

Please Start Here

General Information	
Jurisdiction Name	Petaluma
Reporting Calendar Year	2018
Contact Information	
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Title	Housing Administrator
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City	Petaluma
Zipcode	94952

Submittal Instructions

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

1. **Online Annual Progress Reporting System (Preferred)** - This enters your information directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*

2. **Email** - If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

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ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Petaluma	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Note: + 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	Notes	
1					2	3	4	5							6	7	8	9	10
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	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 DISAPPROVED Units by Project (Auto-calculated Can Be Overwritten)	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Notes*
Summary Row: Start Data Entry Below								53		1		1		730	785	64		1	
6361003	6361003	131 Liberty Street	Liberty Mixed Use	6361003	5+	O	1/4/2018							10	10	10		No	
8530007	8530007	951 Petaluma Blvd. So.	PEP Housing	8530007	5+	R	2/26/2018	53				1			54	54		Yes-But no action taken	
007380005;027	007380005;027	McDowell Blvd. No.	Deer Creek Res. Dev.		5+	R	10/1/2018							129	129			No	
019010006-09	019010006-09	Graylawn Drive	Sid Commons	03-GPA-0379-CR	5+	R	6/26/2018							278	278			No	
6282007	00+393007	132 Petaluma Blvd.	132 Petaluma Blvs.	PLSR-18-0029	2 to 4	R	10/4/2018							2	2			No	
7361003	7361003	109 Ellis Street	109 Ellis Street	PLSR-18-0030	5+	R	10/15/2018			1				12	13			No	
5060042	5060042	2592 Casa Grande Rd	Baywood Apartments	PLSR-18-0016	5+	R	5/31/2018							299	299			No	

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

25 §6202)

Jurisdiction	Petaluma
Reporting Year	2018 (Jan. 1 - Dec. 31)

Note: + Optional field
 Cells in grey contain auto-calculation formulas

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 Ho					
1					2	3	4							5	6	7			
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	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	
y Row: Start Data Entry Below							53							1	43	97			4
8294002	8294002	807 F Street			ADU	O													
7081030	7081030	10 Edith Street # B			ADU	O													
7081030	7081030	10 Edith Street # B			SFD	O													
6301023	6301023	317 Bodega Ave.			ADU	O													
19150006	19150006	255 Sunnyslope Ave.			ADU	O													
8181010	8181010	304 5th Street			SFD	O													
19130041	19130041	1315 D Street			ADU	O													
8291021	8291021	227 8th Street			ADU	O													
19130048	19130048	1313 D Street			ADU	O													
136021016	136021016	14 Brandy Court			ADU	O													
6011056	NA	1401 Bill Court	Brody Ranch	Bldg-18-0664	SFD	O							1	7/17/2017	1				
6011056	NA	1405 Bill Court	Brody Ranch	Bldg-18-0665	SFD	O							1	7/17/2017	1				
6011056	NA	1409 Bill Court	Brody Ranch	Bldg-18-0666	SFD	O							1	7/17/2017	1				
6011056	NA	820 Wellington Place	Brody Ranch	Bldg-18-0756	SFD	O							1	7/17/2017	1				
6011056	NA	816 Wellington Place	Brody Ranch	Bldg-18-0757	SFD	O							1	7/17/2017	1				
6011056	NA	812 Wellington Place	Brody Ranch	Bldg-18-0758	SFD	O							1	7/17/2017	1				
6011056	NA	808 Wellington Place	Brody Ranch	Bldg-18-0759	SFD	O							1	7/17/2017	1				
6011056	NA	804 Wellington Place	Brody Ranch	Bldg-18-0760	SFD	O							1	7/17/2017	1				
6011056	NA	800 Wellington Place	Brody Ranch	Bldg-18-0761	SFD	O							1	7/17/2017	1				
19203008	NA	682 Sunnyslope Rd.	the Oaks - Lt. 3	Bldg-18-0255	SFD	O							1	1/9/2018	1				
19203008	NA	7 Oak Knoll Court	The Oaks - Lt. 5	Bldg-18-0256	SFD	O							1	1/9/2018	1				
6011056	NA	1401 Bill Court	Brody Ranch	Bldg-18-0664	SFD	O							1	7/17/2017	1				
149152008	149152008	1632 E. Madison St		Bldg-18-0187	ADU	O													
8391085	8391085	602 8TH Street		Bldg-18-1057	ADU	O													
7562003	7562003	525 Sutter Street		Bldg-18-0883	ADU	O													
7462029	7462029	152 Alta Drive		Bldg-18--855	ADU	O													
8344018	8344018	942 B Street		Bldg-18-0993	ADU	O													
6480045	6480045	419 Rebecca Drive		Bldg-17-0411	SFD	O													
6650020	6650020	769 El Paseo Drive		Bldg-18-0581	SFD	O													
19203008	NA	674 Sunnyslope	The Oaks - Lt. 18	Bldg-18-0437	SFD	O													
19560008	NA	121 Ravenswood Ct			SFD	O													
6011056	NA	1424 Bill Court	Brody Ranch	Bldg-18-1228	SFD	O							1	7/17/2017	1				
6011056	NA	1425 Bill Court	Brody Ranch	Bldg-18-1229	SFD	O							1	7/17/2017	1				
6011056	NA	1428 Bill Court	Brody Ranch	Bldg-18-1230	SFD	O							1	7/17/2017	1				
6011056	NA	1429 Bill Court	Brody Ranch	Bldg-18-1231	SFD	O							1	7/17/2017	1				
6011056	NA	1432 Bill Court	Brody Ranch	Bldg-18-1232	SFD	O							1	7/17/2017	1				
6011056	NA	1433 Bill Court	Brody Ranch	Bldg-18-1233	SFD	O							1	7/17/2017	1				

Project Identifier			Household Incomes - Building Permits						Affordability by Household Incomes - Certificates of Occupancy										
1							8	9	10									11	12
Current APN	Street Address	Project Name*	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date 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) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness		
NA	1437 Bill Court	Brody Ranch				1	9/10/2018	1											
NA	1441 Bill Court	Brody Ranch				1	9/10/2018	1											
NA	1445 Bill Court	Brody Ranch				1	9/10/2018	1											
NA	11 Oak Knoll Ct.	The Oaks - Lt. 6				1	9/13/2018	1											
NA	668 Sunnyslope Rd.	The Oaks - Lt. 17				1	9/13/2018	1											
NA	6 Oak Knoll Court	The Oaks - Lt. 16				1	9/13/2018	1											
NA	2 Oak Knoll Court	The Oaks - Lt. 4				1	9/13/2018	1											
8045025	26 6th Street				1		10/9/2018	1											
8171038	808 D Street				1		10/25/2018	1											
6650020	769 El Paseo Dr				1		10/29/2018	1											
6383005	616 N. Fair Street				1		10/2/2018	1											
6562019	720 Vanessa Way				1		11/5/2018	1											
7261009	131 Arlington Drive				1		11/6/2018	1											
19140057	446 Sunnyslope Ave.				1		11/14/2018	1											
NA	1449 Bill Court	Brody Ranch				1	11/5/2018	1											
NA	1417 Brody Bird Ln	Brody Ranch				1	11/5/2018	1											
NA	1421 Brody Bird Ln	Brody Ranch				1	11/5/2018	1											
NA	1425 Brody Bird Ln	Brody Ranch				1	11/5/2018	1											
NA	1429 Brody Bird Ln	Brody Ranch				1	11/5/2018	1											
NA	674 Sunnyslope Ln	The Oaks - Lt. 18				1	11/29/2018	1											
6385011	510 Baker Street				1		12/5/2018	1											
7092015	329 Edith Street				1		12/10/2018	1											
8344018	942 B Street				1		12/18/2018	1											
136010023	7 Michelle Lane					1	12/3/2018	1											
NA	3 Oak Knoll Ct.	The Oaks - Lt. 2				1	12/13/2018	1											
NA	10 Oak Knoll Ct.	The Oaks - Lt. 15				1	12/13/2018	1											
NA	14 Oak Knoll Ct.	The Oaks - Lt. 14				1	12/13/2018	1											
8530007	951 Petaluma Blvd.S	River City Senior Apt																	
6361030	131 Liberty Street	Omahony Mixed Use																	
N/A	534 Jade Street	Quarry Heights													1	1/2/2018	1		
N/A	10 Amethyst Court	Quarry Heights													1	1/31/2018	1		
N/A	6 Amethyst Court	Quarry Heights													1	1/31/2018	1		
N/A	2 Amethyst Court														1	1/31/2018	1		
8351044	12 Laurel Avenue														1	2/22/2018	1		
N/A	7 Amethyst Court	Quarry Heights													1	2/26/2018	1		
N/A	3 Amethyst Court	Quarry Heights													1	2/26/2018	1		
N/A	24 7th Street														1	2/26/2018	1		
6301023	317 Bodega Avenue														1	3/7/2018	1		
7524010	1191 Ramona Avenue														1	3/14/2018	1		
N/A	427 Jacquelyn Lane	Quarry Heights													1	3/12/2018	1		
N/A	429 Jacquelyn Lane	Quarry Heights													1	3/12/2018	1		
N/A	15 Amethyst Court	Quarry Heights													1	3/19/2018	1		
6650027	843 Bodega Avenue														1	4/25/2018	1		

Project Identifier			Household Incomes - Building Permits						Affordability by Household Incomes - Certificates of Occupancy								
1							8	9	10						11	12	
Current APN	Street Address	Project Name*	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Building Permits Date 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) Date Issued	# of Units issued Certificates of Occupancy or other forms of readiness
8313029	406 Mountain View Ave														1	4/25/2018	1
6083043	732 Keller Court	Keller Ct. Commons													1	4/25/2018	1
7610029	420 Greenbriar, A-D	Addison Ranch													4	5/7/2018	4
7610029	510 Greenbriar, A-D	Addison Ranch													4	5/7/2018	4
N/A	423 Jacquelyn	Quarry Heights													1	5/21/2018	1
N/A	425 Jacquelyn	Quarry Heights													1	5/21/2018	1
7610029	530 Greenbriar, A-D	Addison Ranch													4	6/18/2018	4
7610029	540 Greenbriar, A-D	Addison Ranch													4	6/18/2018	4
7610029	610 Greenbriar, A-D	Addison Ranch													4	6/18/2018	4
7610029	620 Greenbriar, A-F	Addison Ranch													6	6/18/2018	6
7610029	640 Greenbriar, A-D	Addison Ranch													4	6/18/2018	4
7610029	700 Greenbriar, A-D	Addison Ranch													4	6/18/2018	4
7610029	710 Greenbriar, A-F	Addison Ranch													6	6/18/2018	6
7610029	720 Greenbriar, A-F	Addison Ranch													6	6/18/2018	6
7610029	730 Greenbriar, A-D	Addison Ranch													4	6/18/2018	4
6083043	724 Keller Court	Keller Ct. Commons													1	6/7/2018	1
6083052	744 Keller Court	Keller Ct. Commons													1	6/7/2018	1
7271001	13 Arlington Drive														1	7/9/2018	1
19150006	257 Sunnyslope Rd.														1	8/23/2018	1
7610029	220 Greenbriar, A-D	Addison Ranch													4	8/14/2018	4
7610029	240 Greenbriar, A-F	Addison Ranch													6	8/14/2018	6
6083043	720 Keller Court	Keller Ct. Commons													1	8/22/2018	1
6083052	716 Keller Court	Keller Ct. Commons													1	8/22/2018	1
6083043	712 Keller Court	Keller Ct. Commons													1	8/22/2018	1
7610029	210 Greenbriar, A-D	Addison Ranch													4	9/12/2018	4
7610029	340 Greenbriar, A-D	Addison Ranch													4	9/12/2018	4
7610029	120 Greenbriar, A-F	Addison Ranch													6	9/19/2018	6
7610029	140 Greenbriar, A-D	Addison Ranch													4	9/19/2018	4
N/A	519 Joelle Heights														1	10/15/2018	1
6083043	736 Keller Court	Keller Ct. Commons													1	10/22/2018	1
6083043	740 Keller Court	Keller Ct. Commons													1	10/22/2018	1
136490052	2014 Caulfield Lane														1	12/18/2018	1

Project Identifier				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			Notes
1			13	14	15	16	17	18	19	20			21
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (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 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
NA	1437 Bill Court	Brody Ranch		N									
NA	1441 Bill Court	Brody Ranch		N									
NA	1445 Bill Court	Brody Ranch		N									
NA	11 Oak Knoll Ct.	The Oaks - Lt. 6		N									
NA	668 Sunnyslope Rd.	The Oaks - Lt. 17		N									
NA	6 Oak Knoll Court	The Oaks - Lt. 16		N									
NA	2 Oak Knoll Court	The Oaks - Lt. 4		N									
8045025	26 6th Street			N	Y			Rents for ADU fall within the moderate income rent limits					
8171038	808 D Street			N	Y			Rents for ADU fall within the moderate income rent limits					
6650020	769 El Paseo Dr			N	Y			Rents for ADU fall within the moderate income rent limits					
6383005	616 N. Fair Street			N	Y			Rents for ADU fall within the moderate income rent limits					
6562019	720 Vanessa Way			N	Y			Rents for ADU fall within the moderate income rent limits					
7261009	131 Arlington Drive			N	Y			Rents for ADU fall within the moderate income rent limits					
19140057	446 Sunnyslope Ave.			N	Y			Rents for ADU fall within the moderate income rent limits					
NA	1449 Bill Court	Brody Ranch		N									
NA	1417 Brody Bird Ln	Brody Ranch		N									
NA	1421 Brody Bird Ln	Brody Ranch		N									
NA	1425 Brody Bird Ln	Brody Ranch		N									
NA	1429 Brody Bird Ln	Brody Ranch		N									
NA	674 Sunnyslope Ln	The Oaks - Lt. 18		N									
6385011	510 Baker Street			N	Y			Rents for ADU fall within the moderate income rent limits					
7092015	329 Edith Street			N	Y			Rents for ADU fall within the moderate income rent limits					
8344018	942 B Street			N	Y			Rents for ADU fall within the moderate income rent limits					
136010023	7 Michelle Lane			N									
NA	3 Oak Knoll Ct.	The Oaks - Lt. 2		N									
NA	10 Oak Knoll Ct.	The Oaks - Lt. 15		N									
NA	14 Oak Knoll Ct.	The Oaks - Lt. 14		N									
8530007	951 Petaluma Blvd.S	River City Senior Apt	20	N	Y	LIHTC, Other, CDLAC	INC		55				
6361030	131 Liberty Street	Omahony Mixed Use		N									
N/A	534 Jade Street	Quarry Heights		N									
N/A	10 Amethyst Court	Quarry Heights		N									
N/A	6 Amethyst Court	Quarry Heights		N									
N/A	2 Amethyst Court			N									
8351044	12 Laurel Avenue			N	Y			Rents for ADU fall within the moderate income rent limits					
N/A	7 Amethyst Court	Quarry Heights		N									
N/A	3 Amethyst Court	Quarry Heights		N									
N/A	24 7th Street			N									
6301023	317 Bodega Avenue			N									
7524010	1191 Ramona Avenue			N									
N/A	427 Jacquelyn Lane	Quarry Heights		N									
N/A	429 Jacquelyn Lane	Quarry Heights		N									
N/A	15 Amethyst Court	Quarry Heights		N									
6650027	843 Bodega Avenue			N				Rents for ADUs fall within the moderate income rent limits					

Project Identifier				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			Notes
1			13	14	15	16	17	18	19	20			21
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?*	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (see instructions)	Deed Restriction Type (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 1000)*	Number of Demolished/Destroyed Units*	Demolished or Destroyed Units*	Demolished/Destroyed Units Owner or Renter*	Notes*
8313029	406 Mountain View Ave			N				Rents for ADUs fall within the moderate income rent limits					
6083043	732 Keller Court	Keller Ct. Commons		N									
7610029	420 Greenbriar , A-D	Addison Ranch		N									
7610029	510 Greenbriar, A-D	Addison Ranch		N									
N/A	423 Jacquelyn	Quarry Heights		N									
N/A	425 Jacquelyn	Quarry Heights		N									
7610029	530 Greenbriar, A-D	Addison Ranch		N									
7610029	540 Greenbriar, A-D	Addison Ranch		N									
7610029	610 Greenbriar, A-D	Addison Ranch		N									
7610029	620 Greenbriar, A-F	Addison Ranch		N									
7610029	640 Greenbriar, A-D	Addison Ranch		N									
7610029	700 Greenbriar, A-D	Addison Ranch		N									
7610029	710 Greenbriar, A-F	Addison Ranch		N									
7610029	720 Greenbriar, A-F	Addison Ranch		N									
7610029	730 Greenbriar, A-D	Addison Ranch		N									
6083043	724 Keller Court	Keller Ct. Commons		N									
6083052	744 Keller Court	Keller Ct. Commons		N									
7271001	13 Arlington Drive			N									
19150006	257 Sunnyslope Rd.			N				Rents for ADUs fall within the moderate income rent limits					
7610029	220 Greenbriar, A-D	Addison Ranch		N									
7610029	240 Greenbriar, A-F	Addison Ranch		N									
6083043	720 Keller Court	Keller Ct. Commons		N									
6083052	716 Keller Court	Keller Ct. Commons		N									
6083043	712 Keller Court	Keller Ct. Commons		N									
7610029	210 Greenbriar, A-D	Addison Ranch		N									
7610029	340 Greenbriar, A-D	Addison Ranch		N									
7610029	120 Greenbriar, A-F	Addison Ranch		N									
7610029	140 Greenbriar, A-D	Addison Ranch		N									
N/A	519 Joelle Heights			N									
6083043	736 Keller Court	Keller Ct. Commons		N									
6083043	740 Keller Court	Keller Ct. Commons		N									
136490052	2014 Caulfield Lane			N				Rents for ADUs fall within the moderate income rent limits					

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2015	2016	2017	2018	2019	2020	2021	2022	2023	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	199			9							9	190
	Non-Deed Restricted												
Low	Deed Restricted	103			14	4						18	85
	Non-Deed Restricted												
Moderate	Deed Restricted	121				6						55	66
	Non-Deed Restricted		7	8	9	25							
Above Moderate		322	235	206	150	77						668	
Total RHNA		745											
Total Units			242	214	182	112						750	341

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

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 1.1	Utilize sites within the UGB to accommodate anticipated long-term residential growth	1/31/2023	In 2018, there have been 64 units in two projects that have been approved.
Program 1.2	Utilize the Central Petaluma Specific Plan (CPSP) to facilitate the development of vacant and under utilized land in the heart of the City.	1/31/2023	All of the above units are in the Central Petaluma Specific Plan and have been approved. Staff is meeting with other developers with projects within the Central Petaluma Specific Plan area for a potential of more units.
Program 1.3	Allow more flexibility in parking requirements for mixed-use developments in order to promote the development of residential uses along mixed use corridors.	1/31/2023	Completed. This is in the Central Petaluma Specific Plan as well as the Petaluma Area Station Master Plan.
Program 2.1	Provide developers with an inventory sites with a wide range of densities that allows a variety of product types	1/31/2023	In 2018, Staff met with prospective developers and property owners through the Development Review Committee. The site inventory is also on the city's housing webpage and in the current housing element. There has been no change to the site inventory list.
Program 2.2	Utilize the Central Petaluma Specific Plan (CPSP) to facilitate the development of rental and live/work units in the downtown, e.g., high density housing, relaxed parking requirements, and encourage on-site inclusionary units	1/31/2023	Completed. The CPSP is being used to facilitate development of units in the downtown area.
Program 2.3	Treat transitional and supportive housing as residential uses, subject only to those restrictions on residential uses constrained in each respective zone.	1/31/2023	Completed. Ordinance 2523 N.C.S. - Zoning and Density Bonus made transitional and supportive housing as residential uses constrained in each respective zone.
Program 3.1	Review and identify development standards that may be a constraint on the development of housing and amend the zoning ordinance accordingly.	1/31/2023	On going. Staff reviews the development standards and brings changes to the Planning Commission.
Program 3.2	continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.	1/31/2023	There have been no requests for new emergency shelters in Petaluma. Currently, the Mary Isaak Center and the Family Homeless Shelter are the only shelters for our homeless community which house over 140 people nightly.
Program 3.3	Enforce procedures and standards to petaluma's density bonus ordinance to facilitate the review and approval of projects proposing affordable housing	1/31/2023	A Residential Density Bonus Ordinance is in place. In 2018, one project has requested a density bonus - 109 Ellis Street project..
Program 3.4	Continue to subsidize and defer application fees, development impact fees, and on-and off-site improvements for affordable housing sites.	1/31/2023	Prior to the dissolution of redevelopment, Petaluma subsidized development impact fees for affordable housing projects. The City's housing funds have decreased and we are not able to continue to subsidize affordable housing developments.
Program 3.5	Continue to give priority processing to affordable housing project.	1/31/2023	In 2018, staff has provided technical and administrative support to a 54 unit affordable housing project for seniors and veterans.
Program 3.6	Adopt residential design guidelines for single- and multi-family development that provides clear guidance with regards to design standards for applicants.	1/31/2023	Not completed. This process is ongoing.
Program 3.7	Provide continuing professional education for public officials and decision makers to improve skills in such areas as project evaluation and the conduct of public hearings.	1/31/2023	The City Attorney's office provides education regarding the conduct of public hearings to all committees of the City Council as well as the City Council.
Program 3.8	Actively participate in the Sonoma County Water Agency's project to increase the capacity of the City's water supply system in order to secure a safe, reliable improved water supply.	1/31/2023	The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure Petaluma's water.
Program 3.9	Actively participate in the Sonoma County Water Agency's planning for a second Petaluma Aqueduct to influence the aqueduct alignment, capacity, and construction details to best reinforce the distribution system.	1/31/2023	On going. Staff from the Water Resources Department is involved with staff from the Sonoma County Water Agency.
Program 4.1	Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing.	1/31/2023	On going - Housing staff continues to research and communicate with other agencies for a share of funding for affordable housing.
Program 4.2	Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.	1/31/2023	Staff continues to work with its nonprofit developers and service agencies to develop affordable housing and provide services for the low income community.
Program 4.3	Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing in one of the following ways	1/31/2023	This program has been amended to REQUIRE all residential developments of 5 or more units to build 15% affordable units onsite with affordability restrictions of 45 years for for-sale units and affordability restriction of 55 years for rental units. The amendment was approved by HCD.
Program 4.4	Administer the Housing - Commercial Linkage Fee Program	1/31/2023	\$155,555 was received from fees for the Housing Commercial Linkage Fee program during the calendar year 2018.

Program 4.5	Continue to support the Mortgage Credit Certificate Program administered by the Community Development Commission of Sonoma County.	1/31/2023	The Mortgage Credit Certificate program has not been funded and is on hold in Petaluma due to the program restrictions on the maximum sale price of homes that would qualify in Petaluma. There are no new funds for the program in Sonoma County.
Program 4.6	Continue the existing partnership with the Housing Land Trust to administer the Homebuyer's Assistance Program aimed at low- and moderate-income households.	1/31/2023	The City continue to partner with the Housing Land Trust of Sonoma County. In 2018, we preserved 2 of our older First time Homebuyer properties using the ground lease model. In 2019, an estimated 20 first time homebuyers should be moving into new units in the Brody Ranch subdivision.
Program 5.1	Continue to administer the Mobile Home Rent Stabilization Ordinance.	1/31/2023	Since 2015, the City has increased the number of total spaces in the rent stabilization program from 317 to 368.
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 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. There were no condominium conversions proposed in 2018.
Program 5.3	Retain federal, state and locally subsidized affordable units that may be lost through contract termination or expired affordability restrictions	1/31/2023	In 2018, two affordable housing properties were resyndicated and rehabilitated and extended their affordability restrictions through 2073.
Program 5.4	Impose resale controls or rent restrictions on all units that receive state housing density bonuses and other incentives for not less than 30 years.	1/3/2023	Completed. Petaluma has adopted a Residential Density Bonus Ordinance as of 12/15/2014
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.	1/31/2023	The City works with our nonprofit affordable housing owners to keep the current units affordable by extending the affordability restrictions when they are resyndicated or rehabilitated. Corona Ranch and Washington Creek Apartments, owned and operated by Eden Housing, were rehabilitated in 2018. The City also imposed long-term resale controls through partnering with Housing Land Trust of Sonoma County on two of our first time homebuyer properties.
Program 6.1	Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Medicated Assistance Program and the Renters Assistance Program.	1/31/2023	In 2018, the City allocated \$33,000 to support PPSC's Homeless Prevention Program. Over 41 households were provided assistance through this program. This program is also able to leverage the Season of Sharing partnership and 32 of those applying were referred to that program and received funding.
Program 6.2	Continue to support the Mary Isaak Center	1/31/2023	In 2018, the City allocated \$80,000 to support the MIC homeless shelter.
Program 6.3	Continue to support the COTS Family shelter at 1500 Petaluma Blvd. So.,	1/31/2023	No funding was allocated to this program in 2018. However, the City leases the building to the Committee on the Shelterless for their program at \$1.00/year.
Program 6.4	Continue to support the ongoing maintenance of COTS family transitional homes located throughout the community through a partnership with Rebuilding Together, Petaluma.	1/31/2023	Rebuilding Together receives funding through our CDBG program and works closely with COTS to provide repair and maintenance work to the city-owner property that are leased to COTS for their transitional and supportive housing program. In 2018, RBT rehabbed two of our transitional houses.
Program 6.5	Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Frive leased to the Veterans's Resource Center for veterans.	1/31/2023	Ongoing and as funding allows. Rebuilding Together Petaluma also works with the Veterans Resource Center if any repairs are needed.
Program 6.6	Continue to participate in the County Continuum of Care process as a "lead agency" along with the City of Santa Rosa and the County of Sonoma	1/31/2023	Housing staff is involved in the homeless Continuum of Care process. There has been a reorganization of the homeless continuum which has brought elected officials involved in the process. Staff continues to attend meetings to keep informed on what is happening in the homeless community,
Program 6.7	Continue to support the construction of senior housing	1/31/2023	In 2018, funding was allocated for pre-development of a 54 affordable development for seniors and senior veterans. City-owned land was donated for the development also.
Program 6.8	Continue to support the "Rebuilding Together - petaluma" (RTP) program	1/31/2023	In 2018, \$238,000 was allocated to the RTP program. RTP completed over 56 projects which benefited 35 households and preserved affordable housing.
Program 6.9	Continue to require the inclusion of disabled accessible units in projects that receive city assistance.	1/31/2023	Ongoing. In 2018, there were no new affordable developments with city funding.
Program 6.10	Support the construction of housing specifically designed for persons with a developmental, mental or emotional disability	1/31/2023	In 2018, no development was proposed for persons with mental or developmental disabilities. Staff continue to pursue opportunities for future developments.
Program 6.11	Continue to require family apartment projects that receive city funding to include units with more than two bedrooms	1/31/2023	In 2018, Brody Ranch, through their inclusionary requirement, are building Below-market-rate for sale housing. 10 of the 25 units will have 3 bedrooms.
Program 7.1	Continue to refer fair housing complaints to the Medication Assistance Program administered by Petaluma People Services Center	1/31/2023	In 2018, \$70,000 was allocated for fair housing services. PPSC received 975 calls and inquiries from tenants and landlords.
Program 7.2	Initiate actions to address any fair housing issues or constraints on housing for the disabled identified by the 2012 Analysis of Impediments, including removing the constraints or providing reasonable accommodation for housing intended for person with disabilities	1/31/2023	Petaluma is working with Petaluma People Services Center to continue to address these issues. Staff is working with the City of Santa Rosa and the County of Sonoma to update the Assessment of Fair Housing.
Program 7.3	Develop a reasonable accommodation procedure.	1/31/2023	Not complete.
Program 8.1	Continue to support RTP to maintain existing residential units for low income households.	1/31/2023	On going. See program 6.8

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Petaluma	
Reporting Period	2018	(Jan. 1 - Dec. 31)

Note: + 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)(2)

This table is optional. Jurisdictions may list (for informational purposes only) units that do not count toward RHNA, but were substantially rehabilitated, acquired or preserved. To enter units in this table as progress toward RHNA, please contact HCD at APR@hcd.ca.gov. HCD will provide a password to unlock the grey fields. 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 Government Code section 65583.1(c)(2).

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 to receive the password that will enable you to populate these fields.				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 ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Total Units by Income									

Jurisdiction	Petaluma	
Reporting Year	2018	(Jan. 1 - Dec. 31)

Entitled Units Summary		
Income Level		Current Year
Very Low	Deed Restricted	53
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		43
Total Units		97

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

Submitted Applications Summary	
Total Housing Applications Submitted:	7
Number of Proposed Units in All Applications Received:	785
Total Housing Units Approved:	64
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions	
Number of Applications for Streamlining	1
Number of Streamlining Applications Approved	0
Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

Units Constructed - SB 35 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

Cells in grey contain auto-calculation formulas