

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PETALUMA

Reporting Period 01/01/2016 - 12/31/2016

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

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

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

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Table A

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

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3					8	206					
(10) Total by Income Table A/A3			0	0	8	206					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	8	0	8	0
No. of Units Permitted for Above Moderate	45	61	100	0	0	206	0

* Note: This field is voluntary

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

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	199	0	0	0	0	0	0	0	0	0	0	199
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	103	0	0	0	0	0	0	0	0	0	0	103
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		121	7	8	0	0	0	0	0	0	0	15	106
Above Moderate		322	235	206	0	0	0	0	0	0	-	441	0
Total RHNA by COG. Enter allocation number:		745											
Total Units ▶ ▶ ▶			242	214	0	0	0	0	0	0	0	456	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													408

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Program 1.1 - Promote Residential Development in the UGB	Utilize sites within the UGB to accommodate anticipated long-term residential growth	1/31/2023	In 2016, there have been 204 units in three projects that have been approved. Some units are under construction.
Program 1.2 - Promote Residential Development in the UGB	Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.	1/31/2023	24 of the above 204 units are in the heart of the City and have been approved. Staff is meeting with other developers with projects within the Central Petaluma Specific Plan area for a potential of over 400 unit
Program 2.1 - Promote a range of housing types	Encourage a mix of housing design types.	1/31/2023	In 2016, City staff has met with prospective developers and property owners through the Development Review Committee and has encouraged SF, MF and mixed use projects. The site inventory is also on the city's housing webpage.
Program 3.2 - Minimize constraints on housing development	Continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.	1/31/2023	Updated Implementation Zoning Ordinance to make emergency shelters permitted by right in the Industrial zone and allowed subject to a CIP in the Civic Facility Zone.
Program 3.3 - Improve the City review and approval process	Enforce procedures and standards of Petaluma's density bonus ordinance to	1/31/2023	In 2015 - Added a New Chapter to the Implementing Zoning Ordinance & Residential Density Bonus Ordinance to implement Gov't Code Section 65915

	facilitate the review and approval of projects proposing affordable housing		in accordance with State Law.
Program 3.5 - Improve the city review and approval process	Continue to give priority processing to affordable housing projects	1/31/2023	City staff provides technical assistance to potential affordable housing developers in regards to developing or rehabbing a project
Program 4.3 - Promote the development of affordable housing	Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing	1/31/2023	The City continues to require projects to contribute to the provision of below-market housing through in lieu fees or on-site units or land donation. There are 75 on site units proposed on three different market-rate projects in 2017-2018.
Program 4.4 - Promote the development of affordable housing	Administer the Housing - Commercial Linkage Fee Program.	1/31/2023	Approximately \$500,000 was received from the Housing Commercial Linkage Fee program during the fiscal year.
Program 4.5 - Facilitate the entry of low and moderate income households into the housing market	Continue to support the Mortgage Credit Certificate Program administrated by the Community Development Commission of Sonoma County.	1/31/2023	The Mortgage Credit Certificate program is on hold in Petaluma due to the program restrictions on the maximum sale price of homes that would qualify in Petaluma and there are no new funds for the program in Sonoma County.
Program 4.6 - Facilitate the entry of low and moderate income households into the housing market	Continue the existing partnership with the Housing Land Trust to administer the Homebuyers Assistance Program aimed at low- and moderate-income households	1/31/2023	The City continues to partner with the Housing Land Trust of Sonoma County to help homebuyers who cannot afford to buy properties in Petaluma. There will be 25 FTHB units built by 2018/19.
Program 5.2 - Preserve the City's existing affordable housing stock	Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within Petaluma	1/31/2023	Housing staff conducts a vacancy survey twice a year to determine the vacancy rate of rental units in Petaluma. The vacancy rate in Petaluma is 2.49%. No condominium conversions were proposed in 2016.
Program 5.5 - Ensure the long-term affordability of units developed or provided with City assistance.	Continue to impose long-term resale controls or rent restrictions on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups.	1/31/2023	23 on-site affordable units were approved in a market rate apartment complex that have rent restrictions for 30 years.
Program 6.1 - Promote housing opportunities for special needs groups	Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program	1/31/2023	In 2016, the City allocated \$93,000 to support PPSC's Homeless Prevention Program
Program 6.2 - Support efforts to prevent homelessness	Continue to support the Mary Isaak Center	1/31/2023	In 2016,the City allocated \$150,000 to support the MIC homeless shelter

Program 6.7 - Promote the construction and maintenance of housing for the elderly	Continue to support the construction of senior housing	1/31/2023	CDBG funds were used to rehabilitate 26 units of senior affordable housing in 2016.
Program 6.8 - Promote the construction and maintenance of housing for the elderly	Continue to support the Rebuilding Together Petaluma (RTP) program	1/31/2023	Through our CDBG grant, approximately 50 projects were completed with Rebuilding Together Petaluma for seniors and persons with disabilities to keep them in their homes.
Program 7.1 - Discourage discriminatory housing practices	Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center	1/31/2023	In 2016, \$56,175 was allocated to the fair housing program administered through Petaluma People Services Center.
Program 8.1 - Promote the maintenance of existing residential units	Continue to support the Rebuilding Together Petaluma program.	1/31/2023	In 2016, \$221,000 of CDBG funds were allocated to the year round emergency services to homeowners to assure they live in safe and healthy homes. See Program 6.8

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General Comments: