

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PETALUMA

Reporting Period 01/01/2013 - 12/31/2013

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	
Logan Place Apartments	MH	Renter	65	0	1	0	66	66	Low Income Housing Tax Credits, Multifamily Housing Program - HCD, Housing Investment Partnership Program, Redevelopm ent Agency or Successor Agency		

									Funds		
(9) Total of Moderate and Above Moderate from Table A3				1	88						
(10) Total by Income Table A/A3		65	0	1	88						
(11) Total Extremely Low-Income Units*		36									

* 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	86	0	0	2	0	88	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	0	0	0	0	65	0	
	Non-Restricted	0	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	0			
Moderate		0	0	0	0	1	0	0	0	0	1	0	
Above Moderate		0	0	0	0	88	0	0	0	-	88	0	
Total RHNA by COG. Enter allocation number:		0											
Total Units ▶ ▶ ▶			0	0	0	0	154	0	0	0	0	154	
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	6/30/2014	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	6/30/2013	The Final Station Area Plan has been completed and adopted.
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	6/30/2014	The Central Ptaluma specific Plan parking requirements are lower than the rest of the City.
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.	6/30/2014	A site inventory is available upon request and is updated every few years.
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.	6/30/2014	There has been no new development activity in 2013, but the policy is ongoing.

units.			
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.	6/30/2014	The development Code update is on hold due to limited staffing.
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.	6/30/2014	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	6/30/2014	On hold due to limited staff
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	6/30/2014	A review and modification of the City's municipal densit bonus incentives is in process and should be completed by the 2015-2023 Housing Element update.
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	6/30/14	This policy is ongoing
3.5 Continue to give priority processing to affordable housing projects	Improve the city review and approval process for residential projects	6/30/2014	Ongoing policy
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	6/30/2014	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	6/30/2014	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	6/30/2014	Ongoing by Department of Public Works and Utilities 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	6/30/2014	Department of Public Works and Utilities personnel continu to work with Sonoma 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	12/29/2011	Dissolution of Redevelopment Agencies. No more funding.
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	6/30/2014	The City Housing Division works collaboratively withall 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	6/30/2014	See Program 4.3
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	6/30/2014	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.
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	6/30/14	Regency Shopping Center resulted in revenue of approximately \$833,000 and a portion of Deer Creek Center resulted in \$400,000 which will be utilized for affordable housing projects and/or programs.
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	6/30/2014	Housing staff coordinates with the county and other jurisdictions on the county-wide MCC program. This is an on-going program
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	6/30/2014	Housing staff worked with the Housing Land Trust to construct 26 homes and administer the City's homeownership program.
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance	Preserve the affordability of the City's existing affordable housing stock	6/30/2014	Housing staff works in cooperation with SCCDC to administer the City's rent control ordinance which assists 317 mobile home park residents.
5.2 Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within	Preserve the affordability of the City's existing affordable housing stock	6/30/14	No condominium conversions proposed in 2013.

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.	6/30/14	This is an ongoing program.
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	6/30/14	This is an ongoing program.
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	6/30/14	Substantial funding decreases due to dissolution of redevelopment agency 12/29/2011.
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless	6/30/14	See Program 6.1
6.3 Continue to support the COTS Family Center	Support efforts to provide housing and support services for the homeless	6/30/14	See Program 6.1
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	2/1/2012	Funding for this program was discontinued due to the loss of redevelopment funds.
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	6/30/14	See Program 6.1.
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	6/30/14	See Program 6.1
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	6/30/14	This is an ongoing program. Staff participates in the Countywide Continuum of Care process
6.8 Continue to support the construction of senior housing	Promote the construction and maintenance of housing for seniors.	6/30/14	Vintage Chateau II and Kellgren Senior Apts. are completed and fully occupied by low-income seniors.
6.9 Continue to support the Rebuilding Together Petaluma (RTP) program	Promote the construction and maintenance of housing for seniors and	6/30/14	See Program 6.1.

	disabled		
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 senior and disabled.	7/1/2012	This program has not been funded due to funding shortages. DSLC is partnering with Rebuilding Together to remove physical barriers
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	6/30/14	This program is 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	6/30/14	See Program 6.1
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	6/30/14	Logan Place was completed in 2013 which includes 27 - 3 bedroom units.
7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center	Discourage discriminatory housing practices	6/30/14	This is an ongoing program.
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	6/30/14	The City of Petaluma, in coordination with the City of Santa Rosa and the County of Sonoma, has completed an Analysis of Impediments as required by HUD.
8.1 Continue to support the "Rebuilding Together" Petaluma program	Promote the maintenance of existing residential units	6/30/14	Since losing our redevelopment funds, this program is funded with CDBG funds and collaborates with other nonprofits.
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	6/30/14	The addition of our 32 affordable communities in any neighborhood has always proven to be positive.
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	6/30/14	See Program 9.1
10.1 Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the	Promote the use of energy conservation features in the design of residential development	6/30/14	Petaluma has adopted the State's Green Building Code, CA Green, including Tier 1 requirements.

development review process			
0.2 Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months	Promote the use of energy conservation features in the design of residential development	6/30/14	Petaluma has adopted the State's Green Building Code, CA green, as well as Site Plan Architectural guidelines for this program.

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General Comments: