HOUSING POLICY
DEVELOPMENT, HCD

MAR 24 2011

Department of Housing and Community Development

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: Healdsburg

Mailing Address: 401 Grove St. Healdsburg 95448

Contact Person: Lynn Goldberg Title: Senior Planner

Phone: 707 431 3332 FAX: _____ E-mail: lgoldberg@ci.healdsburg.ca.us

Reporting Period by Calendar Year: from 1/1/10 to 12/31/10

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

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

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

Jurisdiction City of Healdsburg

Reporting Period 1/1/2010-12/31/2010

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions	Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
Foss Creek Court	5+	R	51	13	0	0	64	64	TCAC, HOME, MHP, RDA	
East Street Studios	5+	R	7	0	0	0	7	7	RDA	
Habitat for Humanity	2-4	O	2	0	0	0	2	2	HCD, RDA	
Healdsburg Commons	SF	O	0	2	0	13	15	15		
Grant St. Village	2-4	O	0	2	2	16	20	20		
1568 Rosewood	SF	O	0	1	0	0	1	1		
107 W. North	2-4	R	0	2	0	0	2	2		Rental listing
613 Badger	SU	R	0	1	0	0	1	1		Second unit rent survey
1017 Sunnywide	SU	R	0	1	0	0	1	1		
(9) Total of **Moderate and Above Moderate** from Table A3 ► ►					3	23	26	55		
(10) Total by income Table A/A3 ► ►			60	22	5	52	139	139		
(11) Total **Extremely Low-Income** Units*			26							

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

Jurisdiction City of Healdsburg

Reporting Period 1/1/2010-12/31/2010

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

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**	**1**	**0**	**0**	**2**	**0**	3	**3**
No. of Units Permitted for **Above Moderate**	23	0	0	0	0	23	23

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

Jurisdiction City of Healdsburg

Reporting Period 1/1/2010-12/31/2010

Table B

Regional Housing Needs Allocation Progress

Permits Issued by Affordability

RHNA allocation period			2007	2008	2009	2010	2011	2012	2013	2014	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8		
Very Low	Deed restricted	71	0	0	60	0					60	11
	Non-deed restricted		0	0	0	0					0	
Low	Deed restricted	48	2	3	13	0					18	26
	Non-deed restricted		1	3	0	0					4	
Moderate	Deed restricted	55	0	2	0	0					2	50
	Non-deed restricted		1	1	1	0					3	
Above Moderate		157	28	19	2	3					52	105
Total RHNA by COG		331	32	28	76	3					139	192
Total Units ► ► ►												
Remaining Need for RHNA Period ► ► ► ► ►												

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

Table C Program Implementation Status

Housing Element Program	Housing Element Objective	Timeframe	Status of Program Implementation
H-1 Monitor the supply of residential land	H-A-1 Maintain a supply of residentially-designated land that is adequate to accommodate Healdsburg's share of the regional housing need and facilitate residential turnover with relative ease.	Ongoing	Available residentially-designated sites can accommodate up to 865 additional units units/acre / acres / max units VLR 0-1 206.91 169 LR 1-3 16.12 15 GMU 0-3.5 11.82 62 MR 3-6 46.82 283 DR 3-8 0.52 4 MHR 6-10 14.16 150 HR 10-16 8.62 144 O/HR 10-16 3.15 38 total 865
H-2 Consider the potential impact on the achievement of the City's quantified housing objectives when reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses.	H-C-1 Maintain an adequate supply of land appropriate in terms of density and location for the development of housing affordable to lower- and moderate-income households.	Ongoing	No proposed residential development projects or proposals to downzone residential properties or reclassify residentially-designated property to other uses were reviewed during 2010.
H-3 Maintain City staffing and/or contracted services at levels adequate to ensure the prompt consideration of residential development applications.	H-B-1 Minimize the length of the review process for residential development applications to the extent feasible in order to minimize development costs.	Annual budget adoption	City staffing levels were maintained at levels in 2010 that were adequate to promptly consider residential development applications. The only subdivision application received during 2010 was approved within 5 weeks of a complete application. Design review approval was granted for 3 residences within 3 to 15 days of a complete application.
H-4 Explore the possibility of sponsoring a ballot measure that exempts housing units included in mixed-use buildings from the Growth Management Program.	H-B-2 Lessen the City's Growth Management Program as a constraint on the development of multi-family housing, if feasible.	Staff initiates City Council consideration by June 2011	The Central Healdsburg Avenue Special Study Area Plan Committee is considering alternative approaches to address the GMP's limitations on multi-family housing development as part of the Area Plan.
H-5 Revise the Subdivision Ordinance to grant to the Planning Commission authority for final action on applications	H-B-3 Minimize the time needed for the City to review and act on applications for small subdivisions of residentially-zoned land.	June 2010	Program completed in 2010.

	for subdivisions of four or fewer parcels that do not require the acceptance of dedications.			
H-6	Amend the Zoning Ordinance to delete the conditional use permit requirement for multi-family housing projects in the Downtown Residential District.	H-B-1 Minimize the length of the review process for residential development applications to the extent feasible in order to minimize development costs.	One year of Housing Element Update adoption	Program completed in 2010.
H-7	Complete construction of the Eden Housing Apartments project.	H-C-2 Work with non-profit organizations to benefit from their expertise and the resources available to them for the development of affordable housing and its on-going support. H-C-3 Facilitate the development and occupancy of housing affordable to lower- and moderate-income households, including first-time homebuyers.	2010	Program completed in 2010. The Foss Creek Court project, occupied in 2010, includes 19 extremely low-, 32 very low- and 13 low-income units.
H-8	Complete the Victory Studios project.	H-C-3 Facilitate the development and occupancy of housing affordable to lower- and moderate-income households	2010	Program complete in 2009. Project includes 7 extremely low-income transitional housing units.
H-9	Develop the Saggio Hills affordable housing site.	H-C-3 Facilitate the development and occupancy of housing affordable to lower- and moderate-income households	RFQ for consultant released in Spring 2009	Approval of the Saggio Hills project was re-approved on January 31, 2011. The revised date for the RFQ release is yet to be determined.
H-10	Require the provision of low- and moderate-income housing within projects subject to the Inclusionary Housing Program.	H-C-3 Facilitate the development and occupancy of housing affordable to lower- and moderate-income households.	Ongoing	No housing projects subject to the Inclusionary Housing Program were reviewed during 2010.
H-11	Acquire sites suitable for the development of affordable housing.	H-C-1 Maintain an adequate supply of land appropriate in terms of density and location for the development of housing affordable to lower- and moderate-income households.		No sites suitable for the development of affordable housing were acquired during 2010. The City continues to own two vacant suitable sites.
H-12	Provide financial assistance to developers of affordable housing	H-C-3 Facilitate the development and occupancy of housing affordable to lower- and moderate-income households	Ongoing	The City did not receive any requests for financial assistance from developers of affordable housing during 2010.
H-13	Provide assistance with home purchases to low- and moderate-income	H-C-3 Facilitate the development and occupancy of housing affordable to	Ongoing	No loans were made during 2010 to low- and moderate-income households

	households, including first-time homebuyers		lower- and moderate-income households		to assist with home purchases because the funds allocated to the program have all been committed to loans.
H-14	Approve density bonuses and other affordable housing incentives in accordance with state law.	H-C-3	Facilitate the development and occupancy of housing affordable to lower- and moderate-income households	Ongoing	No housing projects requesting a density bonus or other affordable housing incentive were applied for during 2010.
H-15	Promote housing for extremely low-income households	H-C-3	Facilitate the development and occupancy of housing affordable to lower- and moderate-income households	Ongoing	12 units for extremely low-income households at the Eden Housing Apartments and Victory Studios projects were completed during 2009 and 2010.
H-16	Amend HDR land use designation to allow a minimum density of 20 units per gross acre for projects targeted to lower-income households on a long-term basis. Amend Zoning Ordinance to adjust minimum site area per unit in RM Zoning District to reflect this density.	H-C-1	Maintain an adequate supply of land appropriate in terms of density and location for the development of housing affordable to lower- and moderate-income households.	Within one year of Update adoption	Program completed during 2010.
H-17	Establish agreements or contracts with the County Housing Authority or another suitable organization or consulting firm if needed to administer affordable housing programs within the city.	H-D-1	Monitor affordable housing projects to ensure their continued occupancy by appropriate individuals and households.		City staff was able to administer affordable housing programs within the city without outside support.
H-18	Impose long-term restrictions on the maximum rents and sale prices of affordable housing that is developed with City assistance as well as inclusionary units provided by private developers.	H-D-3	Maximize the length of time that affordable housing is available as such to lower- and moderate-income households.	Ongoing	No affordable housing was developed during 2010 with City assistance.
H-19	Ensure that affordable housing projects developed with City assistance file an annual report that demonstrates compliance with any occupancy requirements.	H-D-3	Maximize the length of time that affordable housing is available as such to lower- and moderate-income households.	Ongoing	Annual reports demonstrating compliance with occupancy requirements were received from all restricted affordable housing projects in 2010.
H-20	Enforce the terms of the mobile home park space rent stabilization ordinance.	H-D-2	Control rent increases on mobilehome park spaces.	Ongoing	No rent increases were requested by mobile home park owners during 2010.
H-21	Enforce the tenant protection provisions of the condominium conversion ordinances (Ordinance Nos. 701 and 873).	H-D-3	Maximize the length of time that affordable housing is available as such to lower- and moderate-income households.	Ongoing	No applications for condominium conversions were received during 2010.

H-22 Discount the electric, water and sewer utility and storm drainage maintenance charges to lower-income households and affordable residential projects.		Ongoing	The City continued discounting these charges to lower-income households and affordable residential projects during 2010.
H-23 Complete construction of the Eden Housing Apartments project.	H-E-1 Address the housing needs of the disabled. H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless.	2010	Program completed in 2010. Five units for the mentally-disabled, 5 transitional units for the homeless, 5 disabled-accessible units, 25 disabled-adaptable units, and 2 units for the hearing-impaired were included in the Foss Creek Court project.
H-24 Complete the Victory Studios project.	H-E-1 Address the housing needs of the disabled. H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless.	2009	Program completed in 2009. Seven transitional housing units for the home-less and those at risk of becoming homeless, and 4 disabled-accessible units and 3 disabled-adaptable units were included in the Victory Studios project.
H-25 Require the inclusion of units meeting special needs in affordable housing projects developed with City assistance, where feasible.	H-E-1 Address the housing needs of the disabled. H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless.	Ongoing	No affordable housing projects were applied for during 2010.
H-26 Enforce Building Code requirements for the inclusion of adaptable disabled-accessible units in multi-family development projects that are subject to such requirements.	H-E-1 Address the housing needs of the disabled	Ongoing	No multi-family housing projects were applied for during 2010.
H-27 Amend Zoning Ordinance to a) allow homeless shelters as a permitted use in at least one zoning district with sufficient potential sites to meet identified needs, b) allow transitional housing in all zoning districts that allow housing and c) provide objective standards for homeless shelters	H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless.	Within one year of Update adoption	Program completed in 2010.
H-28 Work with appropriate agencies and groups to provide temporary and transitional housing and support services for the homeless, including farmworkers, in Healdsburg.	H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless. H-E-3 Address the housing needs of transient single farmworkers.	Initial outreach - one year of Update adoption	The City began discussions with California Human Development Corporation in 2010 regarding the development of a farmworker housing project.

H-29	Provide information to the public on resources available to seniors.	H-E-1	Address the housing needs of the disabled.	Ongoing	Information was provided during 2010 about these resources through the city offices, web site and senior center.
H-30	Participate in comprehensive surveys of the county's homeless population.	H-E-2	Address the housing needs of the homeless and those in peril of becoming homeless.	Ongoing	There was no comprehensive survey conducted during 2010.
H-31	Amend the Zoning Ordinance to allow residential care homes and supportive housing facilities as permitted uses in districts that allow residential uses.	H-E-1	Address the housing needs of the disabled.	Within one year of Update adoption	Program completed in 2010.
H-32	Amend the Zoning Ordinance to include a "reasonable accommodation" review process that provides flexibility in the application of land use and zoning regulations or policies when it is necessary to eliminate barriers to housing opportunities.	H-E-1	Address the housing needs of the disabled.	Within one year of Update adoption	Program completed in 2010.
H-33	Apply for state and federal funding for affordable and special needs housing, when available.	H-F-1	Pursue county, state and federal programs and funding sources that provide housing opportunities for lower- and moderate-income households, as well as special needs households.	Ongoing	Funding was not applied for during 2010 because there were no such housing projects under development.
H-34	Provide documentation as needed in support of partner applications for state and federal financial assistance.	H-F-2	Support the efforts of partners in local affordable and special needs housing projects to secure financial assistance.	Ongoing	No housing partners requested documentation during 2010.
H-35	Participate in the Joint Powers Authority with Sonoma County and other Sonoma County jurisdictions in order to continue the City's eligibility for state and federal funding.	H-F-1	Pursue county, state and federal programs and funding sources that provide housing opportunities for lower- and moderate-income households, as well as special needs households.	Ongoing	The City continued to participate in the Joint Powers Authority during 2010 and applied for $120,000 of CDBG funds.
H-36	Amend the Zoning Ordinance to incorporate the provisions of the California Employee Housing Act regarding housing for agricultural employees.	H-E-3	Address the housing needs of transient single farmworkers.	Within one year of Update adoption	Program completed in 2010.
H-37	Ensure that specific plans allow the development of a range of housing types, to the extent feasible.	H-G-1	Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg.	Ongoing	The Saggio Hills Area Plan recommended for approval by the Planning Commission on 12/1410 includes single-family housing and an affordable housing site that will likely be developed

			with a mix of housing types.
H-38 Implement the Inclusionary Housing Program.	H-G-1 Provide a wide range of housing opportunities for all economic segments of the community.	Ongoing	No housing projects subject to the Inclusionary Housing Program were reviewed during 2010.
H-39 Accommodate a range of housing types and target income groups within the affordable housing to be constructed at Saggio Hills.	H-G-1 Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg. H-G-3 Avoid concentrations of lower-income households to encourage social and economic integration.	Initiation of community outreach by the end of 2009	Implementation of the Saggio Hills project was delayed by legal action in 2010.
H-40 Enforce the condominium conversion ordinances (Nos. 701 and 873).	H-G-2 Encourage the retention and development of rental units in order to maintain and expand the housing supply available to households with resources insufficient to purchase housing.	Ongoing	No applications for condominium conversions were received during 2010.
H-41 Monitor the subdivision of the River View Estates Mobilehome Park.	H-G-1 Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg.	Ongoing	Program completed. The subdivision's final map was approved in 2009.
H-42 Give priority in outreach efforts for City- and Redevelopment Agency-assisted housing programs to: • Essential community services employees, including those working for the local police and fire departments, schools and the hospital • Those living and/or working in the City of Healdsburg • Those living and/or working in Sonoma County	H-H-1 Give priority to the housing needs of local residents and employees.	Ongoing	A significant local outreach to fill vacancies at the newly-competed Foss Court Project was conducted by Eden Housing prior to publicizing them to the public at large.
H-43 Continue the Neighborhood Improvement Program to assist lower-income, senior and disabled households by providing exterior house and landscape maintenance work and other neighborhood preservation measures.	H-I-1 Promote the preservation of the community's housing stock, especially affordable and special needs housing.	Ongoing	12 lower-income and special needs households were assisted by the Neighborhood Improvement Program in 2010.
H-44 Apply for funding to rehabilitate the residences of low- and moderate-income households.	H-I-1 Promote the preservation of the community's housing stock, especially affordable and special needs housing.	Ongoing	The County's rehabilitation program was determined to be available for qualified city households.

H-45	Disseminate information about available housing rehabilitation loan programs to qualifying households.	H-I-1	Promote the preservation of the community's housing stock, especially affordable and special needs housing.	W/i 6 months of Update adoption	Information about the County's rehabilitation program was made available to the public during 2010.
H-46	Continue street, sidewalk and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods.	H-I-1	Promote the preservation of the community's housing stock, especially affordable and special needs housing.	Ongoing	The Grant Street sidewalk and bridge project was completed in 2010 to link a farmworker housing project with schools and commercial services. Community Development Block Grant and CDBG-R funds were used to replace curb ramps at 22 intersections in the downtown residential area during 2010.
H-47	Enforce the City's prohibition of vacation home rentals in residential zoning districts.	H-I-2	Protect residential neighborhoods from the negative effects of commercial uses.	Ongoing	The City continued to enforce its prohibition of vacation home rentals during 2010.
H-48	Disseminate fair housing information through posters, brochures, forms and landlord/tenant handbooks.	H-J-1 H-J-2	Discourage discriminatory housing practices. Provide guidance to the public about fair housing practices.	Ongoing	Information was provided during 2010 through the city offices, web site and senior center.
H-49	Refer fair housing complaints to the State Department of Fair Employment and Housing and Fair Housing of Sonoma County.	H-J-1 H-J-2	Discourage discriminatory housing practices. Provide guidance to the public about fair housing practices.	Ongoing	Fair housing complaints were referred to Fair Housing of Sonoma County.
H-50	Provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed by the City or when Redevelopment Agency participation occurs.	H-J-1 H-J-2	Discourage discriminatory housing practices. Provide guidance to the public about fair housing practices.	Ongoing	No such projects were developed during 2010.
H-51	Mandate the implementation of fair housing practices in contracts with affordable housing developers.	H-J-1 H-J-2	Discourage discriminatory housing practices. Provide guidance to the public about fair housing practices.	Ongoing	No such contracts were executed during 2010.
H-52	Conduct outreach efforts for the City's affordable housing programs in Spanish as well as English and publicizing the programs through organizations representing the Hispanic community.	H-J-1	Discourage discriminatory housing practices.	Ongoing	Eden Housing outreach to fill vacancies at the newly-competed Foss Court Project was also conducted in Spanish and through local Hispanic organizations and religious institutions.
H-53	Provide equitable public services throughout the City.	H-J-1	Discourage discriminatory housing practices.	Ongoing	Equitable public services were provided throughout the City during 2010.

H-54 Ensure that the designs and construction practices for new residences and additions to existing residences comply with the City's Green City Program.	H-K-1 Promote energy efficiency and conservation measures in existing housing. H-K-2 Require energy-efficiency performance in new housing that meets or exceeds minimum state standards.	Ongoing	The Building Department administered the City's Green City Program during 2010.
H-55 Include an evaluation of consistency with Subdivision Map Act Section 66473.1 in staff reports for residential subdivision applications.	H-K-3 Promote energy-efficient residential site development practices.	Ongoing	This evaluation was included in the staff report for the residential parcel map application reviewed during 2010.
H-56 Require the planting of street trees as a part of all residential development projects.	H-K-4 Reduce residential cooling needs associated with the urban heat island effect.	Ongoing	The City continued to require the planting of street trees during 2010.
H-57 Require the perimeter and interior of parking lots associated with residential development to be landscaped with shrubs and shade trees.	H-K-4 Reduce residential cooling needs associated with the urban heat island effect.	Ongoing	The City continued to require the planting of shrubs and street trees during 2010.
H-58 Continue to provide and publicize an Energy Audit Program to homeowners and landlords.	H-K-1 Promote energy efficiency and conservation measures in existing housing.	Ongoing	The City continued to provide and publicize an Energy Audit Program
H-59 Continue to publicize and provide rebates for energy-efficient lighting fixtures and light bulbs, electric water heaters, air conditioners, heat pumps, appliances and photovoltaic systems; and weatherization of existing homes.	H-K-1 Promote energy efficiency and conservation measures in existing housing.	Ongoing	The City continued to publicize and provide rebates during 2010.
H-60 Provide safe walking and bicycling facilities between housing and commercial, educational and transit destinations.	H-K-5 Accommodate pedestrians, bicyclists and transit in new residential development. H-K-6 Provide safe routes for bicycling and walking between housing and transit stops, commercial services and schools.	Ongoing	The City completed another segment of the Foss Creek Pathway during 2010, providing a cycling and walking link between an affordable housing project and commercial services. The Grant Street sidewalk and bridge project was completed in 2010 to link a farmworker housing project with schools and commercial services.
H-61 Initiate a planning process for transit-oriented development within walking distance of the Intermodal Transportation Center.	H-K-7 Promote infill development to maximize the use of existing infrastructure and encourage patronage of alternative transportation modes.	Within five years of Housing Element adoption	The City established the Central Healdsburg Avenue Special Study Area Plan Committee during 2010, hired a consulting team and commenced public workshops which will provide input for

			an area plan that will include the Intermodal Transportation Center. The City also applied for a station area plan granting funding during 2010.