

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction PETALUMA

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

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

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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	
(9) Total of Moderate and Above Moderate from Table A3					3	102					
(10) Total by Income Table A/A3			0	0	3	102					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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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 in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in 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

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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	3	0	0	0	0	3	0
No. of Units Permitted for Above Moderate	28	0	74	0	0	102	0

* Note: This field is voluntary

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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.												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	199	0	0	0	0	0	0	0	0	0	0	199
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	103	0	0	0	0	0	0	0	0	0	0	103
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		121	3	0	0	0	0	0	0	0	0	3	118
Above Moderate		322	102	0	0	0	0	0	0	0	-	102	220
Total RHNA by COG. Enter allocation number:		745											
Total Units ▶ ▶ ▶			105	0	0	0	0	0	0	0	0	105	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													640

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

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. 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 1.1	Encourage the development of housing on underutilized land that is appropriately zoned.	1/31/2023	In 2015, there have been two multi-family projects approved and under construction.
Program 2.1	Provide developers with an inventory of sites with a wide range of densities that allows a variety of product types.	1/31/2023	In 2015, City staff has met with prospective developers and property owners to respond to their questions regarding suitable sites for development. The Site Inventory is on the Housing website.
Program 4.3	Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing.	1/31/2023	In 2015, there were 3 projects that are planning on on-site affordable units in their market-rate development. This could increase our affordable units by 69 units.
Program 4.6	Continue the existing partnership with the Housing Land Trust of Sonoma County to administer the Homebuyers Assistance Program, aimed at low-and moderate income households.	1/31/2023	In 2015, City staff has met with the Housing Land Trust of Sonoma County several times to promote affordable homeowner properties. A housing project in North Petaluma will be including affordable homeownership houses in their development.
Program 5.1	Continue to administer the Mobile Home Rent Stabilization Ordinance.	1/31/2023	In 2015, the mobile home spaces under the ordinance increased by 26. The total of spaces that fall under Ordinance 1949 is 343 spaces.

Program 5.3	Retain federal, state, and locally subsidized affordable units that may be lost through contract termination.	1/31/2023	In 2015, Park Lane Apartments, a HUD subsidized affordable community, renewed their HAP contract for another 20 years and is going through a major rehabilitation.
Program 5.5	Continue to impose long-term resale controls or rent restrictions on affordable units provided through the inclusionary housing program or city subsidies to ensure that they remain affordable to the targeted income groups.	1/31/2023	in 2015, there were 2 affordable properties (park Lane and Madrone Apartments) going through a resyndication and rehabilitation which also extends their rent restrictions for another 55 years.
Program 6.2	Continue to support the Mary Isaak Center	1/31/2023	In 2015, the City allocated funds to support the Mary Isaak Center, which is owned by the Committee on the Shelterless, which runs our homeless shelter and programs.
Program 6.3	Continue to support the COTS Family shelter	1/31/2023	In 2015, COTS re-opened the Family Emergency shelter at 1500 Petaluma Boulevard, South. This shelter was closed due to funding shortages. Opening the shelter has provided homeless families to stay in their community and keep their children in school.
Program 6.5	Continue to support the ongoing maintenance of a City-owned property leased to the North Bay Veterans Resource Center serving homeless veterans.	1/31/2023	In 2015, Rebuilding Together, funded through the City, painted the exterior of the property and repaired a plumbing leak leased to the North Bay Veterans Center.
Program 6.8	Continue to support the "Rebuilding Together - Petaluma" (RTP) program.	1/31/2023	In 2015, funds were allocated to Rebuilding Together Petaluma. Approximately 62 projects were completed that rehabilitated 32 properties of low income homeowners throughout Petaluma.
Program 7.1	Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.	1/31/2023	In 2015, funds were allocated to Petaluma People Service Center for fair housing. PPSC is also known as Sonoma County Fair Housing, which is our county-wide fair housing service provider.
Program 7.2	Initiate actions to address any fair housing issues or constraints on housing as identified in the 2012 Analysis of Impediments	1/31/2023	One of the constraints pointed out in the Analysis of Impediments was a shortage of transit opportunities. In 2015, Petaluma's transit worked with regional partners to implement the Clipper regional transit fare card making it easier to pay for transportation; they deployed a free public Wi-Fi system on board; and achieved functioning Google Transit trip planning status to make it easier for riders to plan their trip and monitor the status of a bus.
Program 8.1	Promote the maintenance of existing residential units.	1/31/2023	This program is accomplished by Rebuilding Together - Petaluma. See Program 6.9 for the 2015 accomplishments.

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General Comments:

The programs listed above are programs show the program activity happening in 2015. The other programs listed in Petaluma's 2015-2023 Housing Element are reviewed on an ongoing basis and will be addressed during the planning period.