

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
Very Low	Deed Restricted	0
	Non-Deed Restricted	4
Low	Deed Restricted	0
	Non-Deed Restricted	6
Moderate	Deed Restricted	0
	Non-Deed Restricted	6
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	
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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

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A

Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	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 PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVE D Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	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: Start Data Entry Below								0	0	0	0	19	0	380	399	3	0						
	7700006	100 E D St	Oyster Cove	PLSR-2024-0009	5+	O	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
															0								

Jurisdiction	Petaluma
Reporting Year	2024 (Jan. 1 - Dec. 31)
Planning Period	8th Cycle 1/1/2016 - 12/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "*" indicates an optional field
Cells in gray contain auto-calculation formulas

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

Table A2 Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																
Project Identifier				Unit Types		Affordability by Household Incomes - Completed Entitlement										Affordability by Household Incomes - Building Permits										Affordability by Household Incomes - Certificates of Occupancy										Streamlining		Infill		Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		Term of Affordability or Deed Restriction		Demolished/Destroyed Units		Density Bonus				Notes																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																												
Prior APN ¹	Current APN ²	Street Address	Project Name ³	Local Jurisdiction Tracking ID	1	2	3	4							5			6				7							8			9			10										11			12		13	14	15	16		17		18		19		20		21		22		23		24		25																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																									
					Unit Occupancy (SFA/SFD, 1.5+ ADU/UM)	Resident	Owner	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	Entitlement Date Approved	# of Units Issued Entitlements	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	Building Permits Issued	# of Units Issued Building Permits	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	Certificates of Occupancy or other forms of readiness (see instructions)	# of Units Issued Certificates of Occupancy or other forms of readiness	How many of the units were Extremely Low Income?	Please select the streamlining provision the project was APPROVED pursuant to. (may select multiple)	Infill Units? Y or N?	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 100Y)	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished Units Owner or Renter	Total Density Bonus Applied to the Project or Percentage Increase in Total Allowable Residential Gross Floor Area	Number of Other Incentives, Concessions, Waivers, or Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	Notes ⁴																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																															
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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

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		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
Very Low	Deed Restricted	499	59	25	-	-	-	-	-	-	-	-	95	404
	Non-Deed Restricted		-	7	4	-	-	-	-	-	-	-		
Low	Deed Restricted	288	-	25	-	-	-	-	-	-	-	-	38	250
	Non-Deed Restricted		1	6	6	-	-	-	-	-	-	-		
Moderate	Deed Restricted	313	1	3	-	-	-	-	-	-	-	-	28	285
	Non-Deed Restricted		11	7	6	-	-	-	-	-	-	-		
Above Moderate		810	215	35	11	-	-	-	-	-	-	-	261	549
Total RHNA		1,910												
Total Units			287	108	27	-	-	-	-	-	-	-	422	1,488
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(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 Low-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

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 for RHNA and Monitoring of No Net Loss	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 for RHNA and Monitoring of No Net Loss	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/
Program 2: Replacement 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 Dwelling Units	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 pre-approved 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 multi-family 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.	December 2023	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.

Program 5: Flexible Development Standards	Update onsite parking regulations to reduce barriers to housing development and to support the City's affordable housing development and climate goals. Specifically, reduce the parking standards for small units (such as micro units, studio/efficiency units, and one-bedroom units) and based on location relative to transit and amenities.	December 2023	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 6: Religious and Institutional Facility Housing Overlay	As part of the General Plan update, establish a Religious and Institutional Facility Housing Overlay Zone.	December 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 6: Religious and Institutional Facility Housing Overlay	Convene a meeting with religious and institutional facilities to discuss opportunities for affordable housing.	December 2025	Future
Program 6: Religious and Institutional Facility Housing Overlay	Create 50 new housing units affordable to lower income households in Overlay, representing the typical approximate size of an affordable housing project using LIHTC.	Not specified	In Process. Proposed Downtown Housing and Economic Opportunity Overlay to be considered for adoption on April 21, 2025. Housing production required to fulfill Specific Action.
Program 7: Zoning Code Amendments	In 2023 and 2024, conduct consultations with developers to assess constraints to housing development in Petaluma, especially the impacts of parking and open space requirements on cost of housing and feasibility of achieving maximum allowable densities.	2024	In Process
Program 7: Zoning Code Amendments	Amend the Zoning Code to address specific issues as outlined above.	December 2024	In Process. City's General Plan Update (GPU) and Zoning Code Update (ZCU) expected to be completed in 2026.
Program 7: Zoning Code Amendments	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.	Not specified	Ongoing 2023 Production = 60 Units 2024 Production = 31 units 2025 production = 13 units 2026 anticipated production = 33+ units
Program 8: Development Fees	Conduct an impact fee analysis and revise the development fee structure to encourage a range of housing unit sizes by utilizing a sliding scale based on unit size or fee schedule per square foot basis.	December 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 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	Exploration of additional funding sources for the Housing Trust Fund and pursue 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	Establish an incentive package for affordable housing development, such as the percentage of affordable units to 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.

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
Program 15: Workforce and 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 Rehabilitation	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 Rehabilitation	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
Program 18: Preservation of At-Risk Housing	Monitor and report on the status of the at-risk units with the goal of preserving the existing 300 at-risk units.	Annually	Ongoing
Program 18: Preservation of 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	Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt-out of low income use is filed. Notices must be filed three years, one 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/)
Program 18: Preservation of At-Risk Housing	Pursue acquisition and expansion of the affordable units through the Community Land Trust if one is established.	Not specified	Ongoing
Program 19: Mobile Home Rent Stabilization	Update the Mobile Home Rent Stabilization Ordinance.	December 2022	Completed. MHRS Ordinance completed in 2024 with revision anticipated in 2025.
Program 19: Mobile Home 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 residents and property owners to monitor rents and ensure rent increases are economically feasible, in addition to putting in place tenant protections city wide.	Ongoing	Ongoing. Required Annual Monitoring Report to comply with MHRS Ordinance.
Program 19: Mobile Home 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.	December 2024	In Process
Program 20: Historic Preservation	Outreach to historic homes through the 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 Conversion	Monitor the vacancy rate.	Biannually	Ongoing. Housing conducts bi-annual survey to monitor vacancy rates and publishes reports in April and October each year
Program 21: Condominium Conversion	If condominium conversion becomes a market trend again, within one year of identifying a revived trend, pursue Tenant Opportunity to Purchase Act to allow a 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	Continue to promote Home Match and similar programs that help match seniors with potential tenants and help navigate the rental leasing process.	Not specified	Ongoing
Program 24: Senior Housing Options	Create 50 new senior units, representing an average approximate size of an affordable housing development using LIHTC.	Not specified	Ongoing
Program 25: Adequately 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
Program 26: Universal Design and Visitability	Approve a Visitability and Residential Design Ordinance (adopted June 6, 2022).	2022	Completed
Program 26: Universal Design and Visitability	Evaluate impact of the ordinance and if appropriate, expand to higher percentage of multi-family units.	2026	In Process
Program 26: Universal Design and Visitability	Continue to implement and enforce Visitability and universal design compliance.	Not specified	Ongoing
Program 26: Universal Design and Visitability	Consistent with the City's recently adopted Ordinance, achieve 30 percent of multi-family 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 Workers	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 Housing (DFEH), and HUD Fair Housing and Equal Opportunity (FHEO) Office, along with State tenant protection provisions.	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/

Jurisdiction	Petaluma	
Reporting Period	2024	(Jan. 1 - Dec. 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	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

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	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				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 ⁺	TOTAL UNITS ⁺	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)
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

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1				2	3	4
APN	Street Address	Project Name ⁺	Local 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 Below						

Jurisdiction	Petaluma	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2024 (Jan. 1 - Dec. 31)		

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	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: 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 ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (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: 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

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

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

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

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

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