

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PETALUMA

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
Kellgren Senior Apartments	5+	Renter	49	0	1	0	50	50	Low Income Housing Tax Credits, Redevelopm ent Agency or Successor Agency Funds, Supportive Housing for the Elderly	Regulatory Agreement - City of Petaluma	
(9) Total of Moderate and Above Moderate from Table A3					1	154					
			49	0	1	154					

(10) Total by Income Table A/A3						
(11) Total Extremely Low-Income Units*	0					

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	10	0	144	0	0	154	0

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	0	0	0	0	65	49	0	0	0	114	0	
	Non-Restricted		0	0	0	0	0	0	0	0			
Low	Deed Restricted	0	0	0	0	0	0	0	0	0	0	0	
	Non-Restricted		0	0	0	0	0	0	0	0			
Moderate		0	0	0	0	1	1	0	0	0	2	0	
Above Moderate		0	0	0	0	88	154	0	0	-	242	0	
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			0	0	0	0	154	204	0	0	0	358	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													0

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1.1 Utilize sites within the UGB to accommodate anticipated long-term residential growth	Promote Residential Development within the Urban Growth Boundary	12/31/2014	No development applications were received outside the UGB
1.2 Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.	Encourage the development of housing on underutilized land that is appropriately zoned	12/31/14	the Final Station Area Plan has been completed; adoption by the City Council in June 2013.
1.3 Allow more flexibility in parking requirements for mixed-use developments in order to promote the development of residential uses along mixed use corridors	Encourage the development of housing on underutilized land that is appropriately zoned	12/31/14	The Central Petaluma Specific Plan parking requirements are lower than the rest of the City. Ongoing.
2.1 Provide developers with an inventory of sites with a wide range of densities that allows a variety of product types.	Encourage a mix of housing design types.	12/31/14	A site inventory is available upon request. The site inventory is also on the city's website.
2.2 Utilize the Central Petaluma Specific Plan to facilitate the development of rental and live/work units in the downtown, e.g., high density housing, relaxed parking requirements, requiring of on-site inclusionary	Encourage a mix of housing design types.	12/31/14	The CPSP was adopted in 2003 and is the main planning tool for the downtown. The economic downturn resulted negligible new development activity through 2013.

units.			
2.3 Ensure that the Development Code update defines transitional and supportive housing as residential uses, subject only to those restrictions on residential uses contained in each respective zone.	Allow flexibility within the City's standards and regulations to encourage a variety of housing types.	12/31/14	The Development Code update is in progress and will be completed prior to adoption and certification of the 2015-2023 housing element.
3.1 Review and identify development standards that may be a constraint on the development of housing and amend the Development Code accordingly.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	12/31/14	On hold due to limited staff.
3.2 Ensure that the Development Code update identifies the Mixed Use, and Civic Facilities, zones as permitting emergency shelters without a Conditional Use Permit or other discretionary action.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing	12/31/14	The City is in the process of identifying a zone permitting emergency shelters without a Conditional Use Permit or other discretionary action and will be completed prior to adoption and certification of the 2015-2023 Housing Element.
3.3 Adopt procedures and standards for density bonuses and other incentives required by state law to facilitate the review and approval of projects proposing affordable housing	Improve the city review and approval process for residential projects	12/31/14	A review and modification of the City's municipal density bonus incentives is in process and will be completed prior to adoption and certification of the 2015-2023 Housing Element
3.4 Continue to subsidize and defer application fees, development impact fees, and on- and off-site improvements for affordable housing projects	Improve the city review and approval process for residential projects	12/31/14	Ongoing
3.5 Continue to give priority processing to affordable housing projects	Improve the city review and approval process for residential projects	12/31/14	City staff provides technical assistance to potential affordable housing developers in regards to funding applications, i.e. HOME
3.6 Adopt residential design guidelines for single- and multi-family development that provides clear guidance with regards to design standards for applicants	Improve the city review and approval process for residential projects	12/31/14	On hold due to staff limitations.
3.7 Provide continuing professional education for public officials and decision makers to improve skills in such areas as project evaluation and the conduct of public hearings	Improve the city review and approval process for residential projects	12/31/14	Incomplete due to budget limitations.
3.8 Actively participate in the Sonoma County Water Agency's project to increase the capacity of the City's water supply system in order to secure a safe, reliable imported water supply	Improve the city review and approval process for residential projects	12/31/14	Ongoing by Dept. of Public Works and Utilities (previously Water Resources) staff.
3.9 Actively participate in the Sonoma County Water Agency's planning for a second Petaluma Aqueduct to influence the aqueduct alignment, capacity, and	Improve the city review and approval process for residential projects	12/31/14	Department of Public Works and Utilities personnel continued to work with the County on this project.

construction details to best reinforce the distribution system			
4.1 Continue to ensure that at least 30 % of all dwelling units developed by the Petaluma Community Development Commission (PCDC) are affordable to low- or moderate-income households, and that not less than 50 % of these are affordable to very low-income households. Ensure that at least 15 percent of	Make the maximum use of resources available for the provision of housing affordable to extremely low (ELI) to moderate-income households	12/31/14	PCDC became irrelevant following the 12/29/2011 dissolution of CA Redevelopment Agencies. This funding is no longer available. Program discontinued.
4.2 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing	Make the maximum use of resources available for the provision of housing affordable to extremely low (ELI) to moderate-income households	12/31/14	The City Housing Division works collaboratively with all public, private and nonprofit housing agencies to pursue all funding possibilities. The loss of redevelopment set-aside has hindered our historic leveraging capability.
4.3 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing	Make the maximum use of resources available for the provision of housing affordable to extremely low (ELI) to moderate-income households	12/31/14	The City Housing Division works collaboratively with all public, private and nonprofit housing agencies to pursue all funding possibilities. The loss of redevelopment set-aside has hindered our historic leveraging capability.
4.4 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing in one of the following ways:	Assign a share of the responsibility for providing affordable housing to the developers of market-rate housing and non-residential projects	12/31/14	During the current Housing Element period, 189 units were built that provided housing for low income persons and persons with disabilities. Although this is far below our RHNA numbers, it is a great accomplishment considering we lost our RDA funding 3 years into the planning period. This policy will be modified in the 2015-2023 HE
4.5 Continue to implement the Commercial Linkage Fee Program	Assign a share of the responsibility for providing affordable housing to the developers of market-rate housing and non-residential projects	12/31/14	Regency Shopping Center resulted in revenue of approximately \$833,000/a portion of Deer Creek \$400,000 which will be utilized for affordable housing projects and/or programs. Continue
4.6 Continue to support the Mortgage Credit Certificate Program administrated by the Community Development Commission of Sonoma County	Facilitate the entry of low- and moderate-income households into the housing market	12/31/14	Housing staff coordinates with the County and other jurisdictions on the county-wide MCC program. 5 certificates were issued in Petaluma in 2009-2014.
4.7 Reinvent the First-Time Homebuyer Assistance Program aimed at low- and moderate-income households	Facilitate the entry of low- and moderate-income households into the housing market	12/31/14	Housing staff worked with the Housing Land Trust to construct 26 homes and administer the City's homeownership program. City will use the land trust model for its First Time Homebuyer program due to loss of funding. Continue
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance	Preserve the affordability of the City's existing affordable housing stock	12/31/14	Housing staff works in cooperation with SCCDC to administer the City's ordinance, which assists 317 mobile home park residents under the Rent Stabilization Ordinance.
5.2 Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or	Preserve the affordability of the City's existing affordable housing stock	12/31/14	No condominium conversions proposed in 2009-2014. Ongoing

threatens to lower the rental vacancy rates within Petaluma			
5.3 Impose resale controls or rent restrictions on all units that receive state housing density bonuses and other incentives for not less than 30 years	Ensure the long-term affordability of units developed or provided with City assistance.	12/31/14	Ongoing
5.4 Continue to impose long-term resale controls or rent restrictions on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups	Ensure the long-term affordability of units developed or provided with City assistance	12/31/14	Ongoing
6.1 Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program	Support efforts to prevent homelessness	12/31/14	PPSC has helped over 390 households with assistance and received over 30,000 requests for rental assistance. Substantial funding decreases due to dissolution of redevelopment agency. Ongoing as funding allows.
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless	12/31/14	The Mary Isaak Center has sheltered over 500 persons annually with over 37% exiting into housing. Ongoing as funding allows.
6.3 Continue to support the COTS Family Center	Support efforts to provide housing and support services for the homeless	12/31/14	The Family Center moved to the Mary Isaak Center in 2011. 30 Families are served annually with 75% of those families exiting to housing.
6.4 Continue to support the Salvation Army's Petaluma Area Transitional Housing program	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	12/31/14	Through 2010, the Salvation Army had helped 15 families with their program. Due to loss of redevelopment funding, the City can no longer fund this program. This program will be deleted
6.5 Continue to support the ongoing maintenance of COTS family transitional homes located throughout the community	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	12/31/14	COTS has housed 96 homeless people through their transitional program. The City leases to COTS 4 houses for this program. This program will be modified from families to singles.
6.6 Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Drive, leased and operated by the Vietnam Veterans of California serving homeless male veterans who are enrolled in the Agency's Employment and Training Program	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	12/31/14	Vietnam Vets has 6 veterans in the Rocca Drive property. Maintenance of the house is funded on an as needed basis.
6.7 Continue to participate in the Countywide Continuum of Care planning process as a lead agency, along with the City of Santa Rosa and the County of Sonoma	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	12/31/14	Ongoing. Staff is on the Continuum of Care Board and participates monthly in all meetings.
6.8 Continue to support the construction of senior housing	Promote the construction and maintenance of housing for seniors	12/31/14	Since the last Housing Element, there have been 116 units of senior housing built. Ongoing. Although funding projects will be more problematic in the future.

6.9 Continue to support the Rebuilding Together, Petaluma (RTP) program	Promote the construction and maintenance of housing for seniors and disabled	12/31/14	Rebuilding Together Petaluma rehabs between 20-25 houses for low income persons annually. Over 200 properties were rehabbed during the last Housing Element.
6.10 Continue to support the Disability Services and Legal Center program to remove physical barriers in homes occupied by persons with a disability, many of whom are elderly	Promote the construction and maintenance of housing for seniors	12/31/14	This program was not funded due to loss of redevelopment funds. DSLC is partnering with Rebuilding Together to serve the disabled population with CDBG funds. Cancel
6.11 Continue to require the inclusion of disabled-accessible units in projects that receive city assistance	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled	12/31/14	Ongoing
6.12 Support the construction of housing specifically designed for persons with a developmental, mental, or emotional disability	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled	12/31/14	All new construction follows federal and state requirements for accessibility and/or adaptability for disabled persons through the local processes. 16 units for disabled persons were included in new affordable housing properties - Logan, Kellgren and Vintage Chateau II. This program is ongoing
6.14 Continue to require apartment projects that receive city funding to include units with more than two bedrooms	Promote the construction of rental units for larger families	12/31/14	Logan Place a 66-unit affordable complex, completed in 2013, includes 27-3 bedroom units. This program is ongoing
7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center	Discourage discriminatory housing practices	12/31/14	Ongoing. PPSC has served over 1,000 low income residents with Tenant/landlord problems. Outreach, education and mediation all our services to discourage discriminatory practices.
7.2 Initiate actions to address any fair housing issues or constraints on housing for the disabled identified by the 2008 Fair Housing Audit and the Analysis of Impediments, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities	Discourage discriminatory housing practices	12/31/14	The City of Petaluma, in coordination with the City of Santa Rosa and the County of Sonoma has completed an Analysis of Impediments in 2012 as required by HUD. Ongoing
8.1 Continue to support the "Rebuilding Together" Petaluma program	Promote the maintenance of existing residential units	12/31/14	Petaluma's Code Enforcement staff continue to identify unsound or deteriorating housing conditions for possible rehabilitation. CDBG funds are used to support the rehabilitation of properties for low income households.
9.1 Continue to address the potential impacts of such projects on surrounding neighborhoods during the design review and approval process	Minimize the impacts of affordable and special needs housing projects on existing neighborhoods	12/31/14	The addition of our 33 affordable communities in any neighborhood has always proven to be positive. Ongoing.
9.2 Continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods	Minimize the impacts of affordable and special needs housing projects on existing neighborhoods	12/31/14	The addition of our 33 affordable communities in any neighborhood has always proven to be positive. Ongoing

<p>10.1 Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process</p>	<p>Promote the use of energy conservation features in the design of residential development</p>	<p>12/31/14</p>	<p>Petaluma has adopted the State's Green Building Code, CA Green, including Tier 1 requirements. Continuing.</p>
<p>10.2 Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months</p>	<p>Promote the use of energy conservation features in the design of residential development</p>	<p>12/31/14</p>	<p>Petaluma has adopted the CA Green Tier 1, as well as Site Plan and Architectural guidelines for this program. Ongoing</p>

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General Comments: