



DATE: March 21, 2022

TO: Honorable Mayor and Members of the City Council through City Manager

FROM: Karen Shimizu, Housing Manager
Heather Hines, Interim Community Development Director

SUBJECT: Resolution accepting the Housing Element Progress Report for the 2021 calendar year and direction to staff to submit the report to the State of California Department of Housing and Community Development and the State Office Planning and Research

RECOMMENDATION

It is recommended that the City Council approve a resolution accepting the Housing Element Annual Progress Report for the 2021 calendar year and directing staff to submit the report to the State of California Department of Housing and Community Development and the State Office Planning and Research in compliance with Government Code Section 65400.

BACKGROUND

State law (Government Code Section 65400) requires that the City submit an Annual Progress Report (APR) on the status and implementation of Petaluma's Housing Element to the Governor's Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year. Specifically, the APR outlines progress made in meeting the City's share of regional housing needs as set forth as the Regional Housing Needs Allocation (RHNA) in the City's certified Housing Element of the Petaluma General Plan. Submittal of an APR to HCD is statutorily required and qualifies the City for certain grant funds that address the needs of low and very-low income families, individuals, seniors, persons with disabilities, and other groups.

The status of meeting the City's RHNA as reported in the APR determines the applicability of California Senate Bill 35 (SB 35) which became effective on January 1, 2018. More specifically, SB-35 and its streamlined project approval requirements applies to cities that are not meeting their RHNA goals for low-income households (80% AMI and lower) and requires such local entities to streamline the approval of multi-family residential housing projects that meet the eligibility requirements of SB 35 by processing them pursuant to a ministerial approval process. Jurisdictions whose latest housing production reports reflect that fewer building permits were issued than required for units affordable to very-low or low income households are subject to SB 35

streamlining requirements for multi-family housing projects that would dedicate at least 50 percent of the units to lower income households earning 80 percent of AMI or less provided the project meets SB 35’s other eligibility requirements. As shown in Table 1 below, Petaluma continues to fall below the City’s RHNA threshold for the low and very low-income categories. Therefore, Petaluma will continue to be subject to the SB 35 streamlined ministerial approval process for eligible multi-family housing projects that include at least 50% lower income units for the next year.

DISCUSSION

5th Cycle RHNA

The City’s 5th cycle Housing Element was adopted by the City Council and certified for the 2015-2023 planning cycle by HCD, including a total Regional Housing Need Allocation of 745 units split between four income categories (very low, low, moderate, and above moderate). Within the Housing Element the City identified a sites inventory to demonstrate that Petaluma had adequate capacity to accommodate the state assigned RHNA. Property included in the sites inventory has appropriate land use and zoning designation to accommodate the allocation within the eight-year planning period (Attachment E of the Housing Element).

The state requires each jurisdiction to prepare a series of worksheets to report on a variety of housing metrics to demonstrate progress toward meeting the RHNA. Table 1 below corresponds to Table B in the APR and is a summary of prior permitting activity in the current planning cycle, including permitting activity for the 2021 calendar year, reported for housing units in each of the required four income categories in each year of the current housing cycle (2015-2023). Additionally, the Table 1 identifies the cumulative progress of Petaluma’s RHNA through the end of 2021. This table does not include pipeline units which are either under review or entitled but do not have an issued building permit

TABLE 1: Regional Housing Need Allocation – 2015-2023

Income Category	RHNA	2015	2016	2017	2018	2019	2020	2021	Total	% RHNA
Very Low	199			9			27		61	31%
(0%-50% AMI)								25		
Low	103			14	4	4	29		51	50%
Low (51–80% AMI)										
Moderate	121	7	8	9	31	44	22			124%
(81%-120%AMI)								29	150	
Above Moderate (Over 120% AMI)	322	235	206	150	77	127	187	293	1275	396%
Total	745	242	214	182	112	175	265	347	1,537	206%

The market has clearly supported housing production that exceeds the overall RHNA numbers for Petaluma. However, as shown above, a plurality of those units are only affordable to above-moderate-income households. At the conclusion of 2021 Petaluma is still behind schedule in meeting its allocation for low and very-low-income households.

Recognizing the City’s deficiency in meeting its RHNA, particularly in the low and very low-income categories, the City Council adopted an inclusionary housing ordinance in 2018 requiring that all market rate projects of five or more units include 15% onsite affordable units. While implementing the City’s inclusionary housing requirements, staff have identified potential future amendments to clarify and strengthen the ordinance and potentially provide greater flexibility to increase the production of affordable housing as part of market rate developments. However, what is important to note is that the City’s inclusionary housing ordinance requires development of significantly more market rate units to get a much smaller number of lower income housing units. A greater diversification of programs, incentives and funding mechanisms will be looked at as part of the 6th cycle Housing Element to better facilitate meeting lower income RHNA requirements.

There are a number of housing projects that have either received entitlements but not building permits or have current applications pending with the City. These pipeline projects from 2021 are listed below in Table 2 . They provide an updated of potential housing units, based on completed entitlements, However, most of these units will not be completed until after July 2022 and therefore will be counted as part of the 6th cycle RHNA, not under the current 5th cycle. To provide additional information, the table also provides the total pipeline projects from the 2020 annual report. More details will be provided with the staff presentation.

TABLE 2: 2021 Calendar Year Pipeline Projects

Project	Status	V-Low Units	Low Units	Mod Units	Above Mod Units	Total Units
Riverscape Townhomes	Approved				44	44
719 Pet Blvd	In process				3	3
325 Liberty St	In process				1	1
23 Wallenberg Way	In Process				1	1
Creekwood Condominiums	In Process		9		50	59
890 PBN Co-op Housing	In process	1			6	7
450 Hayes Lane	Approved				1	1
Total Units 2021		1	9	0	106	116
Total Units from 2020 Report	Approved/In process	55	94	22	1488	1659

Affordable Housing Projects

In an effort to meet RHNA allocations prior to the end of the planning cycle, staff has been proactively working with local affordable housing providers. The following provides an update on active projects that include affordable housing units, noting that all of these projects will not be completed prior to July 1, 2022, to count toward the 5th cycle RHNA.

PEP Housing

Staff continues to work with PEP Housing on the final transactions related to the Riverview project at 951 Petaluma Boulevard South, a 54 units senior/veteran apartment project with 53 units affordable to low and very low-income households. The project has received all entitlements and is under construction and is anticipating completion and occupancy in July of 2022. The City's contribution included land donation and \$1,500,000 from housing in-lieu fee funds.

MidPen Housing

MidPen Housing Corp prepared an SB 35 application that was approved by the City in June of 2020. The project is a 42-unit low-income rental development located at 414 Petaluma Boulevard North. Forty-one of the units will be for households with income between 30% to 60% AMI, with an average income of 49% AMI. There will be one unrestricted unit for the resident manager. The project will include amenities and services at the ground level, including a community room, craft room, and learning center. The City has approved financial support, including \$900,000 in HOME funding and \$1.1 million in funding from housing in-lieu fees to support the project. Construction on the project is anticipated to begin in April/May of 2022.

Burbank Housing

Burbank Housing applied pursuant to SB 35 which was approved in July of 2020. The project is a 50-unit affordable housing development on a 2.5-acre property at 1601 Petaluma Boulevard South. The 50 units are designated to be affordable at the very-low and low income levels and Burbank is pursuing Tax Credit funding.

Danco Group

Danco submitted an application for the Meridian at Corona Station project, a 131-unit affordable housing project, including 33 permanent supportive housing units and onsite support services on the parcel adjacent to the future SMART station at Corona Road. The project was approved under AB 2162 streamlining and consistent with the City Council's approval of a project specific policy under AB 2162. The City continues to work with Danco in exploring grant funding and transit amenity projects around the future Corona SMART Station.

The City has actively been working on initiatives to house Petaluma's unsheltered population, including the two projects outlined below. These projects are consistent with a range of housing policies and programs in the 5th cycle Housing Element.

Peoples Village – An Interim Housing Solutions Project –

This project is located on the COTS Mary Isaak Center (MIC) campus at 900 Hopper Street and is currently under construction. The City and COTS partnered to develop additional temporary housing units to expand the existing congregate shelter on site, including 25 fully accessible individual shelter units, two separate office units, two showers, and four toilets. This non-congregate shelter model fills a gap in Petaluma's homeless-to-housing pipeline and supports people exiting homelessness, securing necessary services and ultimately, helping achieve success in the transition to long-term housing. The project will accommodate individuals and their companion/service animals. The project will become an

extension of the existing services provided by COTS, but will not be limited to one service provider, as Petaluma’s “whole person care” approach will involve a variety of services that may be provided by others (e.g. the County of Sonoma, Downtown Streets Team, Petaluma People Services, Petaluma Health Center). There have been some delays due to supply chain issues, but Phase one of the project is in the final stages of construction and clients have been identified to move into the first units.

Project Homekey – The Studios at Montero

On October 18, 2021, the City Council adopted Resolution 2021-173 N.C.S. which authorized the City to file a joint application to the State of California Housing and Community Development (HCD) to the Project Homekey Program. The City in partnership with Burbank Housing Development Corporation applied for Homekey funding for the Studios at Montero project in December 2021 and was awarded funding on March 1, 2022. The proposed project includes the acquisition and rehab of an existing motel and would provide sixty units of permanent supportive housing for very low income chronically homeless community members. Rental assistance and on-site client services are included in the project plan to support residents in transitioning and maintaining housing.

While the attached Housing Element APR is focused on the annual progress in meeting the overall RHNA for the 2015-2023 planning cycle, there is value in looking at the larger future housing picture to get a sense of what projects are in the pipeline and recognize the proactive effort of the City to facilitate affordable housing in Petaluma. Acknowledging that until the Certificate of Occupancy are issued for each housing unit they are considered/counted as progress toward meeting Petaluma’s RHNA, this discussion highlights the importance of streamlining those housing projects that include onsite inclusionary housing to not only meet RHNA numbers but also to address the acute housing crisis for units at the lower income levels

6th Cycle Housing Element

In concert with the General Plan consultant team City staff is currently evaluating the 5th cycle Housing Element to determine remaining capacity under current land use designations and zoning in order to begin community conversation about site inventory for the 6th Cycle RHNA planning cycle to meet the significantly increased RHNA for Petaluma. Additionally, staff is evaluating the City’s current policies and programs for consideration and expansion as part of the Housing Element update. There will be multiple opportunity for public involvement as next steps in developing the Housing Element. Presentations and discussions have been scheduled for the following meetings, Petaluma General Plan Advisory Committee on March 17th, City of Petaluma Planning Commission on March 22nd and a community workshop on April 7th.

The City’s current General Plan update process includes development of a new Housing Element covering the 6th cycle (2023-2030) and consistent with the changing statutory requirements mandated by the State of California.

California state law recognizes that local governments play a vital role in developing affordable housing. In 1969, the state mandated that all California cities, towns, and counties must plan for the housing needs of our residents—regardless of income. This state mandate is

called the Housing Element and Regional Housing Needs Allocation, or RHNA. As part of RHNA, the California Department of Housing and Community Development (HCD), determines the total number of new homes the Bay Area needs to build, the level of affordability that the homes need to be to support the housing needs of people at all income levels. ABAG, working with the Housing Methodology Committee, then distributes a share of the region’s housing need to each city, town and county in the region. Each local government must then update the Housing Element of its general plan to show the locations where housing can be built and the policies and strategies necessary to meet the community’s housing needs. Final RHNA numbers for north bay area cities was released in December 2021, including the following income breakdown for the City of Petaluma:

Table 3 Regional Housing Needs Allocation

Very Low Income (up to 50% AMI)	499 units
Low Income 51% to 80% AMI)	288 units
Moderate Income (81% to 120% AMI)	313 units
Above Moderate Income (above 120% AMI)	810 units
TOTAL	1,910 units

Polices and Programs –

The following is an update of the City’s housing programs including services provided to low-income members of the community, by working in partnership with non-profit organizations. The community programs are focused on the perseveration of affordable housing, providing much needed community services and special needs housing.

To support the preservation of the City First Time Homebuyer Program, the City continues to contract with the Housing Land Trust of Sonoma County. The land trust provides stewardship and manages the administrative process for new homes entering the program and resale activity.

The City continues to focus on developing programs to address and support the unsheltered members of our community. Over the past year, the City’s partnership with the Downtown Streets Team (DST) provides outreach and connections to services, housing placement to housing, and job training and placement for program participants. Additionally, DST works with the City and local non-profits to remove debris and clean up waterways. The City increased funding for COTS to support the addition of a case manager and outreach worker.

In addition, the City provides funding support to nonprofit organizations that address the supportive service needs of special populations, in 2021 Petaluma provided funding for homeless services, fair housing, and rental assistance. As part of the 2023-2031 Housing Element update, the City will explore other actions to expand housing opportunities for special needs populations.

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
Goal 1: Provide adequate residential development opportunities to accommodate projected residential growth and facilitate mobility within the ownership and rental markets.		
1.1 Utilize sites within the UGB to accommodate anticipated long-term residential growth	Promote Residential Development within the Urban Growth Boundary	<p>Since 2015, the City has approved 1,675 housing units. Between 2015 and 2021, 1,187 units were permitted:</p> <ul style="list-style-type: none"> • 36 Very Low Income • 48 Low Income • 121 Moderate Income • 982 Above Moderate Income <p>Continued Appropriateness: This program is updated in the 2023-2031 Housing Element to reflect the City’s strategy for meeting the Regional Housing Needs Assessment (RHNA) requirements.</p>
1.2 Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.	Encourage the development of housing on underutilized land that is appropriately zoned	<p>Since 2015, 980 housing units have been approved in the Central Petaluma Specific Plan area.</p> <p>The Central Petaluma Specific Plan area continues to be attractive to residential developers and staff is actively engaged in discussion with prospective developers.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City’s RHNA strategy and a key location for housing based on its proximity to transit, alternative transportation opportunities, and services. However, this program is integrated with Program 1.1 to formulate the City’s overall RHNA strategy.</p>
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.	Encourage the development of housing on underutilized land that is appropriately zoned	<p>The parking requirements within the SmartCode, which is the governing regulations for the downtown core, are lower than the rest of the City.</p> <p>Continued Appropriateness: The City will continue to offer flexible parking requirements to facilitate mixed use development and is working on a city wide update to parking regulations to better align with the City’s housing and climate goals.. However, this is not included in the proposed 2023-2031 Housing Element as a specific housing program.</p>
Goal 2: Promote a range of housing types to meet the housing needs of all Petalumans.		
2.1 Provide developers with an inventory of sites with a wide range of densities that allows a variety of product types	Encourage a mix of housing types	<p>Since 2015, staff has met with prospective developers and property owners and used the City’s Development Review Committee to facilitate thoughtful concept discussions about housing development opportunities. The site inventory is available on the city’s webpage and in the current Housing Element.</p> <p>Continued Appropriateness: The sites inventory will be updated in the 2023-2031 Housing Element</p>

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
		and will be provided on the City’s website. The inventory will be updated at least every six months as part of the City’s compliance with SB 166 (No Net Loss) requirements. This program is moved to Goal 1 as part of the City’s RHNA strategy.
2.2 Utilize the Central Petaluma Specific Plan to facilitate the development of rental and live/work units in the downtown, e.g., high density housing, relaxed parking requirements, requiring of on-site inclusionary units	Allow flexibility within the City’s standards and regulations to encourage a variety of housing types.	The CPSP was continually used to facilitate development of units in the downtown area. Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City’s RHNA strategy. However, this program is integrated with Program 1.1 to formulate the City’s overall RHNA strategy.
2.3 Treat transitional and supportive housing as residential uses contained in each respective zone.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	In 2018 the City updated its Zoning Ordinance to allow transitional and supportive housing as a residential use in all zones. Continued Appropriateness: The City approved a project under AB2162 and the proposed 2023-2031 Housing Element will include a program action to amend the City’s Zoning Code to address new State law on Supportive Housing (AB 2162).
Goal 3: Minimize constraints on housing development to expedite construction and lower development costs.		
3.1 Review and identify development standards that may be a constraint on the development of housing and amend the Development Code accordingly.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	Staff during the planning period reviewed and identified regulatory challenges/barriers to the development of housing and brought zoning amendments forward for adoption as appropriate. Continued Appropriateness: As part of the proposed 2023-2031 Housing Element update, the City will re-evaluate development standards and the Housing Plan section includes recommended actions to address potential constraints.
3.2 Continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.	Allow flexibility within the City’s standards and regulations to encourage a variety of housing types.	The Mary Issac Center and the Kids Homeless Shelter are both operated by COTS and the only shelters in the City and house 140 people nightly. The City adopted an urgency ordinance and shelter crisis on September 13, 2021. Continued Appropriateness: This Housing Element update includes an assessment of the adequacy of its industrial properties where emergency shelters are permitted by right in accommodating its potential unsheltered homeless. Furthermore, the Housing Plan includes an action to address the new State law on parking standards for emergency shelters (AB 139).
3.3 Ensure procedures and standards for Petaluma's Density Bonus ordinance to	Improve the city review and approval process for residential projects.	In 2016, the City’s Density Bonus Ordinance was updated to comply with State law. Since 2016, 3 projects requested a density bonus.

Table 6 Program-Specific Evaluation

Program/Policy	Objective	Progress and Continued Appropriateness
facilitate the review and approval of projects proposing affordable housing.		<p>Continued Appropriateness: The City will continue to utilize density bonus as an incentive for affordable housing development. The Housing Element update will include a proposed program action to update the City’s density bonus provisions to comply with recent changes in State law such as AB 1763, SB 1227, and AB 2345.</p>
3.4 Continue to subsidize and defer application fees, development impact fees, and on-and off-site improvements for affordable housing sites.	Subsidize and defer fees.	<p>In place of formerly available redevelopment housing funds, the City's In-Lieu Housing Fund has been utilized to subsidize affordable housing development. However, the In-Lieu Housing fund fees have decreased, and no other local affordable housing funds have been added.</p> <p>Continued Appropriateness: In the proposed 2023-2031 Housing Element, this program will be incorporated into the overall program to facilitate affordable housing development.</p>
3.5 Continue to give priority processing to affordable housing projects.	Priority processing for affordable housing.	<p>The City has a track record of facilitating and streamlining affordable housing projects whenever possible.</p> <p>Continued Appropriateness: In the proposed 2023-2031 Housing Element, this program will be incorporated into the overall program to facilitate affordable housing development.</p>
3.6 Adopt residential design guidelines for single and multi-family development that provides clear guidance for applicants	Clear design guidelines	<p>The City received a state grant to develop objective design standards which are in process and anticipate adoption in 2022 to guide standards for streamlined housing projects.</p> <p>Continued Appropriateness: To comply with new State law (SB 330), the City is developing objective development standards</p>
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.	Provide continuing professional education.	<p>The City Attorney's office provides education regarding public conduct at hearings of the City Council and all of its committees.</p> <p>Continued Appropriateness: While this is an important ongoing staff function, it is not considered a Housing Element program and is proposed for removal from the 2023-2031 Housing Element.</p>
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 imported water supply.	Provide safe, secure water supply.	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water.</p> <p>Continued Appropriateness: Water shortage continues to be a constraint to development. This program is proposed for inclusion in the 2023-2031 Housing Element.</p>

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
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.	Assure delivery of the City's water supply	The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water. Continued Appropriateness: This is proposed for incorporation with Program 3.8 above in the 2023-2031 Housing Element.
Goal 4: Promote the development of housing affordable to extremely low, very low, low- and moderate-income households.		
4.1 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing.	Communicate and work with agencies to share funding information for affordable housing.	The City continues to pursue funding for affordable housing, from Federal, State and County Agencies. State of California HOME funds \$900k for Mid Pen development, ongoing CDBG funding, recent applications to HCD for Danco 131 Units - Project AHSC and HCD Homekey Application Pending 60 Units PSH Continued Appropriateness: In the proposed 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.
4.2 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.	Communicate and work with non-profit housing agencies to share funding information for affordable housing.	The City continues to coordinate with nonprofit housing organizations to pursue affordable housing opportunities. Continued Appropriateness: In the 2023-2031 Housing Element, this proposed program is incorporated into the overall program to facilitate affordable housing development.
4.3 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing.	Projects of five or more units provide below-market rate housing.	In 2018, this program was amended to require all residential developments of 5 or more units to build 5% affordable units onsite. Continued Appropriateness: Inclusionary housing is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element.
4.4 Administer the Housing-Commercial Linkage Fee Program	Implement the Commercial - Housing Linage Fee Program	Since 2015, \$1,693,019 has been received from fees for the Housing Commercial Linkage fees and these funds have been used to support a variety of housing projects and programs, including funding award for the Meridian at Corona Station project. Continued Appropriateness: Commercial Linkage Fee is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element.
4.5 Continue to support the Mortgage Credit Certificate (MCC) program administered by the County	Utilize the Mortgage Credit Certificate Program for Low-Income Homebuyer	This program is no longer available through the County Community Development Commission but is applied through local lenders.

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
Community Development Commission		Continued Appropriateness: The 2023-2031 Housing Element includes other resources for homebuyer assistance. MCC is removed from the Housing Element.
4.6 Continue the existing partnership with the County Housing Land Trust to administer the Homebuyer's Assistance Program for low and moderate income households	Support the County Housing Land Trust	<p>The City has a contract and works in partnership with the Housing Land Trust to administer the Ownership Program. This includes administration when new properties enter the program as well as preserve housing upon resale. Some recent and current projects include Brody Ranch, Casa I, and Riverbend.</p> <p>Continued Appropriateness: In the proposed 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
Goal 5: Preserve the City's existing affordable housing and ensure the long-term affordability of new below-market rate units.		
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance.	Preserve the affordability of the City's existing affordable housing stock.	<p>Since 2015, the City's number of mobile home spaces has increased to 368.</p> <p>Continued Appropriateness: This program continues to maintain affordability for some of the more vulnerable households in the City and is included in the proposed 2023-2031 Housing Element.</p>
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	Preserve the affordability of the City's existing affordable housing stock.	<p>Since 2015, Housing staff conducts a vacancy survey twice a year to determine vacancy rate in the City. No apartments were converted to condominiums during the planning period.</p> <p>Continued Appropriateness: The City continues to monitor rental vacancy rates in order to preserve its rental housing stock. This program is included in the proposed 2023-2031 Housing Element.</p>
5.3 Retain federal, state and locally subsidized affordable units that may be lost through contract termination	Preserve the affordability of the City's existing affordable housing stock.	<p>Annual Compliance Monitoring is conducted by staff for all Deed Restricted Affordable Housing Communities. Staff works with non-profit partners to ensure units remain affordable.</p> <p>In 2016, Park Lane apartments renewed their HAP contract for another 20 years.</p> <p>Continued Appropriateness: The at-risk housing inventory is updated and this program is updated to reflect the new State requirements on notifications.</p>
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.	Ensure the long-term affordability of units developed or provided with City assistance.	<p>The City continues to comply with the State density bonus provisions for affordability requirements.</p> <p>Continued Appropriateness: This is part of the Density Bonus requirements and is not included in</p>

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
		the 2023-2031 Housing Element as a separate 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.	Ensure the long-term affordability of units developed or provided with City assistance.	<p>Since 2015, 3 affordable properties went through rehabilitation which also extended their rent restrictions for 30 to 55 more years.</p> <p>Continued Appropriateness: This is part of the Inclusionary Housing requirements and is included in the proposed 2023-2031 Housing Element as part of the inclusionary housing program.</p>
Goal 6: Promote housing opportunities for special needs groups.		
6.1 Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program.	Support efforts to prevent homelessness.	<p>The City provides funding to partner agencies to support community services that prevent homelessness. Since 2015, \$159,000 of funding has been allocated to this program. The City also allocated \$450,000 of CDBG-CV funding to COTS and PPSC for a rental assistance program.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless.	<p>Since 2015, the City has provided \$380,000 to MIC for operational support. Most recently the city worked in partnership with COTS to create the People’s Village, an expansion of the MIC to include 25 non-congregate units onsite. This effort was funded by the City and provides additional capacity, addresses covid constraints, and responds to the needs of Petaluma’s unsheltered population. The City recently partnered with COTS to construct the People’s Village, that will provide 25 non-congregate shelter options adjacent to the MIC.</p> <p>Continued Appropriateness: The 2023-2031 proposed Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program</p>
6.3 Continue to support the COTS Family shelter at MIC	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	<p>A City owned building located at 1500 Petaluma Blvd. South is provided to COTS at the rate of \$1 per year. COTS operates the Kids First Family Shelter from this location.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately</p>

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
		identified in the Housing Element as a housing 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.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	In 2018, 2 transitional houses were rehabilitated. COTS has expanded the program to a total of 12 homes, or which 4 are city owned and 8 are market rate and leased by COTS. This provided housing for clients transitioning out of emergency shelter. Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.
6.5 Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Drive, leased and operated by the Vietnam Veterans of California serving homeless male veterans who are enrolled in the Agency’s Employment and Training Program.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	The City provides funding for program operational support and leases the home for \$1 per year. The agency is responsible for ongoing maintenance of the property. The agency has changed their name to Nations Finest and is still operation the program at the Rocca Drive home. Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing 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.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	The City continues to participate in the Continuum of Care. The County of Sonoma is the lead agency for the CofC. The County is in the process of changing the administrative framework and updating policies and programs. This includes developing a County wide Strategic Plan, improving data tools and revising the process for funding recommendations. The City and service providers in Petaluma received ongoing funding from the CofC for homeless services. This funding is used to leverage the city investment in providing services Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.
6.7 Continue to support the construction of senior housing.	Promote the construction and maintenance of housing for the elderly.	Since 2015, 315 units of senior affordable housing units have either been rehabilitated (213) or approved (102). The city has provided CDBG, and Housing In-Lieu funding to Rebuilding Together and Petaluma Ecumenical Properties (PEP) to support this goal

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
		Continued Appropriateness: The 2023-2031 Housing Element includes a program to construct and maintain senior housing. The City will be working with non-profit developers and community agencies to implement these ongoing programs. .
6.8 Continue to support the “Rebuilding Together – Petaluma” (RTP) program.	Promote the construction and maintenance of housing for the elderly.	Since 2015, the City has been able to complete 213 projects utilizing CDBG funding. Per the HUD definition of Major and Minor rehab projects, there were a total of 53 Major and 157 minor rehab projects completed. Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.
6.9 Continue to require the inclusion of disabled-accessible units in projects that receive city assistance.	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.	The City is in the process of adopting a visitability and universal design ordinance that requires new housing to be designed with accessibility requirements in addition to those required by the California Building Code. It is anticipated that the ordinance will be adopted and effective before summer 2022. Continued Appropriateness: This is a standard requirement and not included in the 2023-2031 Housing Element as a separate housing program.
6.10 Support the construction of housing specifically designed for persons with a developmental, mental, or emotional disability.	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.	The City continues to support housing for persons with special needs. Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.
6.11 Continue to require family apartment projects that receive city funding to include units with more than two bedrooms	Promote the construction of rental units for larger families.	The City continues to encourage a variety of housing types and unit sizes to accommodate the diverse housing needs. Continued Appropriateness: The 2023-2031 Housing Program focuses on provide a range of unit sizes and types.
Goal 7: Promote a choice of housing types and locations available to all persons, regardless of race, color, religion, sex, sexual orientation, national origin, ancestry, familial status, source of income, age, marital status, medical condition or disability.		
7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.	Discourage discriminatory housing practices.	Since 2015, \$190,175 has been allocated to support program operations. Continued Appropriateness: The 2023-2031 Housing Program includes a number of housing programs to affirmatively further fair housing, include fair housing outreach and enforcement.

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
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 persons with disabilities.	Discourage discriminatory housing practices.	<p>In 2015, the City's transit worked with regional partners to implement the Clipper regional transit fare card, deploy a free public Wi-Fi system, and a trip planning status for rider ease.</p> <p>The City is working in partnership with the County of Sonoma and City of Santa Rosa to update the Analysis of Impediments. The project was slightly delayed due to the impact of COVID.</p> <p>Continued Appropriateness: As part of the Housing Element update, the City conducted the affirmatively furthering fair housing assessment pursuant to Housing Element requirement. This assessment is included in the appendix. Actions to foster fair housing, mobility, access to resources, and anti-displacement are included in the 2023-2031 Housing Element.</p>
7.3 Develop a reasonable accommodation procedure. A reasonable accommodation procedure will ensure persons with disabilities equal access to housing in accordance with fair housing laws.	Discourage discriminatory housing practices.	<p>Continued Appropriateness: This 2023-2031 Housing Element includes a program action to establish a reasonable accommodation procedure.</p>
Goal 8: Preserve and improve the city's existing housing stock.		
8.1 Continue to support the "Rebuilding Together – Petaluma" program.	Promote the maintenance of existing residential units.	<p>The City works in partnership with Rebuilding Together, a local agency that provides rehab services for housing and public facilities. To date the agency has completed a total of 213 jobs. This includes a total of 53 major and 157 minor rehab jobs. The city has provided ongoing funding through the CDBG program.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes program actions to preserve and improve the housing quality in Petaluma.</p>
Goal 9: Promote the integration of affordable and special needs housing with existing neighborhoods.		
9.1 Continue to address community input of such projects on surrounding neighborhoods during the design review and approval process.	Promote the integration of affordable and special needs housing projects on existing neighborhoods.	<p>The City is in the process of developing objective design standards for residential development. Through the Inclusionary Housing on-site requirement, the City facilitates the integration of affordable housing within existing neighborhoods.</p> <p>The City has a robust community engagement and public noticing policy to engage neighbors during the entitlement process and has a track record of working with affordable housing providers to engage neighbors and stakeholders early and often even when reviewing projects under streamlined provisions.</p>

Table 6 Program-Specific Evaluation		
Program/Policy	Objective	Progress and Continued Appropriateness
		Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.
9.2 Monitor and continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods.	Promote the integration of affordable and special needs housing projects on existing neighborhoods.	The City is in the process of developing objective design standards for residential development. The City has worked closely with affordable housing developers, including PEP, COTS, Danco, MidPen, and Burbank during the 5 th cycle to ensure that projects engage neighbors and community stakeholders and minimize negative impacts to the surrounding area. Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.
Goal 10: Encourage energy conservation in housing and reduce the contribution of greenhouse gases from existing sources and minimize the contribution of greenhouse gases from new construction and sources.		
10.1 Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process.	Promote the use of energy conservation features in the design of residential development.	The City continues to comply with the Building Code requirements on energy conservation. In 2020 the City adopted a mandatory all-electric code for new construction and substantial remodels and additions that exceed base requirements of the California Building Code. Continued Appropriateness: This is a routine policy and is not separately identified in the Housing Element as a program.
10.2 Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months.	Promote the use of energy conservation features in the design of residential development.	The City continues to require on- and off-site improvements, including installation of shade trees in parking lots as required by the Site Plan and Architectural Review guidelines. Continued Appropriateness: This is a routine requirement and is not separately identified in the Housing Element as a program.

Surplus Locally Owned Lands Sold – Table G in the attached report

The Petaluma Successor Agency sold a 2.6 -acre parcel located at Industrial Drive and Auto Center Drive as part of the dissolution of the former Petaluma Community Development Commission. The acre is part of Auto Plaza Planned Unit District which allows new and used auto sales. The property was sold to Yanni Limited L.L.C per the disposition of surplus property regulations.

Locally Owned Surplus Sites - Table H in the attached report

The property located at 27 Howard Street, parcel (008-044-009) has been identified as surplus land and will be disposed of according to the Program Guidelines stated in Assembly Bill 1486 found in Government Code, Title 5, Division 2, Park 1, Chapter 5, Article, 8 Surplus Land. The general

purpose of the program is to promote affordable housing development and unused or underutilized public land through the state to respond to the existing affordable housing crisis.

FINANCIAL IMPACTS

Compilation of the Annual Progress Report for the Housing Element is completed by staff. Filing of the annual report is a requirement of having a certified Housing Element and provides the city with eligibility for state housing funds.

ENVIRONMENTAL REVIEW

Accepting the annual report is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that the annual report does not meet CEQA's definition of a "project" because the report does not have the potential for resulting either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the report preparation and submission as required by law constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. Moreover, even if preparation and submission of the report is deemed a "project" under CEQA, this report would be categorically exempt from environmental review per CEQA Guidelines Section 15306 which provides that information collection activities that do not result in a serious or major disturbance to an environmental resource are exempt from the provisions of CEQA.

PUBLIC COMMENT

The item was presented to the Planning Commission on February 22, 2022 and posted to the CC agenda on March 21, 2022. The public comments received will be included with the final report submittal to HCD.

ATTACHMENTS

- | | |
|--------------|--|
| Attachment 1 | Resolution |
| Attachment 2 | Housing Element Annual Progress Report, 2021 |

Attachment 1 is large in volume and difficult to read in printed hardcopy. Therefore, it is not attached to this report, but may be viewed in the City Clerk's office and on the City website.

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PETALUMA
ACCEPTING THE ANNUAL HOUSING ELEMENT PROGRESS REPORT FOR THE
2021 CALENDAR YEAR AND AUTHORIZING STAFF TO SUBMIT THE REPORT TO
THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY
DEVELOPMENT AND THE GOVERNOR’S OFFICE OF PLANNING AND
RESEARCH**

WHEREAS, California Government Code Section 65400 requires each governing body to prepare an annual report on the status and progress of implementation of its General Plan, including its progress on implementation of the Housing Element; and

WHEREAS, the Housing Element annual progress report (Report) must include information on the jurisdiction’s progress in addressing its Regional Housing Needs Allocation (RHNA), including the number of development applications submitted and deemed complete involving housing units, building permit activity by income level, the status of programs in the Housing Element and efforts to remove governmental constraints on housing production; and

WHEREAS, Government Code Section 65400(a)(2) requires that the Report on the status of the City’s General Plan and progress made towards its implementation be provided to the legislative body and submitted to the Governor’s Office of Planning and Research (OPR) and the California Department of Housing and Community Development (HCD) by April 1 of each year, covering the previous calendar year; and

WHEREAS, City staff have prepared the Report as required for the 2021 calendar year concerning progress toward implementation of the City’s Housing Element and addressing the City’s RHNA, which Report is made a part of this resolution by this reference; and

WHEREAS, the City Council held a hearing on March 21, 2022 for the purpose of reviewing the Report and considered all written and verbal communication, including the staff report accompanying the Report; and

WHEREAS, at the March 21, 2022 hearing, City staff presented the Report and members of the public had the opportunity to address the City Council concerning the Report; and

WHEREAS, accepting and submitting the Report is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that the Report does not meet CEQA's definition of a “project,” because the Report does not have the potential for resulting either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the Report preparation and submission as required by law constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment; and

WHEREAS, even if preparation and submission of the Report is deemed a “project” under CEQA, the Report would be categorically exempt from environmental review per CEQA Guidelines section 15306, which provides that information collection activities that do not result in a serious or major disturbance to an environmental resource are exempt from the provisions of CEQA;

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Petaluma as follows:

1. Finds that the above recitals are hereby declared to be true and correct and are incorporated into this resolution as findings of the City Council.
2. Finds that accepting and submitting the Report is exempt from the requirements of the California Environmental Quality Act (CEQA) in accordance with CEQA Guidelines Section 15378, in that the Report does not meet CEQA's definition of a “project,” because the Report does not have the potential for resulting either a direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment, and because the Report preparation and submission as required by law constitutes organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment. And even if preparation and submission of the Report is deemed a “project” under CEQA, the Report would be categorically exempt from environmental review per CEQA Guidelines section 15306, which provides that information collection activities that do not result in a serious or major disturbance to an environmental resource are exempt from the provisions of CEQA.
3. The City Council finds the Housing Element Annual Progress Report for the 2021 calendar year to be consistent with the requirements of California Government Code Section 65400 and accepts the Report.
5. Staff are authorized and directed to submit the Report to the state Department of Housing and Community Development and to the Governor’s Office of Planning and Research in accordance with the requirements of Government Code Section 65400 and other applicable law.

Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/01/2015 - 01/01/2023

Housing Element Implementation

Cells in grey contain auto-calculation formulas

(CCR Title 25 §6202)

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 Applications		Application Status	Notes															
1					2		3	4							5	6	7	8	9	10		11	12													
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID*	Unit Category (SFA,SFD,2 to 4,5+ ,ADU,MH)	Tenure (R=Rentor 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 DISAPPROVED Units by Project	Was APPLICATION SUBMITTED Pursuant to GC 65913.4(b)? (SB 35 Streamlining)	Was a Density Bonus requested for this housing development?	Was a Density Bonus approved for this housing development?	Please indicate the status of the application.	Notes*														
Summary Row: Start Data Entry Below															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
	136-690-007	500 HOPPER ST PETALUMA, CA 94952	Riverscape Townhomes		2 to 4	O	6/29/21							44	44																					
	006-092-017	719 PETALUMA BLVD N PETALUMA, CA 94952			2 to 4	O	8/12/21							3	3																					
	006-212-016	325 LIBERTY ST PETALUMA, CA 94952			SFD	O	4/22/21							1	1																					
	019-203-051	23 WALLEBERG WAY PETALUMA, CA 94952			SFD	O	3/16/21							1	1																					
	017-040-051; 017-040-016	270 Casa Grande Rd Petaluma, CA 94954	Creekwood Condominiums		2 to 4	O	11/19/21				9			50	59			Yes			Pending															
	006-051-076	890 PETALUMA BLVD N PETALUMA, CA 94952	890 PBN Co-op Housing		2 to 4	R	6/3/21		1					6	7			Yes																		
	008-490-031	450 HAYES LN PETALUMA, CA 94952			SFD	O	5/18/21							1	1																					
	019-470-040				SFD	O	12/8/21							1	1																					

Jurisdiction	Petaluma	
Reporting Year	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

The 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														
Income Level	RHNA Allocation by Income Level	2										3	4	
		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	-	-	27	25	-	-	-	61	138
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Low	Deed Restricted	103	-	-	14	4	4	29	-	-	-	-	51	52
	Non-Deed Restricted	-	-	-	-	-	-	-	-	-	-	-	-	-
Moderate	Deed Restricted	121	-	-	6	11	-	-	-	-	-	-	147	-
	Non-Deed Restricted	322	7	8	9	25	30	22	29	-	-	-	-	-
Above Moderate			235	206	150	77	117	187	293	-	-	-	1,265	-
Total RHNA		745												
Total Units			242	214	182	112	162	265	347	-	-	-	1,524	190

Note: units serving extremely low-income households are included in the very low-income permitted units totals and must be reported as very low-income units.
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 include units that were permitted since the start of the planning period.
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.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Petaluma		
Reporting Year	2021	(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
1.1 Utilize sites within the UGB to accommodate anticipated long-term residential growth	Promote Residential Development within the Urban Growth Boundary	1/31/23	<p>Since 2015, the City has approved 1,675 housing units. Between 2015 and 2020 , 1,187 units were permitted: · 36 Very Low Income· 48 Low Income· 121· 982 Above Moderate Income Moderate Income</p>
1.2 Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.	Encourage the development of housing on underutilized land that is appropriately zoned	1/31/23	<p>Since 2015, 980 housing units have been approved in the Central Petaluma Specific Plan area.</p> <p>The Central Petaluma Specific Plan area continues to be attractive to residential developers and staff is actively engaged in discussion with prospective developers.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City's RHNA strategy and a key location for housing based on its proximity to transit, alternative transportation opportunities, and services. However, this program is integrated with Program 1.1 to formulate the City's overall RHNA strategy.</p>
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.	Encourage the development of housing on underutilized land that is appropriately zoned	1/31/23	<p>The parking requirements within the SmartCode, which is the governing regulations for the downtown core, are lower than the rest of the City.</p> <p>Continued Appropriateness: The City will continue to offer flexible parking requirements to facilitate mixed use development and is working on a city wide update to parking regulations to better align with the City's housing and climate goals.. However, this is not included in the 2023-2031 Housing Element as a specific housing program.</p>
2.1 Provide developers with an inventory of sites with a wide range of densities that allows a variety of product types	Encourage a mix of housing types	1/31/23	<p>Since 2015, staff has met with prospective developers and property owners and used the City's Development Review Committee to facilitate thoughtful concept discussions about housing development opportunities. The site inventory is available on the city's webpage and in the current Housing Element.</p> <p>Continued Appropriateness: The sites inventory is updated in the 2023-2031 Housing Element and will be provided on the City's website. The inventory will be updated at least every six months as part of the City's compliance with SB 166 (No Net Loss) requirements. This program is moved to Goal 1 as part of the City's RHNA strategy.</p>

<p>2.2 Utilize the Central Petaluma Specific Plan to facilitate the development of rental and live/work units in the downtown, e.g., high density housing, relaxed parking requirements, requiring of on-site inclusionary units</p>	<p>Allow flexibility within the City's standards and regulations to encourage a variety of housing types.</p>	<p>1/31/23</p>	<p>The CPSP was continually used to facilitate development of units in the downtown area.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City's RHNA strategy. However, this program is integrated with Program 1.1 to formulate the City's overall RHNA strategy.</p>
<p>2.3 Treat transitional and supportive housing as residential uses contained in each respective zone.</p>	<p>Review and adjust city residential development standards that are determined to be a constraint on the development of housing.</p>	<p>1/31/23</p>	<p>In 2018 the City updated its Zoning Ordinance to allow transitional and supportive housing as a residential use in all zones.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program action to amend the City's Zoning Code to address new State law on Supportive Housing (AB 2162).</p>
<p>3.1 Review and identify development standards that may be a constraint on the development of housing and amend the Development Code accordingly.</p>	<p>Review and adjust city residential development standards that are determined to be a constraint on the development of housing.</p>	<p>1/31/23</p>	<p>Staff during the planning period reviewed and identified regulatory challenges/barriers to the development of housing and brought zoning amendments forward for adoption as appropriate.</p> <p>Continued Appropriateness: As part of the 2023-2031 Housing Element update, the City re-evaluated development standards and the Housing Plan section includes recommended actions to address potential constraints.</p>
<p>3.2 Continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.</p>	<p>Allow flexibility within the City's standards and regulations to encourage a variety of housing types.</p>	<p>1/31/23</p>	<p>The Mary Issac Center and the Kids Homeless Shelter are the only shelters in the City and house 140 people nightly.</p> <p>Continued Appropriateness: This Housing Element update includes an assessment of the adequacy of its industrial properties where emergency shelters are permitted by right in accommodating its potential unsheltered homeless. Furthermore, the Housing Plan includes an action to address the new State law on parking standards for emergency shelters (AB 139).</p>
<p>3.3 Ensure procedures and standards for Petaluma's Density Bonus ordinance to facilitate the review and approval of projects proposings affordable housing.</p>	<p>Improve the city review and approval process for residential projects.</p>	<p>1/31/23</p>	<p>In 2016, the City's Density Bonus Ordinance was updated to comply with State law. Since 2016, 32 projects requested a density bonus.</p> <p>Continued Appropriateness: The City will continue to utilize density bonus as an incentive for affordable housing development. This Housing Element update includes a program action to update the City's density bonus provisions to comply with recent changes in State law such as AB 1763, SB 1227, and AB 2345.</p>
<p>3.4 Continue to subsidize and defer application fees, development impact fees, and on-and off-site improvements for affordable housing sites.</p>	<p>Subsidize and defer fees.</p>	<p>1/31/23</p>	<p>In place of formerly available redevelopment housing funds, the City's In-Lieu Housing Fund has been utilized to subsidize affordable housing development. However, the In-Lieu Housing fund fees have decreased and no other local affordable housing funds have been added. [Question for staff – why is there a decrease in fee and is there plan to re-assess the fee amount?]</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>

<p>3.5 Continue to give priority processing to affordable housing projects.</p>	<p>Priority processing for affordable housing.</p>	<p>1/31/23</p>	<p>The City has a track record of facilitating and streamlinin affordable housing projects whenever possible. In the last couple years the City has utilized state streamlining provisions to expedite review of affordable housing projects, including SB 35 and AB 2162. Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>3.6 Adopt residential design guidelines for single and multi-family development that provides clear guidance for applicants</p>	<p>Clear design guidelines</p>	<p>1/31/23</p>	<p>The City received a state grant to develop objective design standards which are in process and anticipate adoption in 2022 to guide standards for streamlined housing projects. Continued Appropriateness: To comply with new State law (SB 330), the City will be developing objective development standards. [City staff: what's the timeline for this?]</p>
<p>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.</p>	<p>Provide continuing professional education.</p>	<p>1/31/23</p>	<p>The City Attorney's office provides education regarding public conduct at hearings of the City Council and all of its committees. Continued Appropriateness: While this is an important ongoing staff function, it is not considered a Housing Element program and is removed from the 2023-2031 Housing Element.</p>
<p>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 imported water supply.</p>	<p>Provide safe, secure water supply.</p>	<p>1/31/23</p>	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water. Continued Appropriateness: Water shortage continues to be a constraint to development. This program is included in the 2023-2031 Housing Element.</p>
<p>3.9 Actively participate in the Sonoma county Water Agency's planning for a second Petaluma Aquaduct to influence the aquaduct allignment, capacity and construction details to best reinforce the distribution system.</p>	<p>Assure delivery of the City's water supply</p>	<p>1/31/23</p>	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water. Continued Appropriateness: This is incorporated with Program 3.8 above in the 2023-2031 Housing Element.</p>
<p>4.1 Continue to work with other agencies to receive a reasonable share of federl, state and private funding for housing</p>	<p>Communicate and work with agencies to share funding information for affordable housing.</p>	<p>1/31/23</p>	<p>The City continues to pursue funding for affordable housing. from Federal, State and County Agencies. [City staff: can you elaborate on whether the City received any funding? What sources and how they were used? Plese See notes for examples. Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>

<p>4.2 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.</p>	<p>Communicate and work with non-profit housing agencies to share funding information for affordable housing.</p>	<p>1/31/23</p>	<p>The City continues to coordinate with nonprofit housing organizations to pursue affordable housing opportunities.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>4.3 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing .</p>	<p>Projects of five or more units provide below-market rate housing.</p>	<p>1/31/23</p>	<p>In 2018, this program was amended to require all residential developments of 5 or more units to build 5% affordable units onsite.</p> <p>Continued Appropriateness: Inclusionary housing is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element. [Question for staff: any plan to review and update the inclusionary housing ordinance?]</p>
<p>4.4 Administer the Housing-Commercial Linkage Fee Program</p>	<p>Implement the Commercial - Housing Linage Fee Program</p>	<p>1/31/23</p>	<p>Since 2015, \$1,693,019 has been received from fees for the Housing Commercial Linkage fees and these funds have been used to support a variety of housing projects and programs, including funding award for the Meridian at Corona Station project.</p> <p>Continued Appropriateness: Commercial Linkage Fee is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element.</p>
<p>4.5 Continue to support the Mortgage Credit Certificate (MMC) program administered by the County Community Development Commission</p>	<p>Utilize the Mortgage Credit Certificate Program for Low-Income Homebuyer</p>	<p>1/31/23</p>	<p>This program is no longer available through the County Community Development Commission but is applied through local lenders.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes other resources for homebuyer assistance. MCC is removed from the Housing Element.</p>
<p>4.6 Continue the existing partnership with the County Housing Land Trust to administer the Homebuyer's Assistance Program for low and moderate income households</p>	<p>Support the County Housing Land Trust</p>	<p>1/31/23</p>	<p>The City has a contract and works in partnership with the Housing Land Trust to administer the Ownership Program. This includes administration when new properties enter the program as well as preserve housing upon resale. Some recent and current projects include Brody Ranch, Casa I, and Riverbend.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance. 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</p>	<p>Preserve the affordability of the City's existing affordable housing stock.</p>	<p>1/31/23</p>	<p>Since 2015, the City's number of mobile home spaces has increased to 368.</p> <p>Continued Appropriateness: This program continues to maintain affordability for some of the more vulnerable households in the City and is included in the 2023-2031 Housing Element.</p>
	<p>Preserve the affordability of the City's existing affordable housing stock.</p>	<p>1/31/23</p>	<p>Since 2015, Housing staff conducts a vacancy survey twice a year to determine vacancy rate in the City. No apartments were converted to condominiums during the planning period. [Question for staff: please verify]</p> <p>Continued Appropriateness: The City continues to monitor rental vacancy rates in order to preserve its rental housing stock. This program is included in the 2023-2031 Housing Element.</p>

<p>5.3 Retain federal, state and locally subsidized affordable units that may be lost through contract termination</p>	<p>Preserve the affordability of the City's existing affordable housing stock.</p>	<p>1/31/23</p>	<p>Annual Compliance Monitoring is conducted by staff for all Deed Restricted Affordable Housing Communities. Staff works with non-profit partners to ensure units remain affordable.</p> <p>In 2016, Park Lane apartments renewed their HAP contract for another 20 years.</p> <p>Continued Appropriateness: The at-risk housing inventory is updated and this program is updated to reflect the new State requirements on notifications.</p>
<p>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.</p>	<p>Ensure the long-term affordability of units developed or provided with City assistance.</p>	<p>1/31/23</p>	<p>The City continues to comply with the State density bonus provisions for affordability requirements.</p> <p>Continued Appropriateness: This is part of the Density Bonus requirements and is not included in the 2023-2031 Housing Element as a separate program.</p>
<p>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.</p>	<p>Ensure the long-term affordability of units developed or provided with City assistance.</p>	<p>1/31/23</p>	<p>Since 2015, 3 affordable properties went through rehabilitation which also extended their rent restrictions for 30 to 55 more years.</p> <p>Continued Appropriateness: This is part of the Inclusionary Housing requirements and is included in the 2023-2031 Housing Element as part of the inclusionary housing program.</p>
<p>6.1 Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program.</p>	<p>Support efforts to prevent homelessness.</p>	<p>1/31/23</p>	<p>The City provides funding to partner agencies to support community services that prevent homelessness. Since 2015, \$159,000 of funding has been allocated to this program. The City also allocated \$450,000 of CDBG-CV funding to COTS and PPSC for a rental assistance program.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
<p>6.2 Continue to support the Mary Isaak Center</p>	<p>Support efforts to provide housing and support services for the homeless.</p>	<p>1/31/23</p>	<p>Since 2015, the City has provided \$380,000 to MIC for operational support. Most recently the city worked in partnership with COTS to create the People's Village, an expansion of the MIC to include 25 non-congregate units onsite. This effort was funded by the City and provides additional capacity, addresses covid constraints, and responds to the needs of Petaluma's unsheltered population.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program</p>
<p>6.3 Continue to support the COTS Family shelter at MIC</p>	<p>Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.</p>	<p>1/31/23</p>	<p>A City owned building located at 1500 Petaluma Blvd. South is provided to COTS at the rate of \$1 per year. COTS operates the Kids First Family Shelter from this location.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>

<p>6.4 Continue to support the ongoing maintenance of COTS family transitional homes located throughout the community through a partnership with Rebuilding Together, Petaluma.</p>	<p>Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.</p>	<p>1/31/23</p>	<p>In 2018, 2 transitional houses were rehabilitated. COTS has expanded the program to a total of 12 homes, or which 4 are city owned and 8 are market rate and leased by COTS. This provided housing for clients transitioning out of emergency shelter.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
<p>6.5 Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Drive, leased and operated by the Vietnam Veterans of California serving homeless male veterans who are enrolled in the Agency's Employment and Training Program.</p>	<p>Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.</p>	<p>1/31/23</p>	<p>The City provides funding for program operational support and leases the home for \$1 per year. The agency is responsible for ongoing maintenance of the property. The agency has changed their name to Nations Finest and is still operation the program at the Rocca Drive home.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
<p>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.</p>	<p>Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.</p>	<p>1/31/23</p>	<p>The City continues to participate in the Continuum of Care. The County of Sonoma is the lead agency for the CofC. The County is in the process of changing the administrative framework and updating policies and programs. This includes developing a County wide Strategic Plan, improving data tools and revising the process for funding recommendations. The City and service providers in Petaluma received ongoing funding from the CofC for homeless services. This funding is used to leverage the city investment in providing services. [Question for staff – only one agency should be considered the lead agency for the CoC – is that the County? And what has the City accomplished?]</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
<p>6.7 Continue to support the construction of senior housing.</p>	<p>Promote the construction and maintenance of housing for the elderly.</p>	<p>1/31/23</p>	<p>Since 2015, 315 units of senior affordable housing units have either been rehabilitated (213) or approved (102). The city has provided CDBG, and Housing In-Lieu funding to Rebuilding Together and Petaluma Ecumenical Properties (PEP) to support this goal. [for construction?] [Question for staff: how many units were rehabbed and how many were constructed.]</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to construct and maintain senior housing. The City will be working with non-profit developers and community agencies to implement these ongoing programs. . .</p>
<p>6.8 Continue to support the "Rebuilding Together – Petaluma" (RTP) program.</p>	<p>Promote the construction and maintenance of housing for the elderly.</p>	<p>1/31/23</p>	<p>Since 2015, the City has been able to complete 213 projects utilizing CDBG funding. Per the HUD definition of Major and Minor rehab projects, there were a total of 53 Major and 157 minor rehab projects completed.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>

<p>6.9 Continue to require the inclusion of disabled-accessible units in projects that receive city assistance.</p>	<p>Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.</p>	<p>1/31/23</p>	<p>The City continues to comply with ADA and California Building Code accessibility requirements in the process of adopting a visitability and universal design ordinance that requires new housing to be designed with accessibility requirements in addition to those required by the California Building Code. It is anticipated that the ordinance will be adopted and effective before summer 2022. [Question for staff: Staff Question? ADA and CBC requirements should not be referenced here, but if there is a city policy that requires more than this, it could be mentioned here. If there is no greater requirement, it should not be included in the HE]</p> <p>Continued Appropriateness: This is a standard requirement and not included in the 2023-2031 Housing Element as a separate housing program.</p>
<p>6.10 Support the construction of housing specifically designed for persons with a developmental, mental, or emotional disability.</p>	<p>Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled.</p>	<p>1/31/23</p>	<p>The City continues to support housing for persons with special needs.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
<p>6.11 Continue to require family apartment projects that receive city funding to include units with more than two bedrooms</p>	<p>Promote the construction of rental units for larger families.</p>	<p>1/31/23</p>	<p>The City continues to encourage a variety of housing types and unit sizes to accommodate the diverse housing needs.</p> <p>Continued Appropriateness: The 2023-2031 Housing Program focuses on provide a range of unit sizes and types.</p>
<p>7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.</p>	<p>Discourage discriminatory housing practices.</p>	<p>1/31/23</p>	<p>Since 2015, \$190,175 has been allocated to support program operations.</p> <p>Continued Appropriateness: The 2023-2031 Housing Program includes a number of housing programs to affirmatively further fair housing, include fair housing outreach and enforcement.</p>
<p>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 persons with disabilities.</p>	<p>Discourage discriminatory housing practices.</p>	<p>1/31/23</p>	<p>In 2015, the City's transit worked with regional partners to implement the Clipper regional transit fare card, deploy a free public Wi-Fi system, and a trip planning status for rider ease.</p> <p>The City is working in partnership with the County of Sonoma and City of Santa Rosa to update the Analysis of Impediments. The project was slightly delayed due to the impact of COVID.</p> <p>Continued Appropriateness: As part of the Housing Element update, the City conducted the affirmatively furthering fair housing assessment pursuant to Housing Element requirement. This assessment is included in the appendix. Actions to foster fair housing, mobility, access to resources, and anti-displacement are included in the 2023-2031 Housing Element.</p>
<p>7.3 Develop a reasonable accommodation procedure. A reasonable accommodation procedure will ensure persons with disabilities equal access to housing in accordance with fair housing laws.</p>	<p>Discourage discriminatory housing practices.</p>	<p>1/31/23</p>	<p>[City staff – Is this completed?] Provide staff with the level of details and I can edit.</p> <p>Continued Appropriateness: This 2023-2031 Housing Element includes a program action to establish a reasonable accommodation procedure.</p>

<p>8.1 Continue to support the “Rebuilding Together – Petaluma” program.</p>	<p>Promote the maintenance of existing residential units.</p>	<p>1/31/23</p>	<p>[City staff – any progress report?] The City works in partnership with Rebuilding Together, a local agency that provides rehab services for housing and public facilities. To date the agency has completed a total of 213 jobs. This includes a total of 53 major and 157 minor rehab jobs. The city has provided ongoing funding through the CDBG program.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes program actions to preserve and improve the housing quality in Petaluma.</p>
<p>9.1 Continue to address community input of such projects on surrounding neighborhoods during the design review and approval process.</p>	<p>Promote the integration of affordable and special needs housing projects on existing neighborhoods.</p>	<p>1/31/23</p>	<p>The City is in the process of developing objective design standards for residential development. Through the Inclusionary Housing on-site requirement, the City facilitates the integration of affordable housing within existing neighborhoods. The City has a robust community engagement and public noticing policy to engage neighbors during the entitlement process and has a track record of working with affordable housing providers to engage neighbors and stakeholders early and often even when reviewing projects under streamlined provisions.</p> <p>Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.</p>
<p>9.2 Monitor and continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods.</p>	<p>Promote the integration of affordable and special needs housing projects on existing neighborhoods.</p>	<p>1/31/23</p>	<p>The City is in the process of developing objective design standards for residential development. The City has worked closely with affordable housing developers, including PEP, COTS, Danco, MidPen, and Burbank during the 5th cycle to ensure that projects engage neighbors and community stakeholders and minimize negative impacts to the surrounding area.</p> <p>Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.</p>
<p>10.1 Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process.</p>	<p>Promote the use of energy conservation features in the design of residential development.</p>	<p>1/31/23</p>	<p>The City continues to comply with the Building Code requirements on energy conservation. In 2020 the City adopted a mandatory all-electric code for new construction and substantial remodels and additions that exceed base requirements of the California Building Code.</p> <p>Continued Appropriateness: This is a routine policy and is not separately identified in the Housing Element as a program.</p>
<p>10.2 Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months.</p>	<p>Promote the use of energy conservation features in the design of residential development.</p>	<p>1/31/23</p>	<p>The City continues to require on- and off-site improvements, including installation of shade trees in parking lots as required by the Site Plan and Architectural Review guidelines.</p> <p>Continued Appropriateness: This is a routine requirement and is not separately identified in the Housing Element as a program.</p>

Jurisdiction	Petaluma	
Reporting Period	2021	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

NOTE: This table must only be filled out if the housing 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
(CCR Title 25 §6202)**

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						
150-020-017	1001 Industrial Avenue	Industrial Drive and Auto Center Drive			Yanni Limited L.L.C.	Auto Plaza

Jurisdiction	Petaluma	
Reporting Period	2021	(Jan. 1 - Dec. 31)

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

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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						
008-044-009	27 Howard Street	Public Facilities	1	Surplus Land	0.15	Existing City offices to be sold as surplus property