

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Sebastopol
 Reporting Period 1/1/2011 - 12/31/2011

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

1	2	3	4			5	5a	6	7	8
			Affordability by Household Incomes							
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income				
Hollyhock	SF	O	16**				16	16	RDA, HCD, CDBG	
(9) Total of Moderate and Above Moderate from Table A3				16	0	0	0	0		
(10) Total by income Table A/A3				16			16	16		
(11) Total Extremely Low-Income Units*			0							

* Note: These fields are voluntary

** The Hollyhock subdivision is a 34-unit mutual self-help homeownership development targeted to low-income families. Permits were issued in 2010, 2011, and 2012. The project is being reported on each year's APR.

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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	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				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)**

No. of Units Permitted for Moderate	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 Above Moderate						0

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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.		RHNA Allocation by Income Level									Total Units to Date (all years)	Total Remaining RHNA by Income Level	
		2007 Year 1	2008 Year 2	2009 Year 3	2010 Year 4	2011 Year 5	2012 Year 6	2013 Year 7	2014 Year 8	Year 9			
Very Low	Deed Restricted	35	2								37	-5	
	Non-deed restricted												
Low	Deed Restricted	25	1		15	16					57	-29	
	Non-deed restricted												
Moderate	Deed Restricted	5									5	24	
	Non-deed restricted												
Above Moderate		87	2	7	6	5	0				20	67	
Total RHNA by COG:												176	
Enter allocation number:		67	10	6	20	16					119	57	
Total Units												67	
Remaining Need for RHNA Period												67	

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)	Objective	Timeframe in H.E.	Status of Program Implementation
Continue to monitor land supply to ensure a sufficient quantity of developable sites.		Ongoing	Ongoing
		Ongoing	Ongoing
Monitor supply of multifamily sites suitable for affordable housing development.		Ongoing	Ongoing
Maintain an inventory of sites served by infrastructure.		Ongoing	Ongoing
Review City-owned parking lots for possible use as affordable housing.		Ongoing	Ongoing
Study land use redesignation, as needed.		Ongoing	Ongoing
Enforce housing codes and follow-up on code violations.		Ongoing	Ongoing
Continue to support Rebuilding Together.		Ongoing	Ongoing
Consider infrastructure needs in older neighborhoods when updating the Five-Year Capital Improvement Program.		Ongoing	Ongoing
Continue to monitor affordable housing expiration dates.		Ongoing	Ongoing
Consider mobile home conversion ordinances to protect the mobile home park in Sebastopol.		2010	Not yet initiated.
Study the feasibility of an affordable housing program that would utilize foreclosed properties.		2010	Few such issues at this time.
As resources become available, implement Five-Year Capital Improvement Program.		Ongoing	Ongoing
Undertake improvements to redevelopment project area, such as streetscape and circulation improvements to Gravenstein Highway South.		Ongoing	Ongoing
Work with developers to facilitate compliance with the City's Inclusionary Housing Ordinance.		Ongoing	Ongoing

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.

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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.	Timetable in H.E.	Status of Program Implementation
Name of Program	Objective		
Provide planning assistance to affordable housing and special needs housing developers.		Ongoing	Ongoing - assistance to Episcopal Senior Communities in the prospective development of St. Stephens senior housing.
Support affordable housing development using funds from the CDA Low Cost Housing Fund and other available affordable housing funds.		Ongoing	Ongoing - assistance to Episcopal Senior Communities in the prospective development of St. Stephens senior housing
Consider deferring payment of impact fees for affordable units.		2011	Ongoing
Continue to submit applications for federal and state funding.		Ongoing	Ongoing - assistance to Episcopal Senior Communities in the prospective funding of St. Stephens senior housing; assistance to Burbank Housing for Hollyhock subdivision funding
Provide planning assistance to affordable housing developers to encourage inclusion of extremely-low income units in affordable housing developments.		Ongoing	Ongoing - assistance to Episcopal Senior Communities in the prospective development of St. Stephens senior housing.
Support affordable housing development using funds from the CDA Low Cost Housing Fund and other available affordable housing funds, including CDBG and HOME.		Ongoing	Ongoing - assistance to Episcopal Senior Communities in the prospective development of St. Stephens senior housing.
Encourage affordable housing developers to apply for Section 8 Project Based Certificates.		Ongoing	Ongoing
Consider relaxing development standards to reduce development costs.		Ongoing	Ongoing
Consider updating the in-lieu fee.		2011	Not yet initiated.
Continue to provide density bonuses.		Ongoing	Ongoing
Develop a brochure summarizing density bonus provisions.		2010	On-line ordinance
Consider the feasibility of creating a City Employee Assistance Program to purchase affordable housing.		2011	Not yet initiated.

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Consider establishing a Rental Deposit and Revolving Loan Fund Program.		2012	Not yet initiated.
	Consider providing financial support for area homeless facilities.		2012
Fund a contract with a homeless services provider to monitor and assist homeless persons in Sebastopol.		2012	Not yet initiated.
	Provide funds to assist with retrofits.		2011
Encourage housing developers to include units that meet the housing requirements of special needs groups. Enforce Title 24 and ADA requirements in new developments.		Ongoing	Ongoing
	Assist disabled residents with information on housing resources available.		Ongoing
Develop information sheet (public outreach to demonstrate that affordable housing is an essential resource).		2010	Housing Element on-line
Facilitate development of farmworker housing by working with other agencies, growers, and affordable housing developers.		2012	Not yet initiated.
Designate an equal housing coordinator and continue to distribute materials regarding fair housing laws. Continue to provide nondiscrimination clause in rental agreements and deed restrictions for housing constructed with City agreements.		Ongoing	Ongoing

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Consider contributions and referrals to organizations that provide assistance for discrimination complaints and tenant/landlord mediation services.		2012	Not yet initiated.
Continue to encourage incorporation of energy-saving principles in design of new developments.		Ongoing	Ongoing
Consider a retrofit-upon-sale program.		2011	Not yet initiated.
Provide outreach and information about PG&E Partners Program.		Ongoing	Ongoing
Consider more narrow street widths in future developments.		2011	Ongoing
Exempted rooftop photovoltaic panels from Design Review.		2009	Completed.
Created standards for small wind turbines.		2009	Completed.
A variety of programs will be explored, inc. education, retrofits in existing housing, funding for retrofits, adoption of a site waste reduction/recycling ordinance for new developments, use of alternative construction techniques and materials.		2010	Not yet initiated.
Modify the Zoning Ordinance to allow farmworker dormitory-style housing "by right".		2010	Not yet initiated.
Modify the Zoning Ordinance so that homeless shelters proposed for the CG District are only subject to Administrative Review as a condition of approval.		2010	Not yet initiated.

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<p>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.</p>			
<p>Name of Program</p> <p>Modify the Zoning Ordinance to include definitions of Transitional and Supportive Housing consistent with State law and to specify that Transitional and Supportive Housing are permitted land uses in Zoning Districts where residential uses are allowed.</p>		2010	Not yet initiated.
<p>City reduced parking requirements for senior housing, SRO's, small lot housing, and one- and two-bedroom housing.</p>		2009	Not yet initiated.
<p>City will study changes to its Subdivision Ordinance in order to reduce land requirements for new housing development.</p>		2010	Not yet initiated.
<p>City will consider reducing fees for specific types of housing, such as multifamily and second units, and consider a fee structure for market-rate housing based on size or valuation.</p>		2011	Not yet initiated.
<p>City recently reduced setback requirements for detached one-story second units and streamlined the review process for conforming one-story second units. City to determine whether these changes encourage more second unit development.</p>		Ongoing	Ongoing
<p>City has already adopted a policy that extends the amount of time that permits are valid. In addition, the time allowed for permit extensions has been extended.</p>		2009	Adopted
<p>Continue to monitor the impact of the Growth Management Program on the costs and approval certainty of new development of both market rate and affordable units.</p>		Annual	Annual

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Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
<p>If necessary, the City will revise the Program to address identified obstacles to housing development and will seek input from housing stakeholders on the Program and any proposed changes.</p>			
<p>Continue to monitor all housing developments to determine whether City regulations and procedures, such as Growth Management and Design Review, result in higher development costs or limit the availability of new units to middle-, moderate- and low-income residents. If necessary, the City will revise the Program and Design Review Process to address identified obstacles to housing development and will seek input from housing stakeholders on the Program and any changes.</p>		Annual	Annual
<p>Review current approval process to determine whether the Planning Commission can be the final authority for subdivision of four or fewer units. Study other ways to reduce processing time.</p>		2011	Not yet reviewed.
<p>City's density bonus will be modified to conform to State law.</p>		2010	Not yet reviewed.
<p>Continue preparing annual reports that summarize progress towards meeting Housing Element goals, policies, and programs.</p>		Ongoing	Ongoing
<p>Continue to use housing coordinator consulting services.</p>		Ongoing	Ongoing
<p>Continue housing activities with Sonoma County and other suitable organizations to administer the City's housing programs.</p>		Ongoing	Ongoing

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General Comments:

Episcopal Senior Communities submitted an unsuccessful application for HUD Section 202 Supportive Housing for the Elderly funds for St. Stephens Senior Housing in 2011.