CITY OF PETALUMA

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Received on:
FEB 15 2013

February 13, 2013

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Enclosed is the City of Petaluma's Annual Progress Report on the Implementation of the Housing Element for 2012.

The report gives an update on all our Housing Element's policies and programs. If you have any questions, please contact me at scastellucci@ci.petaluma.ca.us.

Sincerely,

Sue Castellucci

Sue Castellucci
Housing Coordinator

Enclosure – Annual Progress Report

Cc: Governor's Office of Planning & Research

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EQUAL HOUSING OPPORTUNITY

CITY OF PETALUMA

ANNUAL HOUSING ELEMENT PROGRESS REPORT
1/1/2012 – 12/31/2012

NEW DEVELOPMENTS IN PROGRESS

Logan Place, 66 Multi-Family Affordable Units
To be completed September 2013

Rendition of Kellgren Senior Apartments, 50 Senior Affordable Units
Under construction December 2012

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

Jurisdiction City of Petaluma

Reporting Period 1/1/2012 - 12/31/12

Table A

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

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See instructions	See instructions	
Vintage Chateau II		R	27	40		1	68		RDA; TCAC-4	68	
(9) Total of Moderate and Above Moderate from Table A3 ►						79					
(10) Total by income Table A/A3 ► ►			0	0	0	80	68				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
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Jurisdiction City of Petaluma
Reporting Period 1/1/2012 - 12/31/12

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

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA whichmeet the specific criteria as outlined in GC Section 65583.1(c)(1)

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

* Note: This field is voluntary

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

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for **Moderate**						0	
No. of Units Permitted for **Above Moderate**	79					79	

* Note: This field is voluntary

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

Jurisdiction City of Petaluma

Reporting Period 1/1/2012 - 12/31/12

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.			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	Year 9		
Very Low	Deed Restricted	522		44				27				71	451
	Non-deed restricted												
Low	Deed Restricted	352		14				40				54	298
	Non-deed restricted												
Moderate	Deed Restricted	370	26									26	344
	Non-deed restricted												
Above Moderate		701	101	6	36	23	37	80				283	418
Total RHNA by COG. Enter allocation number:		1,945	127	64	36	23	37	147				434	1,511
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

2012

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe In H.E.**	**Status of Program Implementation**
1.1 Utilize sites within the UGB to accommodate anticipated long-term residential growth.	Promote Residential Development within the Urban Growth Boundary	Ongoing	N/A No development applications were received outside UGB.
1.2 Utilize the Central Petaluma Specific Plan to facilitate the development of vacant and underutilized land at the heart of the City.	Encourage the development of housing on underutilized land that is appropriately zoned	Ongoing	The Final Station Area Plan has been completed; proposed adoption in Summer 2013.
1.3 Allow more flexibility in parking requirements for mixed-use developments in order to promote the development of residential uses along mixed use corridors	Encourage the development of housing on underutilized land that is appropriately zoned	Upon adoption of development code	The Central Petaluma Specific Plan parking requirements are lower than the rest of the City.
2.1 Provide developers with an inventory of sites with a wide range of densities that allows a variety of product types.	Encourage a mix of housing design types.	Ongoing	A site inventory is available upon request.
2.2 Utilize the Central Petaluma Specific Plan to facilitate the development of rental and live/work units in the downtown, e.g., high density housing, relaxed parking requirements, requiring of on-site inclusionary units.	Encourage a mix of housing design types.	2009-2014	The CPSP was adopted in 2003 and is the main planning tool for the downtown. The economic downturn resulted in no new development activity in 2012.

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe In H.E.**	**Status of Program Implementation**
2.3 Ensure that the Development Code update defines transitional and supportive housing as residential uses, subject only to those restrictions on residential uses contained in each respective zone.	Allow flexibility within the City's standards and regulations to encourage a variety of housing types.	2009-2014.	The Development Code update is on hold due to limited staffing.
3.1 Review and identify development standards that may be a constraint on the development of housing and amend the Development Code accordingly.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	2009-2014	On hold due to limited staff
3.2 Ensure that the Development Code update identifies the "Mixed Use" and "Civic Facilities" zones as permitting emergency shelters without a Conditional Use Permit or other discretionary action.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing	6/30/11	On hold due to limited staff
3.3 Adopt procedures and standards for density bonuses and other incentives required by state law to facilitate the review and approval of projects proposing affordable housing	Improve the city review and approval process for residential projects	2014	A review and modification of the City's municipal density bonus incentives is on hold due to staff limitations.
3.4 Continue to subsidize and defer application fees, development impact fees, and on- and off-site improvements for affordable housing projects	Improve the city review and approval process for residential projects	2009-2014	Ongoing
3.5 Continue to give priority processing to affordable housing projects	Improve the city review and approval process for residential projects	2009-2014	Vintage Chateau II is completed and fully occupied; Logan Place is under construction, to be completed in fall of 2013.

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
3.6 Adopt residential design guidelines for single- and multi-family development that provides clear guidance with regards to design standards for applicants	Improve the city review and approval process for residential projects	2009-2014	On hold due to staff limitations.
3.7 Provide continuing professional education for public officials and decision makers to improve skills in such areas as project evaluation and the conduct of public hearings	Improve the city review and approval process for residential projects	2009-2014	Incomplete due to budget limitations.
3.8 Actively participate in the Sonoma County Water Agency's project to increase the capacity of the City's water supply system in order to secure a safe, reliable imported water supply	Improve the city review and approval process for residential projects	2009-2014	Ongoing by Dept. of Public Works and Utilities (previously Water Resources) staff.
3.9 Actively participate in the Sonoma County Water Agency's planning for a second Petaluma Aqueduct to influence the aqueduct alignment, capacity, and construction details to best reinforce the distribution system	Improve the city review and approval process for residential projects	2009-2014	Department of Public Works and Utilities personnel continued to work with the County on this project.
4.1 Continue to ensure that at least 30 percent of all dwelling units developed by the Petaluma Community Development Commission (PCDC) are affordable to low- or moderate-income households, and that not less than 50 percent of these are affordable to very low-income households. Ensure that at least 15 percent of all dwelling units developed in the redevelopment project area by public or private entities or persons other than the agency are affordable to low- or moderate-income households, and that not less than 40 percent of these	Make the maximum use of resources available for the provision of housing affordable to extremely low (ELI) to moderate-income households	2009-2014	All references to PCDC are under review due to AB1X26.

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe In H.E.**	**Status of Program Implementation**
are affordable to very low-income households. Continue to allocate 100 percent of the Low/Moderate Income Housing Fund to housing projects within the city			
4.2 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing	Make the maximum use of resources available for the provision of housing affordable to extremely low (ELI) to moderate-income households	2009-2014	The City Housing Division works collaboratively with all public, private and nonprofit housing agencies to pursue all funding possibilities. The loss of redevelopment set-aside has hindered our historic leveraging capability.
4.3 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing	Make the maximum use of resources available for the provision of housing affordable to extremely low (ELI) to moderate-income households	2009-2014	See above.
4.4 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing in one of the following ways: a. Within a half-mile radius of the planned SMART stations, the developer shall provide at least 15 percent of the units in a rental housing project at rents affordable to very low-	Assign a share of the responsibility for providing affordable housing to the developers of market-rate housing and non-residential projects	Ongoing	No development applications were submitted in 2012 to implement this program. Prospects appear to be improved for 2013.

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe In H.E.**	**Status of Program Implementation**
and low-income households and 15 percent of the units in a for-sale project at prices affordable to low- and moderate-income households for a minimum period of 30 years. b. Dedicate a portion of the project site or property elsewhere to the City or a non-profit organization for use as a site for affordable housing. This option is allowed only if the City or a non-profit agency has a pending project. c. When the project is non-transit oriented, the developer can make an in-lieu payment to the City's Housing Fund. d. Use alternative methods to meet the intent of the inclusionary requirement, subject to approval by the City Council.			
4.5 Continue to implement the Commercial Linkage Fee Program	Assign a share of the responsibility for providing affordable housing to the developers of market-rate housing and non-residential projects	Ongoing	Regency Shopping Center resulted in revenue of $900,000 which will be utilized for affordable housing projects and/or programs.

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe In H.E.**	**Status of Program Implementation**
4.6 Continue to support the Mortgage Credit Certificate Program administrated by the Community Development Commission of Sonoma County	Facilitate the entry of low- and moderate-income households into the housing market	2009-2014	Housing staff coordinates with the County and other jurisdictions on the county-wide MCC program. None were issued in Petaluma in 2012 (14 in Sonoma County).
4.7 Reinvent the First-Time Homebuyer Assistance Program aimed at low- and moderate-income households	Facilitate the entry of low- and moderate-income households into the housing market	2009-2014	Housing staff continues to work with the Housing land Trust to administer the City's homeownership program.
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance	Preserve the affordability of the City's existing affordable housing stock	2009-2014	Housing staff works in cooperation with SCCDC to administer the City's ordinance.
5.2 Deny conversions of rental apartments to condominiums if the proposed conversion significantly diminishes the existing supply of rental units or threatens to lower the rental vacancy rates within Petaluma	Preserve the affordability of the City's existing affordable housing stock	2009-2014	No condominium conversions proposed in 2012.
5.3 Impose resale controls or rent restrictions on all units that receive state housing density bonuses and other incentives for not less than 30 years	Ensure the long-term affordability of units developed or provided with City assistance.	2009-2014	Ongoing
5.4 Continue to impose long-term resale controls or rent restrictions on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups	Ensure the long-term affordability of units developed or provided with City assistance	2009-2014	Ongoing

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
6.1 Continue to support the Petaluma People Services Center (PPSC) Homeless Prevention Program, including the Mediated Assistance Program and the Renters Assistance Program	Support efforts to prevent homelessness	2009-2014	Substantial funding decreases due to AB1X26
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless	2009-2014	See 6.1
6.3 Continue to support the COTS Family Center	Support efforts to provide housing and support services for the homeless	2009-2014	See 6.1
6.4 Continue to support the Salvation Army's Petaluma Area Transitional Housing program	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	2009-2014	See 6.1
6.5 Continue to support the ongoing maintenance of COTS family transitional homes located throughout the community	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	2009-2014	See 6.1
6.6 Continue to support the ongoing maintenance of a City-owned four-bedroom house on Rocca Drive, leased and operated by the Vietnam Veterans of California serving homeless male veterans who are enrolled in the Agency's Employment and Training	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	2009-2014	See 6.1

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
Program			
6.7 Continue to participate in the Countywide Continuum of Care planning process as a "lead agency" along with the City of Santa Rosa and the County of Sonoma	Support efforts to provide shared and transitional housing to those moving from homelessness to independent living	2009-2014	Ongoing
6.8 Continue to support the construction of senior housing	Promote the construction and maintenance of housing for the elderly	2009-2014	Vintage Chateau II is completed and fully occupied by low-income seniors.
6.9 Continue to support the "Rebuilding Together – Petaluma" (RTP) program	Promote the construction and maintenance of housing for the elderly	2009-2014	See 6.1
6.10 Continue to support the Disability Services and Legal Center program to remove physical barriers in homes occupied by persons with a disability, many of whom are elderly	Promote the construction and maintenance of housing for the elderly	2009-2014	See 6.1; CDBG staff is preparing for a potential decrease in 2012 CDBG funding.
6.11 Continue to require the inclusion of disabled-accessible units in projects that receive city assistance	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled	2009-2014	Ongoing

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	Objective	Timeframe In H.E.	Status of Program Implementation
6.12 Support the construction of housing specifically designed for persons with a developmental, mental, or emotional disability	Promote the provisions of disabled-accessible units and housing for developmentally, mentally and physically disabled	2009-2014	See 6.1
6.14 Continue to require apartment projects that receive city funding to include units with more than two bedrooms	Promote the construction of rental units for larger families	2009-2014	Logan Place will include 2&3 bedrooms; construction is underway.
7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center	Discourage discriminatory housing practices	2009-2014	Ongoing
7.2 Initiate actions to address any fair housing issues or constraints on housing for the disabled identified by the 2008 Fair Housing Audit and the Analysis of Impediments, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities	Discourage discriminatory housing practices	2009-2014	The City of Petaluma, in coordination with the City of Santa Rosa and the County of Sonoma has completed an Analysis of Impediments as required by HUD.
8.1 Continue to support the "Rebuilding Together – Petaluma" program	Promote the maintenance of existing residential units	2009-2014	See 6.1
9.1 Continue to address the potential impacts of such projects on surrounding neighborhoods during the design review and approval process	Minimize the impacts of affordable and special needs housing projects on existing neighborhoods	2009-2014	The addition of our 32 affordable communities in any neighborhood has always proven to be positive.

Program Description (by Housing Element Program Names)	Housing Programs Progress Report Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element		
Name of Program	**Objective**	**Timeframe in H.E.**	**Status of Program Implementation**
9.2 Continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods	Minimize the impacts of affordable and special needs housing projects on existing neighborhoods	2009-2014	See above
10.1 Continue to evaluate residential projects for consistency with Section 66473.1 (Energy Conservation) of the Subdivision Map Act during the development review process	Promote the use of energy conservation features in the design of residential development	2009-2014	Petaluma has a voluntary Build It Green Program and has adopted the State's Green Building Code, CA Green, including Tier 1 requirements.
10.2 Continue to require the planting of street and parking lot trees as part of residential projects to provide cooling during the summer months	Promote the use of energy conservation features in the design of residential development	2009-2014	Petaluma has a voluntary Build It Green Program, CA Green Tier 1, as well as Site Plan and Architectural guidelines for this program.