Data is auto-populated based on data entered in Tables A, A2, C, and D

Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
	Deed	0
Very Low	Restricted	U
Very Low	Non-Deed	4
	Restricted	4
	Deed	0
Low	Restricted	U
Low	Non-Deed	6
	Restricted	6
	Deed	0
Moderate	Restricted	U
Moderate	Non-Deed	6
	Restricted	O
Above Moderate		11
Total Units		27

Note: Units serving extremely low-income households are included in the very low-income

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	3	8	97
2 to 4 units per structure	5	0	0
5+ units per structure	60	0	178
Accessory Dwelling Unit	0	19	21
Mobile/Manufactured Home	0	0	0
Total	68	27	296

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	27	27
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	5
Number of Proposed Units in All Applications Received:	399
Total Housing Units Approved:	3
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	1	1
SB 9 (2021) - Residential Lot Split	1	1
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	0	0
Discretionary	5	399

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	102
Sites Rezoned to Accommodate the RHNA	0

Cells in grey contain auto-calculation formulas

Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

ote: "+" indicates an optional field	
ells in grey contain auto-calculation formulas	

Table A
Housing Development Applications Submitted

		Project Identif	fier		Unit Ty	/pes	Date Application Submitted			Proposed l	Jnits - Afforda	bility by Hous	ehold Incom	es		Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density B Applic		Application Status	Project Type	Notes
		1			2	3	4				5				6	7	8	9	1	0	11	12	13
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	luricdiction	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)		Date Application Submitted (see instructions)	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Income Deed	Low-Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total <u>PROPOSED</u> Units by Project	Total <u>APPROVED</u> Units by project	Total <u>DISAPPROVE</u> <u>D</u> Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.		Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes ⁺
Summary Row: S	Start Data Entry B	elow						0	0	0	0	19	0	380			0						
	7700006	100 E D St	Oyster Cove	PLSR-2024- 0009	5+	0	5/24/2024					19		112	131			NONE	No	No	Withdrawn	Discretionary	Applicant withdrew project due to purchase contract negotiation issues
	8062011	407 C St		PLUP-2024- 0004	SFD	R	6/5/2024							1	1	1		NONE	No	No	Approved	Discretionary	
	19010009	18 Bernice Ct	Sid Commons	PLSR-2024- 0010	5+	R	6/11/2024							180	180			NONE	No	No	Pending	Discretionary	
	8051005	10 Keller St		PLUP-2024- 0005	2 to 4	R	7/11/2024							2	2	2		NONE	No	No	Approved	Discretionary	
	6450001	1221 Petaluma Blvd N	Gallher Senior Living	PLPJ-2024- 0008	5+	R	11/6/2024							85	85			NONE	No	No	Pending	Discretionary	Requires additional Site Plan and Architural Review to complete Planning entitlements

Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	Rth Cycle	04040023-0404003

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

This page is best viewed by using the Adobe Reader page magnifying tool to explore data in greater detail.

Planning Period 6th Cycle	01010023-01010031																																				
			Annual B	uilding Activity Report	Ta Summary - No	able A2 ew Construction, Er	Intitled, Permits	s and Completed Units	ls																												
	Project Identifier		Unit Types		Afforda	ability by Househo	old Incomes -	- Completed Entitlen	ment			Afforda	bility by Household Inc	omes - Buildin	g Permits				Affordab	oility by Hous	isehold Incomes - Cer	rtificates of Occupan	су		Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions	Housing withou Financial Assistan Deed Restriction	at Term of ce or Affordability or ns Deed Restriction	Demolish	ed/Destroyed U	nits		Density Bonu	s		Notes
	1		2 3			4				5	6		7			8	9			10			11	12 13	14 Please select the	15	16 17	18	19		20		21	22 Number of Other	23 List the	24	25
		Lavel	Unit Ten	ure Vandam	Very Low-	Low-	Modera	rate- Moderate-	Above	ntitlement	# of Units	ry Low- Very Low-	Low- Low-	Moderate-	Moderate- Above	Duilding		Very Low- Ve	ry Low- Low-	Low-	Moderate- Moderate	. Abaum Com	ertificates of	# of Units issued How man			Assistance Programs for Each	For units affordat without financia assistance or de	ole If Term of Affordability and Dead Restriction	ty Number of	Demolished	Demolished/ Applic	I Density Bonus	Waivers or Other	List the incentives, oncessions, waivers, and	Did the project	
Prior APN* Current APN	Street Address Project Name	Local Jurisdiction Tracking ID	Unit Category (SFA.SFD.2 to 4,5+,ADU,MH)	Income Deed Restricted	Income Non Deed	Income Non D	Deed Incom	me Income Non Deed Restricted	Moderate- Income Ag	Date	issued Intitlements	ncome Income Deed Non Deed	Low- Low- Income Income Deed Non Deed Restricted Restricted	Income Deed	Income Non Deed Restricted Income	Permits Date	# of Units Issue Building Permit	d Income II	come Income n Deed Deed	Non Deed	Moderate- Income Income N Deed Deed Restricted Restricte	on Moderate- form	upancy or other ns of readiness e instructions)	# of Units issued How man Certificates of Occupancy or other forms of readiness	project was aly APPROVED	Infill Units? Y/N*	Programs for Each Development (may select multiple - see instructions) Deed Restrict Type (may select multiple - se instructions)	restrictions, explain the locality determi	Term of Affordabilit or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destro yed Units	or Destroyed Units	Destroyed (Percei Units Total A Owner or To Renter Allow	ied to the Project intage Increase in Allowable Units or otal Maximum vable Residential oss Floor Area)	Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	nodifications (Excluding	eceive a reduction waiver of parking standards? (Y/N)	Notes*
			4,5+,ADU,MH)	witer	Restricted	Restricted	Restric	cted Restricted			, and a	Restricted	Resulcted Resulcted	Restricted	Restricted			Restricted	stricted Restricted	Restricted	Restricted Restricte		Date Issued	forms of Low Inco	me? pursuant to. (may select multiple)		instructions) instructions	(see instructions	1000)*			Renter Allow Gro	rable Residential oss Floor Area)	Parking Waivers or Parking	(Excluding rking Waivers or Parking lodifications)	standards ? (1714)	
Summary Row: Start Data Entry Belov 19830076	W 2 Corundum Ct	BLCO-2022-0084	SFD C	0	0	31	0	0 0	37		68	0	4 0	6 0	6	11		27 0	2 44	4 0	0	0 250	3/5/2024	296	0 NONE	Y					0			Reductions)	,		
19630052 17490034	2 Omyx Ct 1208 Del Rancho Way 1212 Del Rancho	BLCO-2023-0114 BLCO-2023-0096	SFD C								0							0				1	3/13/2024 3/14/2024	1	NONE NONE	Y											
8046002	1212 Del Hancho Way 415 A St 523 Sapphire St	BLCO-2023-0096 BLCO-2024-0009	SFD C								0							0				1	3/14/2024 3/26/2024 2/20/2024	1	NONE NONE	Y											
19630049 17490008 19630050	3 Onyx Ct 1227 Del Rancho 7 Onyx Ct	BLCO-2023-0115 BLCO-2023-0135 BLCO-2023-0117	SFD C SFD C ADU F SFD C								0							0				1	3/26/2024 3/26/2024 2/29/2024	1	NONE NONE NONE NONE NONE NONE	Ÿ											
648043 7041016 7155022 7041006	1 Dorenfeld Ct 591 Medison St 348 Wilson St	BLCO-2024-0032 BLCO-2023-0060									0							0				1	6/20/2024 6/17/2024 6/18/2024 6/24/2024	1	NONE NONE NONE NONE	Y Y											
7041006 6480043 6012010	96 Edith St 3 Dorenfeld Ct 764 Charry St	BLCO-2022-0111 BLCO-2024-0055 BLCO-2024-0031 BLCO-2024-0016 BLCO-2023-0118	SFD (C ADU F SFD (C SFD (C ADU F SFD (C SFD (C SFD (C)								0							0				1 1	6/24/2024 6/20/2024 7/8/2024		NONE NONE NONE	Y Y											
7041006 6480043 6912010 19630009 7041033 17040059 8073009 8510087 7041029	2 Opal Ct 56 Riverbend Ln 1220 Dal Rarcho	BLCO-2024-0033									0							0				1	5/29/2024 5/29/2024		NONE NONE NONE NONE	Ý Y											
17040059 8073009	Way 413 Melvin St Unit: Unit A	BLCO-2023-0132 BLCO-2022-0124	ADU F								0							0				1	6/25/2024	1	NONE	Y											
8510087 7041029 7041031 17490032	168 Grant Ct 22 Riverbend Ln 40 Riverbend Ln	BLCO-2023-0145 BLCO-2024-0006 BLCO-2024-0006	SFD C								0							0				1	3/27/2024 3/18/2024 3/18/2024	1	NONE NONE NONE	Y Y Y											===
17490032 19630051	1216 Del Rancho Way 6 Onyx Ct	BLCO-2023-0134 BLCO-2023-0116	SFD C	,							0							0				1	2/7/2024 4/30/2024	1	NONE NONE	Y											
19690051 17490035 19690005 17640020 17490004	Way 524 Sapphire St 1221 Del Rancho	BLCO-2023-0094 BLCO-2023-0124	SFD C								0							0				1	3/7/2024 1/17/2024 1/29/2024	1	NONE NONE	Y Y Y											
17490004	Way 1213 Del Rancho Way	BLCO-2023-0131 BLCO-2023-0098	SFD C								0							0				1	2/20/2024	1	NONE	Y											
		BLCO-2022-0108 BLCO-2023-0113 BLCO-2023-0036	SFD C								0							0				1 1	2/5/2024 1/3/2024 4/23/2024	1	NONE NONE NONE	Y											
19690056 8311008 17490003 8344016 19690007	1209 Del Rancho Way 930 B St	BLCO-2023-0097									0							0				1 1	3/12/2024 4/8/2024	1	NONE	v											
19630007 7041013 19630006 7380008	7 Opal Ct 72 Edith St 3 Opal Ct	BLCO-2023-0121 BLCO-2024-0001 BLCO-2023-0119	ADU F SFD C SFD C SFD C								0							0				1 1 1	5/20/2024 5/13/2024 5/29/2024	1	NONE NONE NONE NONE	Y Y Y											
		BLCO-2024-0023 BLCO-2024-0051	5+ F								0							0				1	5/13/2024 6/3/2024	27	NONE NONE	Y											
19630008 19630010 8343023 19830053 1,40F+08	6 Opal Ct 522 Sapphire St 115 Haves Ave	BLCO-2023-0120 BLCO-2023-0122 BLCO-2024-0080	SFD C SFD C SFD C								0							0				1 1	6/4/2024 6/4/2024 7/22/2024 2/28/2024 1/9/2024	1	NONE NONE NONE NONE NONE NONE	Y Y Y											
19630053 1.49E+08 19630003	529 Sapphire St 1579 Rainier Ave 532 Sapphire St	BLCO-2023-0126 BLCO-2023-0144 BLCO-2023-0127	SFD C								0							0				1 1	2/28/2024 1/9/2024 2/5/2024	1	NONE NONE NONE	Y Y Y											==
1.48E+08 19630003 19630018 7041028 7041028 6162011 19630020	506 Sapphire St 14 Riverbend Ln 10 Riverbend Ln	BLCO-2024-0060 BLCO-2024-0082 BLCO-2024-0081	AUU P	2							0							0				1 1	1/9/2024 2/5/2024 8/7/2024 8/14/2024 8/14/2024	1	NONE	Y											
6162011 6221011 19630020	15 Kert St 19 Wallace Ct 7 Tourmaine Ct	BLCO-2024-0013 BLCO-2024-0079 BLCO-2024-0062	SFD C SFD C ADU F SFD C	8							0							0				1 1	8/14/2024 8/5/2024 8/5/2024 8/19/2024	1	NONE NONE NONE	Y Y Y											
19630020 19630019 6421024 7493020 6071076	3 Tourmaline Ct 126 Rocca Dr 703 Regina Ct	BLCO-2024-0061 BLCO-2023-0036 BLCO-2024-0084	SFD C SFD C ADU F ADU F	D C C C C C C C C C C C C C C C C C C C							0							0				1	8/20/2024 3/27/2024 9/9/2024	1	NONE NONE NONE NONE NONE	Y Y Y											
1.3/E+08	1805 Bautista Way	BLCO-2024-0083 BLCO-2022-0101	ADU F								0							0				1 1	8/28/2024 9/17/2024	1	NONE	Ÿ											
	1901 Bautista Way 1717 Bautista Way	BLCO-2022-0096 BLCO-2022-0092	SFD C								0							0					9/17/2024 9/17/2024	1	NONE NONE	Y											
	1905 Bautista Way 1821 Bautista Way	BLCO-2022-0096 BLCO-2022-0091	SFD C															0					9/17/2024 9/17/2024	1	NONE NONE	Y											
1.37E+08 1.37E+08	1820 Pico St 1817 Bautista Way	BLCO-2022-0089 BLCO-2022-0087	SFD C								0							0				1 1	9/17/2024 9/17/2024	1	NONE NONE	Y											
1.37E+08 1.37E+08 1.37E+08	1904 Pico St 1816 Pico St	BLCO-2022-0085 BLCO-2022-0086	SFD C								0							0				1 1	9/17/2024 9/17/2024 9/17/2024	1	NONE NONE NONE	Y											==
1.37E+08	1917 Bautista Way 1900 Pico St	BLCO-2022-0050 BLCO-2022-0040 BLCO-2022-0071	SFD C								0							0				1	9/17/2024		NONE	Y											
1.37E+08 1.37E+08	1828 Pico St 1824 Pico St	BLCO-2022-0053 BLCO-2022-0052	SFD C SFD C SFD C								0							0				1 1	9/17/2024 9/17/2024 9/17/2024	1	NONE NONE	ý											
1.37E+08	1913 Bautista Way 1909 Bautista Way	BLCO-2022-0033 BLCO-2022-0039	SFD C								0							0				1	9/18/2024 9/18/2024	1	NONE NONE	Y											
1.37E+08	1801 Bautista Way 1916 Pico St	BLCO-2022-0098 BLCO-2022-0036	SFD C))							0							0				1	9/18/2024 9/18/2024	1	NONE NONE	Y											
1.37E+08	1925 Bautista Way 1715 Pico St 1812 Pico St	BLCO-2022-0029 BLCO-2022-0021 BLCO-2022-0104	SFD C								0							0				1	9/18/2024 9/18/2024 9/18/2024	1	NONE NONE NONE	Y Y											
1.37E+08 1.37E+08	1813 Bautista Way 1724 Pico St	BLCO-2022-0106 BLCO-2022-0136	SFD C								0							0				1 1	9/18/2024 9/18/2024	1	NONE NONE	Y											
1.37E+08	1709 Bautista Way 1712 Pico St	BLCO-2022-0135 BLCO-2022-0132	SFD C								0							0				1	9/18/2024 9/18/2024	1	NONE NONE	Y											
1.37E+08	1701 Bautista Way 1713 Bautista Way	BLCO-2022-0131 BLCO-2022-0137	SFD C								0							0				1	9/18/2024 9/18/2024	1	NONE	Y											
1.3/E+08 17490006 6212016	1730 Pico St 1217 Del Rancho Way 325 I Iberty St	BLCO-2023-0138 BLCO-2023-0133 BLCO-2023-0082									0							0				1	9/18/2024 2/29/2024 2/9/2024	1	NONE NONE	Y											
6212016 19630004 17490007	528 Sapphire St 1225 Del Rancho Way	BLCO-2023-0125 BLCO-2023-0141	SFD C								0							0				1 1	2/13/2024 1/2/2024	1	NONE NONE	Ϋ́Υ											===
7380038 7380038	Way 497 N McDowell Blud 495 N McDowell	BLCO-2024-0093 BLCO-2024-0059	5+ F								0							0					9/30/2024	30 26	NONE NONE	Y											
19580008	495 N McDowell Blud 121 Raivenswood Ct 493 N McDowell	BLCO-2024-0029 BLCO-2024-0029	SFD C)							0							0				27	9/11/2024	1 27	NONE	Y											
1950006 7360038 19630040 19630034 19630014 19630013 1.56E-68 622018	5745 507 Sapphire St 503 Sapphire St	BLCO-2024-0066 BLCO-2024-0064	5+ F SFD C SFD C								0							0				27 1 1	9/24/2024 9/24/2024		NONE NONE	Y											
19630014 19630013 1.50E+08	3 Topaz Ct 29 Berger Ln	BLCO-2023-0019 BLCO-2023-0020 BLCO-2024-0078	SFD C ADU F								0							0				1 1 1 1 1 1	10/3/2024 10/3/2024 7/22/2024	1	NONE NONE	Y Y Y											
6282018 19830047 19830048 19830043 7041027 7057021	N Unit: A 519 Sapphire St 2 Pyrite Ct	BLCO-2024-0008 BLCO-2024-0077 BLCO-2024-0076	ADU F								0							0						1	NONE	Y											
19630043 7041027 7057021	3 Pyrite Ct 15 Riverbend Ln 35 Myrite Ct	BLCO-2024-0073 BLCO-2024-0094 BLCO-2023-0057	SFD C								0							0				1 1	10/3/2024 11/19/2024 11/25/2024 11/25/2024 10/7/2024 10/10/2024	1	NONE NONE NONE NONE NONE	Y Y											
4.075.00	4353 C445 Ce	BLCO-2024-0063 BLCO-2024-0090	SFD C								0							0					10/23/2024	1	NONE NONE	Y Y											
7041025 7041024 19830045 19830042	31 Riverbend Ln 35 Riverbend Ln 6 Pyrite Ct	BLCO-2024-0104 BLCO-2024-0106 BLCO-2024-0075	SFD (C SFD (C SFD (C SFD (C								0							0				1 1 1	10/23/2024 10/23/2024 12/9/2024 10/28/2024	1	NONE NONE NONE NONE	Y Y Y											
1.37E+08	1746 Guadalupe St	BLCO-2024-0072 BLCO-2024-0088	SFD C)							0							0				1	10/30/2024	1	NONE	Y											
19630041 19630039 7041023 19630044 7041020	505 Sapphire St 49 Riverbend Ln 7 Purite Ct	BLCO-2024-0067 BLCO-2024-0065 BLCO-2024-0108 BLCO-2024-0174	SFD (C SFD (C SFD (C SFD (C SFD (C SFD (C SFD (C SFD (C SFD (C) SFD (C)								0							0				1 1	10/31/2024 9/30/2024 11/4/2024 12/9/2024	1	NONE NONE NONE NONE	Y Y											
19630044 7041020 7041030 6163044	77 Riverbend Ln 34 Riverbend Ln	BLCO-2024-0074 BLCO-2024-0113 BLCO-2024-0107 BLCO-2024-0058	SFD C								0							0				1 1	9/30/2024 11/4/2024 12/9/2024 12/16/2024 11/25/2024 7/11/2024	1	NONE NONE NONE SB 423 (2023)	Y Y											
8461025	417 Mountain View	BLCO-2024-0058 BLCO-2024-0012 BLCO-2024-0027	ADU F								0							0	44			1	6/18/2024	1	NONE	Y											
7545002 17040020 17040020 7380036	606 Virginia Dr 1201 Del Rancho Way	BLCO-2024-0027 BLCO-2022-0047	SFD C								0							0				1	12/16/2024 3/28/2024	1		Y											
17040020 7380036	1201 Del Rancho Way 499 N McDowell Bhd	BLCO-2022-0047	ADU F								0							0					3/28/2024 10/31/2024	1 24	NONE NONE	Y											
		BLDR-2023-0612	ADU F	1							0	1				3/28/2024 5/2/2024		1						0 0	NONE	Y		Safe Harbor Assumpti Safe Harbor Assumpti	on on								
6221011 7493020 7301018	19 Wallace Ct 703 Regina Ct 19 Alta Dr	BLCO-2024-0079 BLCO-2024-0084 BLDR-2022-088	ADU F ADU F ADU F								0	1						0	1 1				8/5/2024 9/9/2024	1 0 1 0 0 0	NONE NONE NONE NONE NONE NONE NONE	Y Y Y		Safe Harbor Assumpti Safe Harbor Assumpti Safe Harbor Assumpti	on on								
149/4/9002 8371051 6221011 7499020 7301018 7234019 6372001 149240003 149250070	444 Stuart Dr 908 Sonoma Dr 1535 Rainier Ave	BLDR-2024-014 BLDR-2024-019 BLDR-2024-012	7 ADU F 2 ADU F 0 ADU F								0	1	1 1			10/22/2024 9/18/2024 6/17/2024								0 0		Y Y Y		Safe Harbor Assumpti Safe Harbor Assumpti	on on								
149142037	110 Wyndham Way										0		1 1			5/9/2024		1						0	NONE NONE	Y Y		Safe Harbor Assumpti	on on								
7562010 6142008	534 Ely Blvd S 515 Central Ave	BLDR-2023-097: BLDR-2024-061	2 ADU F 7 ADU F								0		1 1			3/5/2024 10/9/2024		1						0	NONE NONE	Y		Safe Harbor Assumpti Safe Harbor Assumpti	on on								
6422019 8256006 6273009	25 WOODWORTH Way 15 1/2 Halsey Ave	BLDR-2024-048	5 ADU F 3 ADU F 7 ADU F								0				1	11/13/2024 10/21/2024 8/19/2024		1						0	NONE NONE NONE	Y		Safe Harbor Assumpti Safe Harbor Assumpti Safe Harbor Assumpti	on								
6273009	214 Keokuk St	BLDR-2023-089	7 ADU F								0		1 — T	$\perp =$	1	8/19/2024		1						0	NONE	Y		Safe Harbor Assumpti	on	1	\perp						

## 18 19 19 19 19 19 19 19			_																							
Part					ANNUAL ELEMEN	NT PROGR	ESS REPORT				Note: "+" indicate	es an optional field														
The color of the		(Jan. 1 - Dec. 31)			Housing Element	Implement	tation				Cells in grey contai	in auto-calculation formulas														
Mathors Math																										
Miles Mile	17290023	18 Del Sol Ct	BLDR-2024-0170 AL	DU R						0			1		7/8/2024	1				0	NONE	Y	Safe Harbor Assumption			_
Second S	7261049	135 Burlington Dr	BLDR-2024-0094 AL	DU R						0			1		5/20/2024	1				0	NONE	Y	Safe Harbor Assumption			
Company Comp	149141002 1	1741 E Madison St	BLDR-2023-0512 AL	DU R						0			1			1				0	NONE	Y	Safe Harbor Assumption			
1700 1700				DU R						0				1	9/3/2024	1	1			0		Y				
1999 1999	7018027	717 Madison St	BLDR-2024-0642 AE	DU R						0				1	9/9/2024	1				0	NONE	Y				
1570000 174 Consistent B	136700038 1	1738 Guadalupe St	BLDR-2022-1056 SF	FD 0						0				1		1	1			0	NONE	Y				
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Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.

Please contact HCD if your data is different than the material supplied here

						Tab	le B							
					Pegional		ıе в ds Allocation	Drogross						
							ued by Afford							
			Bustantian		Periiii	ileu Ullits 155	ueu by Allord	iability						
		1	Projection Period					2					3	4
	Income Level	RHNA Allocation by Income Level	Projection Period - 06/30/2022- 01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
	Deed Restricted	499	59	25 7		-	-	-	-	-	-	-	95	404
Very Low	Non-Deed Restricted Deed Restricted		-	25	4	-	-	-	-	-	-	-		
Low	Non-Deed Restricted	288	- 1	25 6		-	-	<u>-</u>	<u>-</u>	<u>-</u>	-	<u>-</u>	38	250
LOW	Deed Restricted		1	3				_			_			
Moderate	Non-Deed Restricted	313	11	7	6	_	_	_	_	_	_	_	28	285
Above Modera		810	215	35	11	-	-	-	-	-	-	-	261	549
Total RHNA		1,910					l		l	l				
Total Units			287	108	27	-	-	-	-	-	-	-	422	1,488
			Progress t	oward extreme	ly low-income h	ousing need, a	s determined p	ursuant to Gove	rnment Code 6	5583(a)(1).			•	
		5											6	7
		Extremely low- Income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Lov	v-Income Units*	250		25	-	-	-	-	-	-	-	-	25	225

^{*}Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

VLI Deed Restricted

VLI Non Deed Restricted

LI Deed Restricted

LI Non Deed Restricted

MI Deed Restricted

MI Non Deed Restricted

Above Mod Income

Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

	Table C																	
	Sites Identified or Rezoned to Accommodate Shortfall Housing Need and No Net-Loss Law																	
	Project Identifier Date of Rezon						nortfall by Hou	sehold Income	Category	Rezone Type				Sit	es Description	n		
		1			2			3		4	5	6	7		8	9	10	11
APN		Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Date of Rezone	Very Low- Income	Low-Income	Moderate- Income	Above Moderate- Income	Rezone Type		General Plan Designation	Zoning	Minimum Density Allowed	Maximum Density Allowed	Realistic Capacity	Vacant/Nonvacant	Description of Existing Uses
Summary R	ow: Sta	art Data Entry Belov	N															

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)

Table D

Program Implementation Status pursuant to GC Section 65583

Housing Programs Progress Report

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.

1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	As part of an update to the General Plan, pursue land use and zoning strategies to allow the evolution of predominantly single-family neighborhoods to facilitate the development of a wider diversity of housing typologies as well as neighborhood services.	January 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 1: Adequate Sites	Amend the Zoning Code to permit residential/mixed use projects by right without discretionary review on reuse sites from previous Housing Elements, if the project includes 20 percent of the units affordable to lower income households.	January 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category, and include this data in the annual Housing Element Progress Report.	January 2024	In Process
Program 1: Adequate Sites	Conduct community education to discuss the impacts of the RGMS on housing production and housing needs, and initiate a process to review the RGMS for consistency with State law and identify mitigating actions if necessary.	2025	Ongoing

Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers. Update the sites inventory at least annually. Fully accommodate the RHNA of 1,910 units (495 very low income; 288 low income; 313 moderate income; and 810 above moderate income units).	Annually	In Process
Program 2: Replacement Housing	Update the Zoning Code to specify the replacement requirements for redevelopment of properties with existing residential uses. As part of this Code update, identify specific properties in the site's inventory with existing residential units that may be subject to replacement requirements and monitor development activities.	December 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 2: Replacement Housing	Consider requiring the first right of refusal for the displaced tenants or develop alternative strategies to mitigate displacement	July 2025	Completed. Tenant Protections Ordinance adopted June 15, 2023. https://cityofpetaluma.org/documents/residential-tenancy-protections-ordinance-no-2848-n-c-s/
Housing	Provide technical assistance to project applicants regarding compliance with replacement requirements.	Ongoing	Ongoing
Program 3: Accessory Dwelling Units	Create a streamlined process application and review process, update the City website to create a dedicated page for ADU resources, and develop an ADU construction guide. Update the ADU webpage semi-annually to ensure information addresses questions raised by applicants.	December 2022	Ongoing. City maintains ADU program webpage and continues to look for ways to streamline the application process. https://cityofpetaluma.org/accessory-dwelling-units/
Program 3: Accessory Dwelling Units	In 2023 and annually thereafter, pursue financial incentives to encourage affordable ADUs (fee waivers or direct subsidies) and allocate resources as appropriate, with the goal of achieving 16 affordable ADUs over eight years.	2023	In Process
Program 3: Accessory	Amend the ADU Ordinance as necessary, to address comments from HCD to comply with State law.	December 2023	In Process
Program 3: Accessory Dwelling Units	Allocate staffing resources to expedite the ADU review and approval process and create a permit center to coordinate the review of ADU applications.	December 2023	Ongoing. Petaluma has designated staff for ADU inquiries and streamline review
Program 3: Accessory Dwelling Units	Beginning in 2024 and annually thereafter, pursue funding available at the state and federal levels to facilitate the development or enhance the affordability of ADUs	2024	Future

Program 3: Accessory Dwelling Units	Evaluate and develop an ADU amnesty program, with the goal of converting 16 unpermitted units into ADUs that meet building codes, for an average of two unit per year. (This estimate is included in the 16 ADUs per year projected.)	2024	In Process. City currently processes as-built ADU building permit applications without penalty.
Program 3: Accessory Dwelling Units	Identify neighborhoods with capacity for ADU development and conduct targeted outreach.	2024	Future
Program 3: Accessory Dwelling Units	Permit on average 16 ADUs or JADUs per year (128 ADUs or JADUs over eight years). If an average of 16 ADUs per year are not achieved by 2025, consider adopting additional measures that are supportive of ADU development.	Annually	Ongoing. The City permitted 24 ADU/JADU in 2023 and 20 in 2024. In each year, 19 of the units permitted were constructed. The City is exceeding its ADU/JADU production goal.
Program 3: Accessory Dwelling Units	Provide an annual update on ADU permit progress to Planning Commission and City Council.	Annually	Ongoing
Program 3: Accessory Dwelling Units	Continue to promote and facilitate the development of ADUs through a partnership with a regional organization such as the Napa-Sonoma ADU Center, including through financial support of the Center.	Not specified	In Process. The City did not renew its financial support of Napa-Sonoma ADU Center in 2024. In 2025, the City is focusing on permit review, review streamlining, and preapproved plans access.
Program 4: Efficient Use of Multi-Family Land	Adopt the Zoning Text Amendment to modify residential product types allowed in higher density zones.	June 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 4: Efficient Use of Multi-Family Land	As part of the General Plan update: Establish minimum densities for multifamily and mixed-use zones and if appropriate, develop target density policies.	December 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 5: Flexible Development Standards	Adopt objective design standards and parking standards for multi-family residential and mixed use development (currently underway).	July 2023	Completed. City Council Ordinance 2879 N.C.S. adopted February 26, 2024, established Objective Design Standards for Qualifying Residential Projects
Program 5: Flexible Development Standards	As part of the General Plan update, adjust the mixed-use development requirements and address zoning code constraints, such as parking, to support adaptive reuse of nonresidential spaces. Create 40 new units through adaptive reuse and conversion of nonresidential use, for an average of five units annually, representing the potential conversion of one to two second floor office uses per year.		In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 5: Flexible Development Standards	Adopt live/work standards to encourage a greater range of options.	December 2023	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.

	Il Indata anaita manking	T			
	Update onsite parking regulations to				
	reduce barriers to housing development				
	and to support the City's affordable				
Program 5: Flexible	housing development and climate goals.		In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU)		
Development Standards	' '	II Iacampar 20123	expected to be completed in 2026.		
Severapinent standards	for small units (such as micro units,				
	studio/efficiency units, and one-bedroom				
	units) and based on location relative to				
	transit and amenities.				
	As part of the General Plan update,		In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU)		
	establish a Religious and Institutional	December 2024	expected to be completed in 2026.		
Overlay	Facility Housing Overlay Zone.		expected to be completed in 2020.		
	Convene a meeting with religious and				
	institutional facilities to discuss	December 2025	Future		
Overlay	opportunities for affordable housing.				
	Create 50 new housing units affordable to		<u> </u>		
	lower income households in Overlay,		In Process. Proposed Downtown Housing and Economic Opportunity Overlay to b		
		Not specified	considered for adoption on April 21, 2025. Housing production required to fulfill Specific Action.		
	of an affordable housing project using				
	LIHTC.				
	In 2023 and 2024, conduct consultations				
	with developers to assess constraints to		In Process		
Program 7: Zoning Code	housing development in Petaluma,				
Amendments	especially the impacts of parking and open	2024			
	space requirements on cost of housing				
	and feasibility of achieving maximum				
	allowable densities.				
Program 7: Zoning Code	Amend the Zoning Code to address	December 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU)		
Amendments	specific issues as outlined above.		expected to be completed in 2026.		
	Create 100 new housing units for special				
	needs groups, including for seniors,		0 · 0000 B · / // 00 II //		
	disabled, farmworkers, hospitality workers,		Ongoing 2023 Production = 60 Units		
Program 7: Zoning Code	and the homeless, representing	Not specified	2024 Production = 31 units		
Amendments	approximately two allordable housing		2025 production = 13 units		
	projects over eight years, at typical size of		2026 anticipated production = 33+ units		
	approximately 50 units per project utilizing				
	LIHTC.				
	Conduct an impact fee analysis and revise				
	the development fee structure to		F (- 0%) 0		
Program 8: Development	encourage a range of housing unit sizes by	II Jecemner 20124	Future. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected		
Fees	utilizing a sliding scale based on unit size		to be completed in 2026 with fee study to follow.		
	or fee schedule per square foot basis.				
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Program 8: Development Fees	Create 100 new housing units for special needs groups, including for seniors, disabled, farmworkers, hospitality workers, and the homeless representing approximately two affordable housing projects over eight years, at typical size of approximately 50 units per project utilizing LIHTC (see also Program 7).	Not specified	Ongoing 2023 Production = 60 Units 2024 Production = 31 units 2025 production = 13 units 2026 anticipated production = 33+ units
Program 9: Shopping Center Conversion	Develop land use policies and development standards to facilitate shopping center redevelopment with a strong sense of urban design cohesion.	March 2023	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 10: Water Master Plan and Priority for Water and Sewer Services	Update UWMP and WSCP	September 2022	In Process. The UWMP update is in process and is due to the State on July 1, 2026.
Program 10: Water Master Plan and Priority for Water and Sewer Services	An estimated 5 new recycled water connections off Maria Drive to serve public parks and landscape areas	December 2022	In Process. Two of five connections are completed. Three remaining park connections are in the planning/design process.
Program 10: Water Master Plan and Priority for Water and Sewer Services	Drought Ready Ordinance to City Council for consideration and adoption.	December 2022	In Process
Program 10: Water Master Plan and Priority for Water and Sewer Services	Begin updated water and sewer capacity fee study and implement revised capacity fees.	December 2022	In Process
Program 10: Water Master Plan and Priority for Water and Sewer Services	Adopt policy for prioritizing water and sewer services to new affordable housing development applications, consistent with SB 1087.	December 2023	In Process
Program 10: Water Master Plan and Priority for Water and Sewer Services	Begin Aquifer Storage and Recovery Plan.	December 2024	In Process
Program 10: Water Master Plan and Priority for Water and Sewer Services	The Advanced Metering Infrastructure installation complete.	December 2025	In Process. The Advanced Metering Installation project is underway and is scheduled to be completed in Q4 2025.
Program 10: Water Master Plan and Priority for Water and Sewer Services	Installation of new municipal groundwater well.	FY23-24	Completed
Program 10: Water Master Plan and Priority for Water and Sewer Services	Planning stages for well treatment at existing groundwater wells.	Not specified	In Process
Program 10: Water Master Plan and Priority for Water and Sewer Services	Participation in the update and implementation of the water master plan.	Ongoing	In Process
Program 10: Water Master Plan and Priority for Water and Sewer Services	Compliance with the Restructured Agreement and participation in the Sonoma Marin Saving Water Partnership.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Implementation and expansion of water conservation program.	Ongoing	Ongoing

Program 10: Water Master			
Plan and Priority for Water and Sewer Services	Recycled water program expansion.	Ongoing	Ongoing
Program 11: Inclusionary Housing	Evaluate the Inclusionary Housing Program to ensure the in-lieu options, threshold and fee structure for in-lieu options are appropriate to facilitate housing development given the current market conditions.	2024	Future. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026 with fee study to follow.
Program 11: Inclusionary Housing	Continue implementation of the Inclusionary Housing Program to create 1,000 affordable units (400 very low income; 400 low income; 200 moderate income) over eight years, inclusive of the 419 affordable units in the pipeline.	Annually	Ongoing
Program 11: Inclusionary Housing	At least every four years, review the in-lieu fee calculations to ensure the fees reflect current market conditions.	Every 4 Years (minimum)	Ongoing
Program 12: Housing- Commercial Linkage Fee	Review the existing nexus study.	2024	Future. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026 with nexus study to follow.
Program 12: Housing- Commercial Linkage Fee	Modify fee resolution to include an automatic annual increase by CPI.	2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 12: Housing- Commercial Linkage Fee	Revise the target AMI range for the program to up to 100 percent AMI (to encompass the very low income and extremely low income groups).	December 2024	In Process
Program 12: Housing- Commercial Linkage Fee	At least every four years, review and revise the Linkage fee calculations to ensure the fee reflects current market conditions.	Every 4 Years (minimum)	Ongoing
Program 12: Housing- Commercial Linkage Fee	Facilitate the development of 1,000 affordable units over eight years, inclusive of the 419 affordable units in the pipeline.	Not specified	Ongoing
Program 13: Local Housing Trust Fund	appropriate options by 2025.	Ongoing	Ongoing. The City established a Local Housing Trust Fund Program in 2021. HCD Local Housing Trust Fund Program awarded \$1.1 million for Studios at Montero Project. Funding fully expended in July 2023. City staff continually seek funding for Trust Fund and qualifying housing development projects.
Program 14: Incentives for Affordable Housing	qualify for expedited review and local density bonus.	December 2023	In Process
Program 14: Incentives for Affordable Housing	Pursue funding from local, state, and federal programs to facilitate the development of affordable housing, including housing for those making extremely low incomes and those with special housing needs.	Annually	Ongoing. The City established a Local Housing Trust Fund Program in 2021. HCD Local Housing Trust Fund Program awarded \$1.1 million for Studios at Montero Project. Funding fully expended in July 2023. City staff continually seek funding for Trust Fund and qualifying housing development projects.

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Program 14: Incentives for Affordable Housing	Facilitate the development of 1,000 affordable units in eight years (400 very low income; 400 low income; and 200 moderate income), inclusive of the 419 affordable units in the pipeline.	Not specified	Ongoing
Program 14: Incentives for Affordable Housing	Target at least 40 percent of new affordable units in high resource areas.	Not specified	Ongoing
Program 15: Workforce and Missing Middle Housing	As part of the City's General Plan update, develop land use policies to facilitate the transitioning of single-family detached neighborhoods and to increase opportunities for medium density residential for middle income housing.	December 2023	In Process
Missing Middle Housing	Develop application and process materials for SB 9 applications. In the interim, work with applicants one-on-one to ensure the City is implementing State mandates.	December 2023	Completed. SB-9 application materials and staff support available. GPU discussion includes SB 9 considerations.
Program 15: Workforce and Missing Middle Housing	Pursue opportunities with Joint Powers Authorities to acquire and deed restrict apartments as middle income housing. Should this be moderate income?	2024	Ongoing
Program 15: Workforce and Missing Middle Housing	Create 80 new units (duplex, triplex, fourplex, and small multi-family complex) in single-family and other lower density neighborhoods, for an average of ten units per year as part of the City's efforts to create 15-minute neighborhoods.	Not specified	Ongoing
Program 16: Community Land Trust/Land Banking	Conduct outreach to nonprofit housing developers and other Community-Based Organizations (CBOs) to explore the feasibility of establishing a CLT. If feasible, identify funding sources to seed the CLT and in 2025, establish a CLT for affordable housing or develop an alternative land banking strategy.	2024	In Process
Program 16: Community Land Trust/Land Banking	Partnership with a regional community land trust is ongoing.	Ongoing	Ongoing
Program 17: Housing Rehabilitation	Pursue funding for decarbonization of housing for low income households to assist a minimum of 40 households over eight years.	2025	In Process
Program 17: Housing	Continue to provide funding for housing rehabilitation services to assist an average of 30 households annually or 240 households over eight years.	Not specified	Ongoing. City partners with Rebuilding Together, which provides rehabilitation services to low income households throughout Petaluma.

Program 17: Housing	Require that projects seeking local funding for housing rehabilitation demonstrate a commitment to electrification.	Not specified	Ongoing. City encourages compliance with Citywide All-Electric Ordinance
At-Risk Housing	existing 300 at-risk units.	Annually	Ongoing
At-Risk Housing	The City is currently working to support the preservation of at-risk housing.	Not specified	Ongoing
Program 18: Preservation of At-Risk Housing	year, and six months in advance of conversion.	Not specified	Ongoing
Program 18: Preservation of At-Risk Housing	If HUD Section 8 contracts are not renewed, work with property owners to pursue other funding to preserve affordability. Outreach to other nonprofit housing providers to acquire projects opting out of low income use.	Not specified	Ongoing
Program 18: Preservation of At-Risk Housing	Work with property owners to encourage the acceptance of Section 8 vouchers by securing resources and or partnerships to that would support a Housing Locator position within the community or through a regional partnership. The position would be focused on marketing the Section 8 Program, building relationships with landlords, and linking landlords with community service providers as resource.	Not specified	Ongoing. City funds a Landlord Recruitment Program administered by HomeFirst (https://cityofpetaluma.org/homefirst/)
At Disk Housing	Pursue acquisition and expansion of the affordable units through the Community Land Trust if one is established.	Not specified	Ongoing
Rent Stabilization	Ordinance.	December 2022	Completed. MHRS Ordinance completed in 2024 with revision anticipated in 2025.
Rent Stabilization	Monitor mobile home park rents to ensure compliance with the Rent Stabilization Ordinance.	Annually	Ongoing. Required Annual Monitoring Report to comply with MHRS Ordinance.
Program 19: Mobile Home Rent Stabilization	Continue to support the affordability of mobile home parks by working with	Ongoing	Ongoing. Required Annual Monitoring Report to comply with MHRS Ordinance.
Rent Stabilization	As requested, conduct mediation between tenants and mobile home park owners for rent increases.	Ongoing	Ongoing

Program 20: Historic Preservation	Adopt a Mills act program based on City priorities or develop alternative tools to facilitate historic preservation. Outreach to historic homes through the	December 2024	In Process
Program 20: Historic Preservation	City newsletter regarding the tax benefits through Mills Act.	Annually	Future
Program 20: Historic Preservation	Provide technical assistance to interested property owners in converting large historic homes into smaller housing units such as creating JADUs within the existing square footage or converting into co-housing arrangements.	Not specified	Ongoing
Program 21: Condominium Conversation	Monitor the vacancy rate.	Biannually	Ongoing. Housing conducts bi-annual survey to monitor vacancy rates and publises reports in April and October each year
Program 21: Condominium Conversion	tenant the first right of refusal or other alternative tools to mitigate displacement impacts.	Not specified	Ongoing
Program 22: Project Homekey	Identify additional potential locations that may be appropriate as Project Homekey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD. The goal is to potentially achieve additional projects.	2023	Ongoing
Program 23: Support for Homeless Services and Facilities	Assist various local nonprofits that serve the homeless: o 100 households through PPSC Rental Assistance o 80 bed nights through Mary Isaak Center o People's Village 25 Non- congregate interim housing o 60 individuals through COTS Family Shelter o 80 individuals through COTS Family Transitional Homes o 12 individuals through City-owned Transitional Home	Annually	Ongoing
Program 24: Senior Housing Options	Develop incentives and modifications to development standards to facilitate a variety of housing options for seniors. Specifically, establish appropriate parking standards for different types of senior housing.	2024	Ongoing

		•	·
Program 24: Senior Housing Options	the rental leasing process.	Not specified	Ongoing
Program 24: Senior Housing Options	LIHTC.	Not specified	Ongoing
Sized Rental Housing For Families	Develop incentives and modifications to development standards to facilitate large rental units.	2024	In Process
Program 25: Adequately Sized Rental Housing For Families	Target 20 percent of new rental units to have three or more bedrooms	Not specified	In Process
Program 26: Universal Design and Visitability	Research and develop an ordinance to ensure Visitability and Universal Design for future residential development for both single family and multifamily development.	2022	Completed
	Approve a Visitability and Residential Design Ordinance (adopted June 6, 2022).	2022	Completed
Program 26: Universal	Evaluate impact of the ordinance and if appropriate, expand to higher percentage of multi-family units.	2026	In Process
Design and Visitability	Continue to implement and enforce Visitability and universal design compliance.	Not specified	Ongoing
Design and Visitability	Consistent with the City's recently adopted Ordinance, achieve 30 percent of multifamily units meeting Visitability or universal design requirements.	Not specified	Ongoing
Program 27: Housing for Farmworkers and Hospitality Workers	Reach out to other jurisdictions, farm operators, and hospitality employers to explore strategies for providing affordable housing options to farmworkers and hospitality employees. Develop strategies by December 2025.	2025	In Process
Program 27: Housing for Farmworkers and Hospitality	Create 50 units for farm workers and/or hospitality workers, Representing the typical size of an affordable housing project using LIHTC.	Not specified	In Process. The BHDC project includes 17 Joe Serna-funded units, designated as farmworker housing. The project is scheduled for completion in April 2025 and will be leased up by July 2025.
Program 28: Fair Housing Outreach and Enforcement	Update the City website to provide a range of fair housing resources, including PPSC, State Department of Fair Employment and	December 2023	In Process. City's Housing webpage includes a range of fair housing resources, such as information from the California Civil Rights Department (formerly the Department of Fair Employment and Housing), the HUD Office of Fair Housing and Equal Opportunity, and details on the State of California's tenant protection provisions. The site now also offers the option to view content in both English and Spanish.

Program 28: Fair Housing Outreach and Enforcement	Work with PPSC to expand methods of information dissemination, including print, website, and other social media outlets. Specifically, work with PPSC to develop materials on the State's source of income protection and distribute them as part of the ADU permit application package	December 2023	Ongoing. HomeFirst has implemented this program, which has a nexus with landlord recruitment outreach for ADUs. City staff will provide administrative support.
Program 28: Fair Housing Outreach and Enforcement	Assist an average of 300 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations.	Not specified	Ongoing. Services provided through ongoing contract/partnership with Petaluma People Services Center
Program 29: Tenant Protection Strategies	Begin community outreach to discuss various strategies of tenant protection.	2023	Completed. Tenant Protections Ordinance adopted June 15, 2023. https://cityofpetaluma.org/documents/residential-tenancy-protections-ordinance-no-2848-n-c-s/
Program 29: Tenant Protection Strategies	Adopt appropriate tenant protection strategies, such as right to purchase policies, just cause for evictions, relocation assistance, and rent stabilization.	2024	Completed. Tenant Protections Ordinance adopted June 15, 2023. https://cityofpetaluma.org/documents/residential-tenancy-protections-ordinance-no-2848-n-c-s/
	assistance, and rent stabilization.		

Jurisdiction	Petaluma	
Reporting		(Jan. 1 - Dec.
Period	2024	31)
Planning	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation (CCR Title 25 §6202)

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

	Table E								
	Commercial Development Bonus Approved pursuant to GC Section 65915.7								
Project Identifier Units Constructed as Part of Agreement						Description of Commercial Development Bonus	Commercial Development Bonus Date Approved		
	1					2		3	4
APN	Street Address	Project Name [⁺]	Local Jurisdiction Tracking ID [†]	Very Low Income				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row:	Start Data Entry Be	elow							

Jurisdiction	Petaluma	
Reporting Period	2024	31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type			ount Towards RF onal Purposes Or	IIVA	Units Note - Because th can be counted, p we will unlock the	e statutory re lease contac	enable you to po	rely limit what cd.ca.gov and pulate these	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the chcklist here:
	Extremely Low- Income ⁺	Very Low- Income [⁺]	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low- Income ⁺	Very Low- Income [†]	Low-Income ⁺		https://www.hcd.ca.gov/community- development/docs/adequate-sites-checklist.pdf
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Petaluma	
Reporting		
Period	2024	(Jan. 1 - Dec. 31)
Planning		
Period	6th Cvcle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F2

Above Moderate Income Units Converted to Moderate Income Pursuant to Government Code section 65400.2

For up to 25 percent of a jurisdiction's moderate-income regional housing need allocation, the planning agency may include the number of units in an existing multifamily building that were converted to deed-restricted rental housing for moderate-income households by the imposition of affordability covenants and restrictions for the unit. Before adding information to this table, please ensure housing developments meet the requirements described in Government Code 65400.2(b).

		Project Identifier			Unit T	ypes 3			Affordability by House	ehold Incomes	After Convers	ion		Units credited toward Income RHN		Notes 6
Prior APN ⁺	Current APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID	Unit Category (2 to 4,5+)	Tenure R=Renter	very Low-	Non Dood	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Moderate Income Units Converted from Above Moderate	<u>Date</u> <u>Converted</u>	<u>Notes</u>
Summary Row:	Start Data Entry B	elow					0	0	0	0) 0	0	0	0		

Jurisdiction	Petaluma	
Reporting		(Jan. 1 - Dec.
Period	2024	31)
Period	6th Cycle	01/31/2023 - 01/31/2031

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Local	ly Owned Lands	Included in the	Housing Eleme	Table G ent Sites Invento	ory that have been sold,	leased, or otherwise disposed of
	Project I	dentifier				
	,	1		2	3	4
APN	PN Street Address Project Name ⁺ Jurisdiction Tracking ID ⁺		Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site	
Summary Row:	Start Data Entry Bo	elow				

Jurisdiction	Petaluma	
Reporting		(Jan. 1 - Dec
Period	2024	31)

NOTE: This table must contain an invenory of Note: "+" indicates an optional field ALL surplus/excess lands the reporting jurisdiction owns

Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

For Sonoma County jurisdictions, please format the APN's as follows:999-999-999-999

	Table H						
	Locally Owned Surplus Sites						
	Parcel Identifier		Designation	Size	Notes		
1	2	3	4	5	6	7	
APN	Street Address/Intersection	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes		
Summary Row: S	Start Data Entry Below						

Jurisdiction	Petaluma	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

NOTE: STUDENT HOUSING WITH DENSITY BONUS ANNUAL ELEMENT PROGRESS REPORT

ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus Housing Element Implementation approved pursuant to Government Code65915(b)(1)(F)

Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas

	Table J													
		dentifier	lopment for lo	Project Type	Date	nich was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915 Units Units (Beds/Student Capacity) Approved (Beds/Student Capacity) Granted				Notes				
		1		2	3				4				5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID [†]	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row:	ummary Row: Start Data Entry Below													

Jurisdiction	Petaluma	
Reporting Period	2024	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?

If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.

Notes

Jurisdiction	Petaluma	
Reporting Year	2024	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT **Local Early Action Planning (LEAP) Reporting**

(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	-
--------------------	---

Total award amount is auto-populated based on amounts entered in rows 15-26.

Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
<u> </u>					

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary			
Income Level Current Ye			
Very Low	Deed Restricted	0	
very Low	Non-Deed Restricted	0	
Low	Deed Restricted	31	
Low	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	
Moderate	Non-Deed Restricted	0	
Above Moderate		37	
Total Units		68	

Building Permits Issued by Affordability Summary			
Income Level Cui			
VoryLow	Deed Restricted	0	
Very Low	Non-Deed Restricted	4	
Low	Deed Restricted	0	
Low	Non-Deed Restricted	6	
Madavata	Deed Restricted	0	
Moderate	Non-Deed Restricted	6	
Above Moderate		11	
Total Units		27	

Certificate of Occupancy Issued by Affordability Summary			
Income Level		Current Year	
Vorulow	Deed Restricted	0	
Very Low	Non-Deed Restricted	2	
Low	Deed Restricted	44	
Low	Non-Deed Restricted	0	
Moderate	Deed Restricted	0	

	IVIOUCIALC	Non-Deed Restricted	0
	Above Moderate		250
Total Units			296