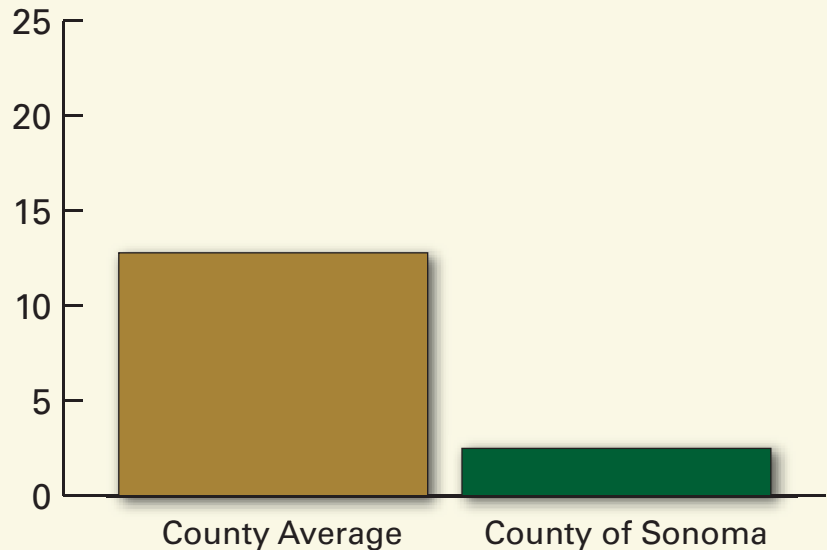


County of Sonoma *Unincorporated Area*

Total Population of Sonoma County 458,614. Less Incorporated Population 313,099.
Total Population in Unincorporated County 145,515.

50% AMI (\$37,550)

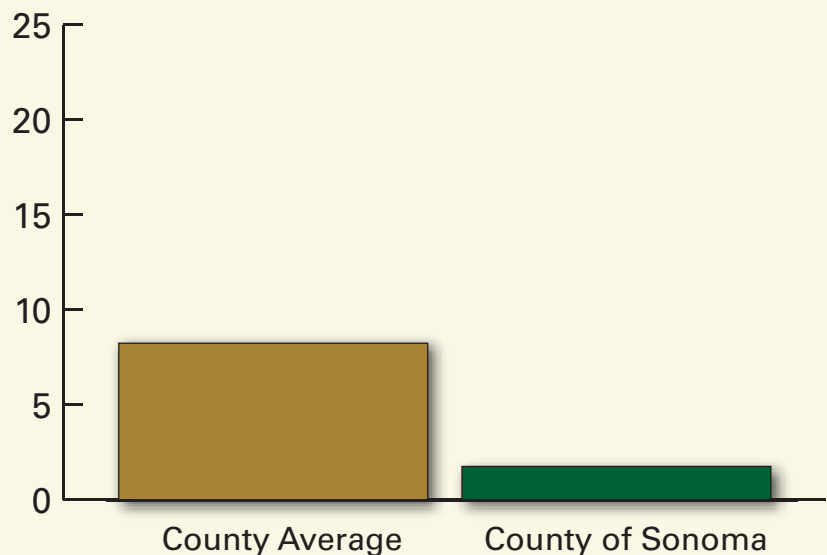
**Rent-restricted units per
1,000 population is 2.49**



Total number of rent-restricted units @ or below 50% AMI = 362
(362 / 145,515) Rent-restricted units per 1,000 population = 2.49

80% AMI (\$59,600)

**Rent-restricted units per
1,000 population is 1.75**



Total number of rent-restricted units between 51% AMI and 80% AMI = 254
(254 / 145,515) Rent-restricted units per 1,000 population = 1.75