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HOUSING POLICY
DEVELOPMENT, HCD

MAR 2 2 2008

March 18, 2008

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Housing Policy Department
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Subject: 2007 Annual Progress Report for City of Healdsburg

Enclosed please find a copy of the annual report on the status of the Healdsburg General Plan and progress made toward its implementation by the City of Healdsburg during 2007. This submittal is made in compliance with Government Code Section 65400.

This report was accepted by the Healdsburg City Council on March 17, 2008.

Sincerely,

A handwritten signature in cursive script that reads "Lynn Goldberg".

Lynn Goldberg, AICP
Senior Planner

MAR 21 2008

City of Healdsburg 2007 General Plan Annual Progress Report

Background

The Healdsburg General Plan serves as a fundamental policy document of the City of Healdsburg to guide decision-making by residents, property owners, business interests, and elected and appointed City officials about public and private land use and development that shape Healdsburg's physical environment.

The State of California requires the City to submit an annual report on the status of the General Plan and progress made toward its implementation to the City Council, the Governor's Office of Planning and Research and the California Department of Housing and Community Development. The report also identifies how City decision-making was guided by the General Plan's goals, policies and implementation measures.

Status of the Healdsburg General Plan

The City is nearing completion of a comprehensive revision of the 1987 Healdsburg General Plan. While much of the 1987 General Plan continues to be relevant, it needs to be updated to reflect current conditions and new challenges and opportunities in directing future development. The General Plan also needs to address the topics and issues contained in the latest General Plan Guidelines promulgated by the State.

As a first step in updating the 1987 General Plan, the City prepared a Background Report, which inventoried and analyzed conditions and trends in Healdsburg. As part of the Background Report update, workshops were held on the various background topics at Planning Commission meetings. Information contained in the updated Background Report provided a contextual framework for the preparation of the draft General Plan Policy Document, which was circulated for public review along with the draft Land Use Map and updated Background Report. Comments on the drafts were received during public hearings held by the Healdsburg Planning Commission and Healdsburg City Council.

The final hearing draft of Healdsburg 2025: General Plan was released on February 20, 2008, along with the Plan's Draft Environmental Impact Report (DEIR). The Planning Commission will hold a hearing on April 22, 2008 to receive public comments on the DEIR, followed by public hearings on the draft Policy Document and Land Use Map by the Commission and Council.

No changes are proposed to the Healdsburg Housing Element (2002) as part of the General Plan Update. The Housing Element will be revised in 2009 in concert with the revision cycle established by state law.

General Plan Implementation During 2007

Actions that were taken by the City of Healdsburg during 2007 to implement the current General Plan are summarized by element in the following section, along with a notation of the applicable policies and implementation programs. Many of the implementation programs not included in the summary were completed in earlier years.

In addition to the General Plan update, significant efforts by the City of Healdsburg to implement the General Plan during 2007 include:

- Work by all city departments on the Saggio Hills project, which involves the development of a 258.3-acre unincorporated site located adjacent to the City of Healdsburg's northernmost boundary. The project proposes a combination of land uses, including a 43-acre destination resort, up to 70 detached and attached single-family homes on 22

acres within a 142-acre open space network, a 37-acre public community park, a 14.3-acre site for up to 150 units of affordable housing, a fire sub-station and a trail network. The Saggio Hills Area Plan would guide buildout of the project.

- Continued construction of the city's wastewater treatment plant, which will upgrade the treatment of effluent to the Advanced Waste Treatment level.
- Refurbishment of the downtown Plaza with new landscaping, irrigation system and furniture. The community worked together to replace and enlarge the bandstand gazebo, which was a focal point of the city's sesquicentennial celebration in August.
- Selection of a non-profit partner for the development of up to affordable rental housing on a city-owned site.
- Initiation of the annexation of the remaining unincorporated properties in the Grove Street neighborhood, which would leave only one unincorporated island within the city limits.
- Completed construction of Phase 2 of the Foss Creek Multi-Use Pathway. The City also applied for funding for design costs for the next phase and committed to providing local matching funds for its construction.
- Completed a draft Parks and Open Space Master Plan to guide the development of additional recreational facilities and renovate existing parks.
- Updated the Emergency Operations Plan to guide the City's response to a range of emergency situations.

Attachment 1

**Summary of Actions Taken by the City of Healdsburg
during 2007 to Implement the Healdsburg General Plan**

Land Use Element

The Land Use Element is the central element of the General Plan in that it prescribes the pattern and intensity of land use and sets forth goals, policies, and implementation measures for future development and redevelopment of land. The Land Use Element also contains development standards for residential density and non-residential floor area ratios.

Actions taken by the City of Healdsburg during 2007 to implement the Land Use Element include the following.

<p>Preparation of Specific Plans Policies A.4, C.4 Program 1</p>	<p>The City continued work on the Saggio Hills Area Plan, which could act as the specific plan to comprehensively address the relevant planning issues and guide development of the 258 acres in Sub-Area C, which is currently within the City's Sphere of Influence but outside of its city limits.</p>
<p>Restriction on Uses in Constrained Areas Policy C.1</p>	<p>The City ensured that only very low and low-intensity land uses would be allowed in areas of the Saggio Hills property characterized by steep slopes, environmental hazards, scenic ridgelines and hillsides.</p>
<p>Clustering of Development Policy C.4</p>	<p>The City ensured that development would be clustered on the Saggio Hills property to preserve open space, meet General Plan policies concerning natural hazards and scenic resources, and minimize infrastructure costs.</p>
<p>Growth Management Program Policy A.5</p>	<p>The City administered the Growth Management Program, which limits the rate of residential growth within the Urban Growth Boundary through the year 2016. Exemptions were granted for four affordable units.</p>
<p>Retention of Low-Intensity Uses Outside of Urban Service Area Policies B.1, B.2</p>	<p>The City worked with the County of Sonoma to ensure the conservation of lands between Healdsburg and Windsor in permanent open space or very low intensity uses as part of the County's General Plan comprehensive update.</p>
<p>Conservation of Surrounding Lands Policy B.5</p>	<p>The City worked with the County of Sonoma to ensure the retention and continuation of agricultural, low-intensity and open space land uses outside of the Urban Service Area as part of the County's General Plan comprehensive update.</p>
<p>Annexation of Unincorporated Lands Policies B.4, C.3</p>	<p>The City initiated the annexation of nine unincorporated islands in the Grove Street neighborhood after obtaining support from all affected property owners and the Sonoma County Local Agency Formation Commission. The entire Grove Street neighborhood, for which an area plan was approved by the City in 2000, would be within the city limits following annexation, thereby helping to preserve and strengthen the integrity of this neighborhood.</p>
<p>Reinforcement of the Downtown Goal D</p>	<p>The City completely renovated the downtown Plaza with new landscaping, irrigation and furniture, and worked with the community to replace and enlarge the bandstand gazebo.</p>

Housing Element

The Housing Element describes the City of Healdsburg's goals, objectives, policies, and programs regarding the provision of safe, adequate housing for the City's residents. Additionally, it identifies the City's quantified objectives for housing production, rehabilitation, and conservation; and the policies and programs the City will implement in order to achieve those objectives.

Actions taken by the City of Healdsburg during 2007 to implement the Housing Element include the following.

<p>Adequate Supply of Affordable Housing_Land Policies A.1, B.6 Programs A.1, B.9</p>	<p>The City worked with the developer of the Saggio Hills project to secure the dedication of 14.1 acres for the construction of affordable housing.</p>
<p>Provision of Affordable Housing Policy A.2 Programs A.15, B.9</p>	<p>The City continued to work on developing three affordable housing projects that would provide rental and ownership housing opportunities to very low-, low- and moderate-income households.</p> <p>The City Council/Redevelopment Agency adopted a disposition and development agreement with a non-profit developer for the development of up to 64 apartments on a 3.2-acre site owned by the RDA (20 W. Grant Street).</p> <p>The RDA Board approved professional services agreements for civil engineering and architectural services for the 308 East Street Transitional Housing project, which will provide seven units for households that are homeless or are in jeopardy of becoming homeless.</p> <p>The City conducted a city-wide lottery to identify persons interested in purchasing affordable housing within the city limits in order to efficiently find qualified buyers for affordable housing, including the City's inclusionary housing program. The lottery was restricted to low- and moderate-income, first-time homebuyers.</p>
<p>Affordable Housing for Local Workers Policy A.2</p>	<p>The RDA Board approved a professional services agreement for architectural services for the 627 Healdsburg Avenue affordable housing project, which will provide affordable rentals for volunteer firefighters.</p>
<p>Governmental Constraints Mitigation Policy A.3</p>	<p>The RDA Board agreed to pay the development fees for one of the Habit for Humanity project units (there is a one dwelling unit credit already on the property).</p>
<p>Infill Housing Policies A.4, F.3</p>	<p>The City Council approved four subdivisions that resulted in the creation of 24 infill lots in 2007.</p>
<p>Housing Partnerships Policy A.6 Programs A.15, B.9</p>	<p>The Healdsburg Redevelopment Agency selected Eden Housing, a non-profit affordable housing developer, to partner with the City to build up to 64 extremely low- and very low-income rental units on a City-owned site at 20 W. Grant Street.</p> <p>The RDA Board authorized an affordable housing developer to prepare a proposal for the development of City-owned properties at 320-328 East Street.</p>
<p>Funding for Affordable Housing Policy A.7 Programs A.11 B.9</p>	<p>The City of Healdsburg Five-Year Improvement Program for the Community Development Plan for the Sotoyome Project Area was amended to increase the City's funding for the 20 W. Grant Street project to \$3.626 million.</p>

Funding Leverage Policy A.8 Program A.11	The RDA Board approved a \$315,000 property acquisition loan to Habit for Humanity of Sonoma County related to the construction of two low-income ownership units.
Provision of Infrastructure for Affordable Housing Policy A.11 Program B.9	<p>The City annexed the Grant Street Village project into the Healdsburg Landscaping and Lighting District, thereby avoiding costs associated with a homeowners association for the future residents of both the project's 10 affordable units and its market rate units.</p> <p>The City negotiated with the developers of the Saggio Hills project to include in its development agreement the installation of water and sewer mains and joint trench improvements for other utilities and services to the project's affordable housing site.</p>
Utilization of Funding Assistance Policy B.4 Program B.5	<p>The City Council adopted a resolution supporting Sonoma County's membership in the California Rural Home Mortgage Finance Authority Homebuyers Fund for the benefit of residents to access homebuyer assistance.</p> <p>The City Council adopted a resolution maintaining the City's cooperate agreements with the Sonoma County Community Development Commission in the event that City may want to implement a local Mortgage Credit Certificate program.</p>
Fees Reduction Program A.7	The City Council authorized a professional services agreement to study the City's wastewater rates for residential customers and develop a restructuring of user rates from a flat rate to an actual water-usage rate.
Property Reclassification to Residential Program A.9	As part of the General Plan Update, vacant and underutilized non-residential sites were inventoried and evaluated to identify those that could be reclassified to residential use. Three areas totaling more than 47 acres are being considered for reclassification from Industrial to Mixed Use or Residential as part of the update.
Maintenance of Adequate Staff Program A.12	The City maintained four full-time planners to process residential development applications in a timely manner and to develop and administer affordable housing.
Administration of Affordable Housing Programs Program A.14	The City contracted for consulting services to assist in the preparation of an affordable housing compliance library, as required by state law, assist in the creation of an affordable housing waiting list, facilitate the timely development of multiple affordable housing projects, seek funding sources for affordable housing development and assist in program administration to plan, direct and oversee local housing functions and activities.
Support for Developer Funding Applications Policy B.4 Programs A.16, B.3, B.9	<p>The City continued to work with the developers of the Chiquita Grove project to acquire project financing through state funding. The project would provide two low-income and 64 moderate-income units on a site that was reclassified from Light Industrial to High Density Residential.</p> <p>The City worked with the developers of the 20 W. Grant Street project on their applications for various project funding opportunities.</p>
Annual Progress Review Program A.17	A report on the progress made by the City towards meeting its housing objectives was presented to the Planning Commission and City Council/Redevelopment Agency Board.

Variety of Designations in Specific Plans Policy B.1	The City worked with the developers of the Saggio Hills project to ensure the designation of 14.1 acres as Medium High Density Residential in the Saggio Hills Area Plan.
Maintenance of Inclusionary Program Policy B.2	<p>The Planning & Building Department issued building permits for two inclusionary units (one low-income and one moderate-income) during 2007.</p> <p>The City Council approved inclusionary and affordable housing agreements for five projects to ensure their long-term affordability (total of 2 very low-, 5 low- and 11 moderate-income units) during 2007.</p>
Development of Rental Housing Policy B.3	<p>The City Council/Redevelopment Agency adopted a disposition and development agreement with a non-profit developer for the development of up to 64 apartments.</p> <p>The RDA Board approved professional services agreements for civil engineering and architectural services for the 308 East Street Transitional Housing project, which will provide seven rental units.</p> <p>The RDA Board approved a professional services agreement for architectural services for the 627 Healdsburg Avenue affordable housing project, which will provide affordable rentals for volunteer firefighters.</p>
Construction of Secondary Units Policy B.5	The Planning & Building Department issued building permits for two secondary dwelling units on single-family properties during 2007.
Reduction of Utility Rates for Low-Income Households Program B.7	<p>The City offered a 15% discount rate for water, sewer and electric service to qualifying low-income customers and automatically gave this discount to tenants in low-income housing projects.</p> <p>Emergency assistance for up to two months of electric service was provided to low-income households through the Home Energy Assistance Program.</p>
First-Time Homebuyer Assistance Program B.8	The City offered loans to qualifying households.
Housing for Senior and Disabled Households Policies C.2, C.8 Programs C.5, C.9	The 20 W. Grant Street project would include 26 disabled-accessible units and 8 one-bedroom units suitable for seniors.
Housing for the Homeless Policies C.6, C.7	The RDA Board approved professional services agreements for civil engineering and architectural services for the 308 East Street Transitional Housing project, which will provide seven units for households that are homeless or are in jeopardy of becoming homeless.
Fair Housing Policies C.11, C.12 Program C.10	<p>The City provided posters and brochures providing information on equal housing opportunity laws are provided at the CDC, City Hall, the Senior Center and the Job Center.</p> <p>The City referred housing discrimination complaints to Sonoma County Rental Information and Referral Services</p>
Non-Discrimination Clauses Program C.11	The City required the inclusion of non-discrimination clauses in rental agreement and deed restrictions for housing constructed with City

	participation
CDBG Program Participation Program D.1	The City applied for and received \$91,500 in CDBG funds to replace a dirt pathway from the Oak Grove Apartments (very low- and low-income housing) to a nearby commercial center with a sidewalk.
Infrastructure Maintenance Policy D.2 Program D.4	The City replaced and repaired water distribution system piping and valves, sewer collection mains and manholes, reconstructed streets and repaired sidewalks in older neighborhoods.
Maintenance of Mobilehome Parks Policy D.6 Program D.6	The City Council approved the River View Estates Mobilehome Park Tentative Parcel Map, which will allow existing and future residents of the park to purchase a condominium ownership of one of the 47 spaces. The City ensured that all of the Subdivision Map Act requirements for conversion of a mobilehome park into condominium ownership (e.g., preparation of a tenant impact report, public notice, resident survey) were met. The City also ensured that the applicant design, install and pay for infrastructure improvements to the park including proper utilities and drainage, driveway resurfacing, installing a fire hydrant within the interior of the site, and upgrading the electrical system before converting the property into condominium interest ownership.
Neighborhood Improvement Program Program D.3	The RDA Board approved \$32,800 for the Healdsburg Summer Youth Cleanup Program component of the Neighborhood Improvements Program, which assists households in the Community Redevelopment Agency project area with minor exterior rehabilitation as part of the Agency's efforts to preserve its existing affordable housing. A local non-profit organization recruits and trains the youth workers, all of whom are Healdsburg residents.
Housing Opportunities for Local Residents and Workers Policy E.2 Program E.1	The affordable homeownership lottery held in 2007 includes 98 applicants who either live or work within the city limits.
Appropriate Locations for Higher-Density Housing Policy F.7	The 20 W. Grant Street project would be located near a transit stop, commercial services and schools.
Street Trees Program F.2	The planting of street trees was required as part of all appropriate design review approvals.

Progress Towards Meeting Regional Housing Share, 2007-2014

Income Category	Regional Share ¹	Added since 1/07	Under construct.	Balance of Need	Approved Units ²
Very Low	71	--	2	69	7
Low	48	5	3	40	5
Moderate	55	6	5	44	69
Above Mod.	157	34	37	86	70
Totals	331			239	151

- ¹ Regional share of housing needs allocation from Assn. of Bay Area Governments (ABAG)
- ² Approved units:
 7 transitional housing units at 308 East Street (very low)
 66 condominiums at Chiquita Grove (2 low, 64 moderate)
 15 duets at Grant Street Village, Phase II (4 moderate, 11 above-moderate)
 12 units at Powell Place (1 low, 1 moderate, 10 above-moderate)
 2 SFDs at Habitat for Humanity (2 low)
 41 SFDs in Area A (above-moderate)
 8 infill SFDs (above-moderate)
- Units in City review process:
 64 rental units at 20 W. Grant Street (very low)
 4 units at 322-328 East Street (moderate)
 Saggio Hills (70 above-moderate plus 14-acre affordable housing site)

Economic Development Element

The Economic Development Element provides goals and policies to promote economic development and stability in Healdsburg. General Plan policies seek to maximize economic opportunities, including ensuring a diversified employment base and meeting the commercial needs of residents and visitors.

Actions taken by the City of Healdsburg during 2007 to implement the Economic Development Element include the following.

<p>Establishment of New Businesses Policies A.1, A.3</p>	<p>The City funded an Economic Development Coordinator whose duties include, in part, assisting the RDA in finding potential new businesses for vacant buildings and properties.</p>
<p>Transient Occupancy Tax Revenue Policies A.3, A.6</p>	<p>The City worked with the applicants for the Saggio Hills project, which would contribute significant transient occupancy tax revenue to the City.</p> <p>The Planning Commission approved design review permits for two hotels during 2007.</p>
<p>Retention of Existing Commercial Enterprises Policy A.4</p>	<p>The City approved an eight-space commercial condominium project targeted at meeting the needs of local contractors and incubator businesses.</p> <p>The RDA entered into an economic development partnership with Healdsburg auto dealers, matching dollar-for-dollar promotional efforts. The Agency will also compensate the Healdsburg Area Chamber of Commerce for the costs associated with managing these efforts.</p>
<p>Occupancy of Vacant Commercial Space Policy A.4</p>	<p>The City approved conditional use and design review permits for new businesses occupying vacant commercial and industrial space during 2007.</p>
<p>Visitor Services Policies C.1, C.2</p>	<p>The Planning Commission approved design review permits for two hotels located in the downtown and near the Healdsburg Avenue freeway interchange during 2007.</p> <p>The RDA renewed funding for Economic Development/Lodging Promotion Services, matching \$2 of RDA funding for every \$1 of private funds.</p>
<p>High Retail Sales Tax Generators Policy C.5</p>	<p>The RDA entered into an economic development partnership with Healdsburg auto dealers, matching dollar-for-dollar promotional efforts. The Agency will also compensate the Healdsburg Area Chamber of Commerce for the costs associated with managing these</p>

	efforts.
Downtown Support Policy C.7	The City supported Tuesday night summer concerts in the downtown Plaza. The City worked with the community to hold a Healdsburg sesquicentennial celebration in the downtown. The City Council tentatively agreed to a dollar-for-dollar match for downtown shopping promotions.
Wine Industry Support Policy C.8	The Planning Commission approved conditional use permits for two wine tasting rooms and erected directional signage to wine tasting facilities.

Transportation Element

The Transportation Element contains goals and policies related to the transportation system in Healdsburg, including streets and highways, the public transit network, bicycle routes, pedestrian connections, and a potential commuter rail line. Goals and policies address each of the alternative modes, with the objective of creating a safe, efficient, and convenient transportation system.

Actions taken by the City of Healdsburg during 2007 to implement the Transportation Element include the following.

Circulation Improvements Policies A.4, A.5	The segment of Rosewood Drive passing through the Rosewood Heights subdivision was completed as part of the project's improvements.
Street and Traffic Control Development Fees Policy A.8	The City assessed fees on all new development to fund system-wide street and traffic control improvements.
Circulation System Planning for Northern Area Policy A.11	The City worked with the developers of the Saggio Hills project to plan its circulation system in conjunction with the preparation of its Area Plan.
Completion of Street System Links Policy A.12	The segment of Rosewood Drive that was constructed by the Rosewood Heights subdivision completed the major street network in Subarea A.
Provision of Adequate Parking Policy C.2	The City required the parking of adequate off-street parking for all projects approved outside of the downtown parking exemption area.
Parking Variances Policy C.3	The City did not approve any parking variances in 2007.
Provision of Downtown Parking Policy C.4	The City entered into a professional services agreement with a consultant to prepare a study to plan for adequate downtown parking.
Establishment of Bicycle Network Policies D.1, D.2	The City completed construction of Phase 2 of the Foss Creek Multi-Use Pathway. The City applied for \$150,000 in funding for design costs for the next phase of the Foss Creek Pathway. The City Council committed the City to providing local matching funds for the construction of the next phase of the Foss Creek Pathway.

Development of Park-and-Ride Lots Policy E.2	The City worked with the Sonoma County Transit Authority to construct a park-and-ride lot at the Healdsburg Depot.
Intra-City Transit Service Policy E.3	The City provided intra-city transit service during 2007.
Operation of Airport Policies F.1, F.2	The City operated Healdsburg Municipal Airport as an enterprise activity managed by the Healdsburg Airport Commission in 2007.
Traffic Counts Program 1	The City maintained a summary of current traffic counts.
Arterial Road Design Program 2	The City worked with the developers of the Saggio Hills project to determine improvements to Healdsburg Avenue and the project's arterials.
Preparation of Bicycle Master Plan Program 7	The City worked with Sonoma County Transit Authority to prepare a bicycle master plan.

Public Services Element

The Public Services Element provides goals, policies and implementation programs directed towards providing facilities and services that are important to residents' safety and quality of life. These facilities and services include drainage facilities, sewer and water lines, wastewater treatment plants, electrical utility infrastructure, police, fire, education and health care.

Actions taken by the City of Healdsburg during 2007 to implement the Public Services Element include the following:

Development of New Water Sources Policy A.1	The City worked with the State Water Resources Control Board to secure additional Dry Creek water.
Water Conservation Policy A.6	The City included a two-page notice in its May utility billing urging residents to voluntarily conserve water through a list of conservation measures recommended by the Sonoma County Water Agency.
Water Development Fees Policy A.7	The City assessed a fee on all new development to fund system-wide water capacity improvements.
Monitoring of Water Flows Policy A.8	The City monitored water flows through the City's water system to identify areas of potential water loss and cases of under-billings.
Development of New Sewage Treatment Policies B.1, B.4	The City continued construction of a new wastewater treatment plant in order to meet required treatment levels.
Sewer Development Fees Policy B.6	The City assessed a fee on all new development to fund system-wide sewer capacity improvements.
Electric Facilities Policy C.1	The City completed the Badger Substation Modernization and Expansion project to address immediate and long-term reliability, capacity and security concerns related to the city's electrical services.
Energy Conservation Policy C.4	The City entered into a professional services agreement with a consultant to develop an action plan to reduce City of Healdsburg greenhouse gas emissions, which includes energy conservation.

Electric Development Fees Policy C.5	The City assessed a fee on all new development to fund system-wide electrical capacity improvements.
Drainage Development Fees Policy C.5	The City assessed a fee on all new development to fund system-wide drainage capacity improvements.
Improvement of Fire Insurance Rating Policy D.4	The RDA authorized payment for the installation of a fire sprinkler system under a City program that reimburses owners of historic buildings with high fire flows.
Collection of School Impact Fees Policy F.2	The City collected school impact fees prior to the issuance of building permits.
Capital Improvement Program Update & Adoption Program 1	The City updated and adopted its five-year Capital Improvement Program. The Planning Commission made a finding of consistency of the Program with the General Plan prior to its adoption.

Cultural and Recreational Resources Element

The Cultural and Recreational Resources Element establishes goals and policies for identifying and preserving significant historic and Native American cultural resources. The Element also establishes goals and policies and implementation programs directed towards providing passive and active recreation.

Actions taken by the City of Healdsburg during 2007 to implement the Cultural and Recreational Resources Element include the following.

Expansion of Park System Policy A.1	The City worked with the developer of the Saggio Hills project to develop a 37-acre community park. The City secured a 30-year lease for the armory property from the California Department of General Services. The City entered into a professional services agreement with a consultant to prepare a preliminary design study to convert the Healdsburg armory into a community center.
Joint Use of School Facilities Policies A.2, B.1	The City worked with the Healdsburg Unified School District to explore use of the former Foss Creek School facilities for recreational programs and administration.
Renovation of Existing Parks Policy A.4	The City entered into a professional services agreement with a consultant to develop a park site master plan for the rehabilitation of Giorgi Park.
Open Space and Rec Facilities in New Development Policy A.6	The City worked with the developer of the Saggio Hills project to develop a 37-acre community park on the project site and reserve significant areas of open space.
Park Development Fees Policy A.7	The City assessed a fee on all new development to fund system-wide park improvements.
Open Space Acquisition Policy A.9	The City worked with the Sonoma County Agricultural Preservation and Open Space District to develop an agreement for maintenance and eventual title to the Healdsburg Ridge Preserve.

<p>Development of Trail System Policy C.1</p>	<p>The City worked with the Sonoma County Agricultural Preservation and Open Space District to develop a trail network through the Healdsburg Ridge Preserve.</p> <p>The City worked with the developer of the Saggio Hills project to develop a trail network through the project's open space.</p> <p>The City completed construction of Phase 2 of the Foss Creek Multi-Use Pathway.</p> <p>The City applied for \$150,000 in funding for design costs for the next phase of the Foss Creek Pathway.</p> <p>The City Council committed to providing local matching funds for the construction of the next phase of the Foss Creek Pathway.</p>
<p>Provision of Bicycle Lanes Policy C.2</p>	<p>The City worked with the developer of the Saggio Hills project to provide bicycle lanes as part the project's Healdsburg Avenue widening.</p>
<p>Implementation of Historic Preservation Policy D.1</p>	<p>The Planning Commission, acting as the Historic Committee, reviewed the design permit for the construction of a second unit and garage on a property within the Matheson Street historic district.</p>
<p>Consultation on Potential Archaeological Sites Policy D.1</p>	<p>The City referred development proposals that may adversely impact archaeological sites to the Northwest Information Center.</p> <p>The City referred development proposals to affected Native American tribes.</p>
<p>Park Master Plan Projected Parks Needs Programs 1, 2</p>	<p>The City prepared a draft Parks and Open Space Master Plan and submitted it for review by the Parks and Recreation Commission.</p>
<p>Pedestrian & Bicycle Master Plans Programs 3, 4</p>	<p>The City worked with Sonoma County Transit Authority to prepare a pedestrian/bicycle master plan.</p>

Natural Resources Element

The Natural Resources Element provides goals, policies and implementation measures directed towards protecting and improving the city's water, agriculture, mineral, air, plant and wildlife resources.

Actions taken by the City of Healdsburg during 2007 to implement the Natural Resources Element include the following.

<p>Minimization of Erosion and Silt Flows Policy A.2</p>	<p>The City enforced its City's Storm Water Management Plan, which addresses construction site storm and water runoff control.</p>
<p>Transit Systems Policy D.1</p>	<p>The City provided intra-city transit service during 2007.</p>
<p>Clean-Burning Fireplaces and Wood Stoves Policy D.2</p>	<p>The City enforced the regulations of the Northern Sonoma County Air Pollution Control District regarding wood-fired appliances during 2007.</p>
<p>Riparian Setbacks Policy E.1</p>	<p>The design review permit approved by the Planning Commission in 2007 for the Hotel Healdsburg II project maintained the required minimum setbacks from Foss Creek and provided for appropriate landscaping within the setback.</p>

Enforcement of Heritage Tree Ordinance Policy E.3	The Planning & Building Department processed three heritage tree removal permits during 2007.
Protection of Natural Vegetation and Wildlife Habitat Policy E.4	The City worked with the developer of the Saggio Hills project to maximize the protection of natural vegetation and wildlife habitat in the project design.
Open Space Program Policy E.4	The City prepared a draft Parks and Open Space Master Plan and submitted it for review by the Parks and Recreation Commission.

Health and Safety Element

The Health and Safety Element provides goals, policies and implementation measures directed towards preventing the loss of lives, injuries, and property damage due to geologic hazards, flooding, fire, crime, hazardous materials and noise.

Actions taken by the City of Healdsburg during 2007 to implement the Health and Safety Element include the following.

Reports for Projects in Slope Hazard Zones Policy A.2	The Planning & Building Department required the submission of soils, geotechnical and erosion plans, where appropriate for development projects.
Consultant Review of Geological Reports Policy A.6	The City retained the services of a consultant to review geological reports prepared in connection with new development projects.
100-Year Flood Protection Policy C.2	The Planning & Building Department ensured through its review of project improvement plans that the flood elevations for all units in the Grant Street Village project would be at least one foot above the projected 100-year flood level.
Automatic Interior Sprinkler Systems Policy D.2	The City required the installation of automatic interior sprinkler systems in all new construction.
Fire Inspection Program Policy D.5	The Fire Department conducted fire inspections of commercial and industrial buildings.
Adequate Access for Emergency Apparatus Policy D.6	The City worked with the developer of the Saggio Hills project to ensure that all project roads and streets would have adequate width, turning radii and grade to facilitate access by emergency equipment.
Achievement of Minimum Fire Flows Policy D.7	The Fire Department worked with the developer of the Saggio Hills project to ensure that minimum fire flows would be provided for development proposed at higher elevations.
Minimization of Impacts from County Sanitary Landfill Policy F.3	The Saggio Hills EIR evaluated the potential hazards of the County sanitary landfill on the project and determined that they were less than significant for the project.
Update of City Emergency Plan Policy G.1	The City updated and adopted its Emergency Operations Plan during 2007.

Enforcement of General Plan Noise Guidelines Policies H.2 & H.5	The Planning Commission required the incorporation of mitigation measures for a project approved in proximity to the freeway to achieve compliance with maximum allowable noise levels.
Noise Study Requirement Policy H.3	The Planning & Building Department required the preparation of an acoustic study for a project proposed in proximity to the freeway.

Scenic Resources and Urban Design Element

The Scenic Resources and Urban Design Element addresses the visual quality and character of the built environment of Healdsburg and its scenic resources. The major topics addressed by Community Design policies include the downtown, major city entries, neighborhood design and hillside development.

Actions taken by the City of Healdsburg during 2007 to implement the Scenic Resources and Urban Design Element include the following.

Protection of Major Scenic Ridgelines, Highly-Visible Hillside and Scenic Roads Policies A.4, A.6	The Saggio Hills EIR evaluated the potential visual impacts of the project and recommended mitigation measures to minimize these impacts.
Protection of Distinctive Natural Vegetation Policy A.5	The City worked with the developer of the Saggio Hills project to maximize the protection of natural vegetation.
Encouragement of Harmonious Infill Development Policy A.5	The Planning Commission, during its review of design-related applications during 2007, worked to ensure that the designs were in scale with adjacent development and harmonized with surrounding development.
Consistency with Design Guidelines Policy B.9	The Planning Commission, during its review of design-related applications during 2007, worked to ensure that the designs were consistent with the General Plan's Urban Design Recommendations.
Landscaping of Parking Lots Policy B.17	The Planning Commission, during its review of design-related applications during 2007, worked to ensure that the designs incorporated shrubs and shade trees on the perimeters and interiors of parking lots.
Preservation and Enhancement of the Plaza Policy B.18	The City completely renovated the downtown Plaza with new landscaping, irrigation and furniture, and worked with the community to replace and enlarge the bandstand gazebo during 2007.

Administration and Implementation Element

The Administration and Implementation Element provides goals and implementation measures for administering updates and changes to the General Plan. This Element also includes measures to ensure efficient city government practices.

Actions taken by the City of Healdsburg during 2007 to implement the Administration and Implementation Element include the following.

Update of Background Report Policy A.1 Program 1	The Planning & Building Department updated the General Plan Background Report.
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<p>Periodic Revision of General Plan Policy Document Policy A.2 Program 2</p>	<p>The City released several drafts of an updated Policy Document and held public hearings on the document.</p>
<p>Limit on General Plan Amendments Policy A.2</p>	<p>The number of General Plan Amendments during 2007 did not exceed four.</p>
<p>Capital Improvement Program Update & Adoption Policy A. Program 3</p>	<p>The City updated and adopted its five-year Capital Improvement Program. The Planning Commission made a finding of consistency of the Program with the General Plan prior to its adoption.</p>
<p>Amendments to Zoning & Subdivision Ordinances Policy A.5 Program 4</p>	<p>The Zoning and Subdivision Ordinances were amended during 2007 to accommodate the city's needs.</p>
<p>Adoption of Specific Plans for Unincorporated Areas Policy A.6 Program 5</p>	<p>The Planning Commission recommended approval of the Saggio Hills Area Plan to the City Council during 2007.</p>

Attachment 2

Status of 2002 Housing Element Implementation Programs – March 2008

Implementation Program	Status
<p>A.1 Maintain Adequate Residential Land Supply</p> <p>Continue to monitor the supply of residential land to ensure that sufficient developable land is planned and zoned for single family and multifamily residential development to achieve the objective of appropriate densities and integrated neighborhood design and to meet the overall projected housing needs.</p>	<p>Ongoing</p> <p>The following sites identified in Table II-1 of the Housing Element Policy Document are available to meet the unmet housing needs from the 1999-2006 planning cycle (i.e., for moderate-income households):</p> <p>100 Chiquita Road 1034 & 1135 Healdsburg Avenue (Piedmonte Terrace) 627, 715, 721, 727, 1561 Healdsburg Avenue 75, 126 Grant Street APN 002-161-024 (Alley 4) 90 Front Street</p> <p>The City would receive a 14-acre site Medium High Density Residential site as part of the Saggio Hills project if it approved.</p>
<p>A.2 Increase Housing Density</p> <p>Amend the General Plan and Zoning Ordinance to increase housing densities in order to facilitate production of housing affordable to very low-, low- and moderate-income households.</p>	<p>Completed</p> <p>General Plan amended by Resolution No. 116-2004 and Zoning Ordinance amended by Ordinance No. 1018 (2004) to increase the High Density Residential maximum density to 16 units per acre.</p>
<p>A.3 Increase Amount of Residential Land</p> <p>To increase the amount of land that could be potentially developed for multifamily and/or affordable housing, the following actions shall be taken:</p> <p>a) redesignate the General Plan land use of the approximately 4.7 acre rear portion of a property on Healdsburg Avenue (APN 3-030-06) from <i>Service Commercial</i> to <i>High Density Residential</i>, and rezone to RM (Multifamily Residential).</p> <p>b) redesignate the General Plan land use of 2.78 acre property located at 100 Chiquita Road (APN 89-07-21) from <i>Light Industrial</i> to <i>High Density Residential</i>, and rezone to RM (Multifamily Residential).</p>	<p>Attempted</p> <p>After meeting with Staff to discuss the potential reclassification of this property at no cost to her, the property owner declined to do so.</p> <p>Completed</p> <p>This property was redesignated and rezoned in 2006.</p>

<p>c) amend the General Plan and Zoning Ordinance to allow multifamily housing (live/work, workforce housing and single room occupancies) on industrially zoned properties if building(s) are designed for this purpose with approval of a major use permit.</p>	<p>Completed Ordinance No. 1018 (2004). The City approved two live/work units in an industrial building in 2007.</p>
<p>d) apply to the Sonoma County Local Agency Formation Commission (LAFCO) to annex lands approved by the City Council within the Grove Street unincorporated neighborhood by September 2002.</p>	<p>Completed All but nine properties in the Grove Street neighborhood were annexed to the City of Healdsburg in 2002. The City initiated the annexation of the remaining properties in 2007.</p>
<p>A.4 Revise the City's Density Bonus Program Amend the General Plan and Zoning Ordinance to a) eliminate the AH-1 overlay zone, and redefine it as a density bonus that would apply as a matter of right to all zones that allow multifamily residential use at a density up to 20 units per acre; b) eliminate the AH-2 zone and redefine it so that it allows for a small lot subdivision or rental project density bonus as a matter of right in return for smaller house designs and price restriction to low and moderate income households (design review would still be required), and c) simplify the City's density bonus program by eliminating and/or consolidating certain bonuses which have never been used and whose qualifying criteria is unclear and not based upon affordability criteria. After State density bonus requirements are met by a project, an additional bonus for moderate-income dwelling units can be granted for the same project.</p>	<p>Completed Ordinance No. 1018 (2004)</p>
<p>A.5 Streamline Subdivision Ordinance Approval Process To reduce processing time and costs, make the Planning Commission the final authority for subdivisions of four or fewer parcels.</p>	<p>In Process</p>
<p>A.6 Reduce Subdivision On-Site Improvements Requirements Amend the General Plan to adopt new city-wide street standards that feature reduced street widths for residential streets.</p>	<p>Not Completed</p>
<p>A.7 Review Development Impact Fees Review the City's current development impact fee program to confirm the appropriate level of impact fees to charge for multifamily residential units, second units and special needs housing based on the demand they create for public facilities and infrastructure. Where justified, the City should reduce fees for multifamily units to encourage their construction.</p>	<p>Completed The City's reduced development impact fees for second units (effectively one-half of the rates for single-family homes) have been maintained since 1996. A City committee is investigating whether it is appropriate to reduce water and wastewater impact fees for multi-family units.</p>

<p>A.8 Encourage Mixed Use Amend the Zoning Ordinance to provide incentives for mixed use on commercial properties such as eliminating covered parking requirements, reducing the number of parking spaces required, or reducing development standards.</p>	<p>Completed Ordinance No. 1018 (2004) allows Planning Commission to waive covered parking requirements for mixed-use projects. The Zoning Ordinance provision for reduced parking through sharing by multiple uses was maintained. The City approved two mixed-use projects totaling 6 units in 2007 and waived the covered parking requirement for both of them.</p>
<p>A.9 Maintain and Update Land Inventory Continue to periodically inventory and evaluate vacant and underutilized non-residential sites that could be reclassified to residential use without jeopardizing the City's economic base and provision of public services.</p>	<p>Ongoing Three sites totaling 47.39 acres are being considered for reclassification to residential or mixed-use designations as part of the General Plan update process.</p>
<p>A.10 Develop a Land Bank Identify sites and utilize available City and Community Redevelopment Agency Housing Funds to acquire sites that can be used for future affordable housing development.</p>	<p>Ongoing A project to develop the 3.2 acres at 20 W. Grant Street acquired by the RDA in 2003 is at the preliminary design review stage at the Planning Commission. A site on East Street in the downtown area that was acquired by the RDA in 2005 will be developed with a 7-unit transitional housing project in 2008. Another site on East Street acquired by the RDA in 2006 is being considered for affordable housing development. The RDA has acquired a half-acre site at 627 Healdsburg Avenue, adjacent to the city fire station, for the purposes of constructing affordable housing for volunteer firefighters.</p>
<p>A11 Provide Financial Assistance Where appropriate and available, provide financial assistance utilizing City and Redevelopment Agency housing funds to developers of affordable and special needs housing or to very low-, low- and moderate-income households to rent or purchase market rate housing generally as shown in Table II-1 of the Policy Plan.</p>	<p>Ongoing The Redevelopment Agency approved \$200,000 for the Chiquita Road project (2 low-income and 64 moderate-income units) for off-site road improvements in 2006. The Redevelopment Agency provided over \$400,000 in silent second loans to the Palomino Court project (3 low-income and 12 moderate-income units) in 2004. The Redevelopment Agency approved \$3.626 million in Low/Moderate Income Housing Assistance Program funds for the 20 W. Grant Street very low-income rental project in 2007.</p>

	<p>The City's First Time Homebuyers Program provides opportunities for Healdsburg residents and workers to purchase their first home. The RDA provides up to \$75,000 as a silent second, deferred loan to reduce a mortgage or to provide down payment assistance, as necessary to purchase an existing home. The program is offered to low- and moderate- income households of Healdsburg hospital and school workers, as these occupations have been determined to be essential community service employees in need of affordable housing.</p>
<p>A.12 Maintain Adequate City Staff Maintain City staffing or contracted services at levels adequate to ensure the continued prompt consideration of residential development applications.</p>	<p>Ongoing The Planning & Building Department has maintained three full-time planners to process residential development applications in a timely manner.</p>
<p>A.13 Amend the General Plan Amend the General Plan as necessary to ensure consistency among its elements.</p>	<p>Ongoing</p>
<p>A.14 Administration of Affordable Housing Programs Establish agreements or contracts as needed with the Sonoma County Housing Authority or another suitable organization or consulting firm to administer affordable housing programs within the City.</p>	<p>Ongoing The City contracted in 2007 for consulting services to assist in the preparation of an affordable housing compliance library, as required by state law, assist in the creation of an affordable housing waiting list, facilitate the timely development of multiple affordable housing projects, seek funding sources for affordable housing development and assist in program administration to plan, direct and oversee local housing functions and activities.</p>
<p>A.15 Provide Outreach to Potential Developers Assist interested residential developers by maintaining an inventory of sites in the City that are readily and already served by required infrastructure, and publicize availability of City subsidies, homebuyers assistance program, fee waivers, exemption of affordable units from the Growth Management Program, density bonuses, etc. This shall be implemented by preparation of fliers, brochures, City website notices and advertising and holding an annual workshop for potential developers and residents on the various housing resources and programs that are available in the City.</p>	<p>Ongoing An inventory of potential residential sites was prepared as part of the General Plan update in 2007. The Residential Growth Management Program Policies and Procedures, which provide an exemption for affordable units, are available on the City's web site and are provided to potential developers. The homebuyers assistance program brochure has been distributed to essential community service employees.</p>

<p>A.16 Assist Developer Funding Applications Support federal and state funding applications submitted by for- and non-profit housing developers.</p>	<p>Ongoing The City is working with a non-profit developer to secure funding for the 20 W. Grant Street project, including County HOME funds, State MHP and Joe Serna funds and Federal AHP funds.</p>
<p>A.17 Review Progress Annually Review progress towards the City's Quantified Housing Objectives annually.</p>	<p>Ongoing An annual progress report is made by the Planning & Building Director</p>
<p>A.18 Increase Residential Height Limit Amend the Zoning Ordinance to increase the maximum residential building height limit from 35 feet to 40 feet in any zone where multifamily housing is allowed.</p>	<p>Completed Ordinance No. 1018 (2004)</p>
<p>B.1 Modify Inclusionary Zoning Ordinance Modify the Inclusionary Zoning Ordinance to change the inclusionary requirement citywide to require 10 percent of the dwelling units to be for very low and low income households and 5 percent moderate households for new subdivisions with 10 or more lots.</p>	<p>Completed Ordinance No. 1018 (2004) Thirteen inclusionary units have been constructed or are under construction since the adoption of the inclusionary housing program.</p>
<p>B.2 Reduce Requirements for Secondary Units Amend the Zoning Ordinance as follows: a) to eliminate the use permit requirement for secondary units and require only minor design review with Planning Director approval, b) increase the maximum size allowable from 640 to, at most, 850 square feet, and 3) allow tandem parking for the required secondary unit parking space if outside the required front yard setback.</p>	<p>Completed Ordinance No. 1003 (2003) Seven secondary units have been constructed since 2001.</p>
<p>B.3 Pursue Funding Sources Pursue, in coordination with for- and non-profit housing developers, county, state and federal programs and funding sources that provide housing opportunities for very-low to moderate-income households.</p>	<p>Ongoing CDBG funding was obtained for the 308 East Street Transitional Housing and Chiquita Grove moderate-income housing projects. The City is working with a non-profit developer to secure funding for the 20 W. Grant Street project, including County HOME funds, State MHP and Joe Serna funds and Federal AHP funds.</p>
<p>B.4 Pursue CDBG Funds Continue to seek available Community Development Block Grant (CDBG) funds to assist affordable housing production.</p>	<p>Ongoing \$60,000 in CDBG funds were allocated to the Chiquita Grove project. \$50,000 in CDBG funds were allocated to the 308 East Street project.</p>

<p>B.5 Participate in Mortgage Credit Certificate Program Continue to participate in the Mortgage Credit Certificate (MCC) Program to provide assistance to first-time lower and moderate-income homebuyers. This program will be promoted by use of fliers and brochures and as a part of the community-wide annual workshop under Implementation Program A.15.</p>	<p>Completed The City used the MCC program to assist 13 homeowners in the Palomino Court affordable housing subdivision.</p>
<p>B.6 Assist in Providing Section 8 Rental Housing Subsidies Continue working with the County Housing Authority to make Section 8 rental housing subsidies available to qualified Healdsburg residents whenever available.</p>	<p>Ongoing</p>
<p>B.7 Continue To Provide Low Income Electric Rates Continue to provide a low-income assistance rate category for residential electric rates customers, including automatically extending these rates to tenants at affordable housing projects.</p>	<p>Ongoing Qualifying low-income customers are eligible for a 15% discount rate for water, sewer and electric service. Tenants in low-income housing projects automatically receive this discount. Emergency assistance for up to two months of electric service is also provided to low-income households through the Home Energy Assistance Program.</p>
<p>B.8 Establish First Time Homebuyer Financial Assistance Program As funding allows, establish a First Time Homebuyer Financial Assistance Program funded by City and Redevelopment Agency and other housing funds to broaden the demand for housing by providing low- to moderate-income households, to include essential community services employees, with down payment and silent second mortgage assistance. The City will prepare fliers, web site advertisement, targeted mailings and utility billing to promote the program.</p>	<p>Ongoing This program was initiated in 2003. A total of 46 households in essential community service jobs have made inquiries into the program. Seven households have received loans up to \$75,000 each, including 2 firefighters, 3 teachers, 1 hospital worker and 1 police officer.</p>
<p>B.9 Support Very Low & Low Income Housing Provide land at various locations, with lease subsidy, financial assistance and support to seek state and federal funds for non- and for-profit developers to develop at least 55-60 dwelling units for very low- and low- income households in the numbers and timeframes as shown in Table II-1 of the Policy Plan. This can be met as a part of a mixed development for low, moderate or market rate housing to help subsidize the project.</p>	<p>Ongoing The following properties were purchased or acquired by the City and Redevelopment Agency in fulfillment of inclusionary housing requirements, and other financial assistance was provided, resulting in the construction of the following lower-income housing units: Canyon Run 20 very low- and 31 low-income units Quarry Ridge 20 low-income units Oak Grove Apts. 41 very low- and 40 low-inc. units Palomino Court 3 low- & 12 moderate-income units The following properties have also been purchased for lower-income housing: 20 W. Grant 64 lower-income units (in review) 308 East Street 7 very low-income units (approved)</p>

<p>C.1 Agricultural Worker Housing Address the need for this type of housing through allowance for permanent housing, including affordable housing and single room occupancy units. Work with housing developers to expand the supply of affordable housing for resident agricultural workers by at least 40 units. Where available, cooperate with housing developers to secure additional funding for agricultural worker housing projects.</p>	<p>Ongoing Farworker housing units may be included in the 20 W. Grant Street project, currently in the review stage.</p>
<p>C.2 Emergency Shelter Sites Increase the land available for the use of an emergency shelter by increasing the types of zoning districts where permitted to include DRD, CD, CS, CH, and P rather than just RM and ORM.</p>	<p>Completed Ordinance No. 1018 (2004)</p>
<p>C.3 Emergency Shelter Funding Using Redevelopment Agency housing set-aside funds, assist in creating a local 15-20 bed emergency shelter. Seek other funding sources for ongoing operation and maintenance.</p>	<p>Not commenced</p>
<p>C.4 Transitional Shelters Seed additional CDBG funds, and cooperate with St. Paul's Church, a local non-profit entity, to rehabilitate an existing City-owned four-plex residential building on East Street for use as a transitional shelter.</p>	<p>Completed The former Victory Apartments were rehabilitated in 2002. Five transitional housing units are planned for the 20 W. Grant Street project.</p>
<p>C.5 Accessible Units for the Physically Handicapped Continue to enforce Building Code provisions which require at least two percent, but not less than one, of the total units constructed for new multifamily residential projects comprising 20 or more units to be adaptable to or built for handicapped persons consistent with Federal and State laws.</p>	<p>Ongoing All ground-floor units in the 20 W. Grant Street project will be accessible.</p>
<p>C.6 Maintain Incentives for Units for Large Families Maintain incentives for the construction of affordable for sale and/or rental housing units with four or more bedrooms for large families with very low- to moderate-incomes in the Density Bonus provisions of the Zoning Ordinance. In return for density bonuses for affordable housing projects, require at least 5 percent of units to be reserved for large families.</p>	<p>Ongoing This incentive was deleted from the density bonus provisions. However, the City continues to work with its affordable housing partners to ensure that all projects include larger units. The following number of four-bedroom units were included in these affordable housing projects: Canyon Run 6 units Quarry Ridge 5 units Oak Grove Apts. 16 units</p>

<p>C.7 Address Senior Housing Needs</p> <p>Provide information to the public on resources available to seniors, including home sharing programs, subsidized senior housing facilities, list of contractors that rehabilitate housing units to increase accessibility, and the availability of rehabilitation grants available to pay for accessibility rehabilitation. Encourage the development of at least 50 units of subsidized senior housing in a larger affordable housing development or in a stand-alone project or in elderly care facilities. Support developers' 202 applications for senior housing.</p>	<p>In process</p> <p>Information regarding affordable housing opportunities is distributed at the Healdsburg Senior Center.</p> <p>During the 1999-2006 planning cycle, 53 assisted living units and 70 Alzheimer patient beds were added at the Healdsburg Senior Living project.</p> <p>Eight one-bedroom units are planned for the 20 W. Grant Street project, which may be rented to seniors.</p>
<p>C.8 Address Mentally Ill and Developmentally Disabled Housing Needs</p> <p>Work with a housing developer/service provider to build at least 10 to 15 housing units that serve the developmentally disabled and mentally ill persons. Support developers' funding applications for the Section 811 Program as well as applications to provide services that can be funded by the State of California under the SHIA Program or other funding sources, as appropriate.</p>	<p>In process</p> <p>Five units for persons with mental health disabilities are planned for the 20 W. Grant Street project.</p>
<p>C.9 Address Disabled Housing Needs</p> <p>Work with a housing developer to build at least 10 to 15 housing units of new, affordable accessible housing units, to be located either in a larger project, care facility or as a separate project. Support developers' funding applications for the Section 811 Program.</p>	<p>In process</p> <p>4 disabled-accessible units were included in the Canyon Run apartments project.</p> <p>26 disabled-accessible units are planned for the 20 W. Grant Street project.</p>
<p>C.10 Facilitate Equal Housing Opportunity</p> <p>Provide information regarding equal housing opportunity laws at the Community Development Center, local service centers, public transit shelters, and annual community workshops.</p>	<p>Ongoing</p> <p>Posters and brochures providing information on equal housing opportunity laws are provided at the CDC, City Hall, the Senior Center and the Job Center.</p>
<p>C.11 Provide Non-discrimination Clauses</p> <p>Continue to provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with either City or with Development Disposition Agreements and Owner Participant Agreements when Redevelopment Agency participation occurs.</p>	<p>Ongoing</p>
<p>C.12 Provide Referrals to Housing Anti-Discrimination Services</p> <p>Continue referring housing discrimination complaints to Sonoma County Rental Information and Referral Services.</p>	<p>Ongoing</p>

<p>C.13 Facilitate Disabled, Congregate Care and Similar Facilities</p> <p>Evaluate the zoning code to determine if development standards or other measures are needed to provide flexibility in, encourage, and facilitate the development of housing for persons with disabilities, and to comply with the Americans with Disabilities Act (ADA).</p>	<p>Completed</p> <p>Ordinance No. 1018 (2004) added a provision allowing the Planning Director to grant deviations and modifications to residential development standards to accommodate households members with handicapped needs through a minor use permit.</p>
<p>D.1 Continue CDBG Housing Rehabilitation Program and General Program Participation</p> <p>Continue to support County distributing remaining funds in the CDBG Housing Rehabilitation Program and annually apply for CDBG funds. This shall be implemented by preparation of flyers, brochures, City website notices and advertising and holding annual workshop for potential developers and residents on the various housing resources and program that available in the City.</p>	<p>Ongoing</p> <p>The City applied in December 2007 for \$91,500 of CDBG funds to replace a dirt pathway from the Oak Grove Apartments (very low- and low-income housing) to a nearby commercial center with a sidewalk and has since been awarded the funding.</p>
<p>D.2 Establish First Time Homebuyer Financial Assistance Program</p> <p>Establish First Time Homebuyer Financial Assistance Program funded by City and Redevelopment Agency and other housing funds to preserve existing housing by providing low- to moderate-income households, including essential community service employees, with down payment and silent second mortgage assistance as funding allows.</p>	<p>Completed</p> <p>In addition to the program activities described under B.8, the City sponsored the construction of 15 single-family homes in 2004 (Palomino Court) that were available only to first-time homebuyers. The Healdsburg Redevelopment Agency granted a deferred low-interest loan (2nd mortgage) for each property to reduce the home's effective price, and, in some cases, a third deferred loan</p>
<p>D.3 Continue Neighborhood Improvement Program</p> <p>Continue the Neighborhood Improvement Program to assist lower income, senior and disabled households by providing house and landscape maintenance work and other neighborhood preservation measures.</p>	<p>Ongoing</p> <p>The RDA Board approved \$32,800 in 2007 for the annual Healdsburg Summer Youth Cleanup Program component of the Neighborhood Improvements Program, which assists households in the Community Redevelopment Agency project area with minor exterior rehabilitation as part of the Agency's efforts to preserve its existing affordable housing. A local non-profit organization recruits and trains the youth workers, all of whom are Healdsburg residents.</p>
<p>D.4 Continue Street, Sidewalk and Other Infrastructure Improvements</p> <p>Continue street, sidewalk and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods or to connect them with existing city sidewalks where needed.</p>	<p>Ongoing</p> <p>The City applied in December 2007 for \$91,500 of CDBG funds to replace a dirt pathway from the Oak Grove Apartments (very low- and low-income housing) to a nearby commercial center with a sidewalk and has since been awarded the funding.</p>

<p>D.5 Identify Rehabilitation Needs Identify units in need of interior rehabilitation during other improvement activities.</p>	<p>Ongoing</p> <p>The City adopted a mobile home rent control ordinance in 2005.</p> <p>The City Council in 2007 approved the River View Estates Mobilehome Park Tentative Parcel Map, which will allow existing and future residents of the park to purchase a condominium ownership of one of the 47 spaces. The City ensured that all of the Subdivision Map Act requirements for conversion of a mobilehome park into condominium ownership (e.g., preparation of a tenant impact report, public notice, resident survey) were met. The City also ensured that the applicant design, install and pay for infrastructure improvements to the park including proper utilities and drainage, driveway resurfacing, installing a fire hydrant within the interior of the site, and upgrading the electrical system before converting the property into condominium interest ownership.</p>
<p>D.6 Maintain Existing Mobile Home Parks Prepare a mobile home park conversion ordinance to reduce the chance of existing parks being eliminated unless replaced with lower-income housing to include existing residents.</p>	<p>Ongoing</p> <p>The City Council in 2007 approved the River View Estates Mobilehome Park Tentative Parcel Map, which will allow existing and future residents of the park to purchase a condominium ownership of one of the 47 spaces. The City ensured that all of the Subdivision Map Act requirements for conversion of a mobilehome park into condominium ownership (e.g., preparation of a tenant impact report, public notice, resident survey) were met. The City also ensured that the applicant design, install and pay for infrastructure improvements to the park including proper utilities and drainage, driveway resurfacing, installing a fire hydrant within the interior of the site, and upgrading the electrical system before converting the property into condominium interest ownership.</p>
<p>D.7 Identify Rehabilitation Needs for Special Needs Housing Inventory and identify group homes, seniors and special needs housing in need of rehabilitation.</p>	<p>Ongoing</p> <p>Preference was given to buyers who either worked or lived within the city limits during sales of the Palomino Court project in 2004.</p>
<p>E.1 Housing Priority Give priority in City or Redevelopment Agency assisted housing programs in the following order to:</p> <ul style="list-style-type: none"> a. Those living or working in the City of Healdsburg b. Those living or working in Sonoma County 	<p>Ongoing</p> <p>Preference was given to buyers who either worked or lived within the city limits during sales of the Palomino Court project in 2004.</p>
<p>E.2 Allow Workforce Housing in Industrial Zones Amend the General Plan and Zoning Ordinance to allow multifamily housing (live/work, workforce housing and single room occupancies) as part of a new mixed use development on industrially zoned properties if building(s) are designed for this purpose with approval of a major use permit.</p>	<p>Completed</p> <p>Ordinance No. 1018 (2004)</p> <p>The City approved two live/work units in an industrial building in 2007.</p>
<p>F.1 Promote Energy Efficient Site Design Include an evaluation of consistency with Section 66473.1 of the Subdivision Map Act in staff reports for residential development.</p>	<p>Ongoing</p>

<p>F.2 Require Street Trees in New Housing Development Determine tree requirements on a case-by-case basis whenever tentative maps or design review applications are considered and approved. Maintain an official list of street tree species suitable for such use.</p>	<p>Ongoing</p>
<p>F.3 Promote Energy Conservation Programs Provide information about available energy conservation programs to interested property owners and developers. Promote and help income-eligible households to access federal, state and utility income-qualifying assistance programs.</p>	<p>Ongoing The Planning Department prepared in 2006 a pamphlet promoting the City's Green Building Program and the Electric Department's Photovoltaic Buy-Down Incentive Program, which grants rebates of up to \$8,000 for new solar energy systems.</p>
<p>F.4 Reduce Street Widths Reduce City street standards to allow narrower streets in future street development to reduce the impact of local neighborhood temperature increases from heat-absorbing pavement on home cooling energy needs. Residential streets using the minimum pavement width and curb radii feasible without compromising safety reduce heat island effects on home cooling energy needs.</p>	<p>In Process Reduced street widths will be addressed in the pending General Plan Update.</p>
<p>F.5 Promote Bicycle, Pedestrian and Transit Features Review the City's development standards to determine if additional requirements or incentives should be provided to promote the inclusion of bicycle, pedestrian and transit features in new development projects.</p>	<p>Completed Ordinance No. 1018 (2004) requires bicycle parking for larger commercial and industrial projects and may require such projects to design the site to accommodate transit and pedestrian uses and corridors located nearby.</p>

