

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PETALUMA

Reporting Period 01/01/2017 - 12/31/2017

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	
Altura Apartments	MH	Renter	9	14	0	0	23	23		23	Affordable Housing Regulatory Agreement recorded on property.
(9) Total of Moderate and Above Moderate from Table A3			9	14	0	0					
(10) Total by Income Table A/A3			9	14	9	150					
(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	9	0	9	9
No. of Units Permitted for Above Moderate	23	0	127	0	0	150	144

* 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	9	0	0	0	0	0	0	9	190
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	103	0	0	14	0	0	0	0	0	0	14	89
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		121	7	8	9	0	0	0	0	0	0	24	97
Above Moderate		322	235	206	150	0	0	0	0	0	-	591	0
Total RHNA by COG. Enter allocation number:		745											
Total Units ▶ ▶ ▶			242	214	182	0	0	0	0	0	0	638	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													376

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	Utilize sites within the UGB to accommodate anticipated long-term residential growth.	1/31/23	In 2017, there have been 656 units in three projects that have been approved.
Program 1.2	Utilize the Central Petaluma specific Plan to facilitate the development of vacant land and underutilized land in the heart of the City.	1/31/23	184 of the above 656 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 that will add more units.
Program 2.1	Encourage a mix of housing design types.	1/31/23	In 2017, City staff had met with prospective developers and property owners through the Development Review Committee. The site inventory is also on the city's housing webpage. There has been no change to the site inventory.
Program 3.2	Continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.	1/31/23	There have been no requests for new emergency shelters in Petaluma. Currently, the Mary Isaak Center is Petaluma's homeless shelter.
Program 3.3	Enforce procedures and standards of Petaluma's density bonus ordinance to	1/31/23	Petaluma has a Residential Density Bonus Ordinance in place. In 2017, no project has requested a density bonus.

	facilitate the review and approval of projects proposing affordable housing.		
Program 3.5	Continue to give priority processing to affordable housing projects.	1/31/23	In 2017, staff has provided technical advice through the Development review Committee to a 54-unit affordable housing project for seniors and veterans.
Program 4.3	Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing.	1/31/23	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. The 2015-2023 Housing Element will be amended to require on-site units for rental residential developments since the passage of AB 1505. On-site units will also be required for homeownership residential developments. This change will go into effect in 2018 along with an increase in the in lieu fees.
Program 4.4	Administer the Housing commercial Linkage Fee Program.	1/31/23	Approximately \$208,000 was received from the Housing Commercial Linkage Fee program during the calendar year 2017.
Program 4.5	Continue to support the Mortgage Credit Certificate Program administered by the Sonoma County Community Development Commission.	1/31/23	The Mortgage Credit Certificate program is on hold in Petaluma due to the program restrictions on the maximum sale price of homes for qualified homes in Petaluma. There are no new funds for the program in Sonoma County.
Program 4.6	Continue the existing partnership with Housing Land Trust of Sonoma County to administer the First Time Homebuyers Program aimed at low-and moderate-income households.	1/31/23	The City continues to partner with Housing Land Trust of Sonoma County to help homebuyers who cannot afford to buy properties in Petaluma. There will be 25 FTHB units built in 2018-2019. The City is also working with HLTSC to preserve our older FTHB units as they come up for re-sale.
Program 5.2	Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within Petaluma.	1/31/23	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 1.18% as of October 2017. No condominium conversions were proposed in 2017.
Program 5.5	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.	1/31/23	The City Council is in the process of making an amendment to the 2015-2023 Housing Element requiring all residential developments over 5 units provide 15% of affordable units on-site. The amendment will take effect in 2018. The City also works with our nonprofit affordable housing owners to keep the units affordable by extending the affordability restrictions when they are resyndicated or rehabilitated.
Program 6.1	Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program.	1/31/23	In 2017, the City allocated \$33,000 to support PPSC's Homeless Prevention Program.

Program 6.2	Continue to support the Mary Isaak Center, as funding allows.	1/31/23	In 2017, the City allocated \$150,000 to support the MIC homeless shelter.
Program 6.3	Continue to support the COTS family shelter at 1500 Petaluma Blvd. South.	1/31/23	The City of Petaluma does not allocate funds to the family shelter. However, the family shelter is leasing a city-owned property at a \$1.00 per year.
Program 6.7	Continue to support the construction of senior housing.	1/31/23	The City is partnering with PEP Housing to develop a city-owned property that will provide 53 affordable units for seniors and senior veterans.
Program 6.8	Continue to support the "Rebuilding Together - Petaluma" (RTP) program.	1/31/23	Through an allocation of CDBG funds, approximately 45 projects were completed for low income seniors and disabled persons in Petaluma. RBT also rehabbed some city-owned transitional houses with those funds which supports Program 6.4 of the Housing Element.
Program 7.1	Continue to refer fair housing complaints to the Mediation Assistance Program administered by Petaluma People Services Center.	1/31/23	In 2017, \$64,000 was allocated to the fair housing program administered through Petaluma People Services Center.
Program 8.1	Promote the maintenance of existing residential units by supporting Rebuilding Together Petaluma.	1/31/23	In 2017, \$238,000 of CDBG funds were allocated to RBT's year round emergency services to homeowners to assure they live in safe and healthy homes. See Program 6.8
Program 6.6	Continue to participate in the Countywide Continuum of Care planning process as a ¿lead agency¿ along with the City of Santa Rosa and the County of Sonoma.	1/31/23	Housing staff was the Chair of the Continuum of Care Board in 2017 and attended all meetings.