

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

HOUSING POLICY
DEVELOPMENT, HCD

APR 01 2011

City or County Name: Sonoma

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Reporting Period by Calendar Year: from 1-1-2010 to 12-31-2010

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 Sonoma
Reporting Period: January 1 2010 - December 31 2010

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

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

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

* 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.			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	73	0	4	0	0						4	89
	Non-deed restricted		0	0	0	0							
Low	Deed Restricted	55	18	0	0	0						18	31
	Non-deed restricted		2	2	1	1							
Moderate	Deed Restricted	69	16	1	3	0						20	49
	Non-deed restricted		0	0	0	0							
Above Moderate		156	7	17	8	1						33	123
Total RHNA by COG		353											
Enter allocation number:			43	24	12	2						81	
Total Units ▶ ▶ ▶													272
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													

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	
1 Inclusionary Housing Ordinance	10 low-income and 30 moderate-income inclusionary units over 5-year period.	Ongoing	Program is is ongoing.	
2 Land Assembly and Write-down	81 extremely low, very low and low income family rental units over 5-year period.	Ongoing	Two sites have been acquired by the Sonoma Community Development Agency and a development plan for a 43-unit low/very low income rental development has been developed for one of the sites.	
3 Partnerships with affordable developers	Continue to build partnerships with affordable housing providers.	Ongoing	The CDA entered into a development and disposition agreement with a non-profit housing developer to develop a low-very-low income affordable rental project on a CDA-owned site.	
4 Adaptive re-use.	Evaluate expansion of the current adaptive reuse ordinance to encompass non-historic structures.	2011	Not yet started.	
5 Alternative housing models.	Support the provision of non-traditional, innovative housing types to meet unique needs.	2010	Ordinance adopted to expand allowance for residential care facilities into more zoning districts.	
6 Second dwelling units.	Implement current ordinance; make information available to via the City website and at City Hall.	2010	Done.	
7 Affordable housing funding sources.	Actively pursue variety of funding sources for affordable housing. Support developers in securing outside funding.	Ongoing	CDBG, HOME funds, and a sustainable communities grant were secured to assist Valley Oaks project. An application for tax credits has been made.	
8 Multifamily Acquisition and Rehabilitation with Affordability Covenants.	Allocate housing set-aside funds toward acquisition and rehabilitation of multi-family properties. Contact non-profits regarding participation.	2010	CDA LMI funds are available for this purpose if an opportunity presents itself. Preliminary discussions have been held regarding potential to assist resident buy-out of a mobile home park.	
9 Section 8 Rental Assistance.	Prepare and disseminate property owner handout by 2010.	2010	Only on CDA-owned rental project currently benefits from Section 8 assistance (Village Green). Information on the Section 8 program (which is administered by the Sonoma County Community Development Commission has been posted on the City's website.	
10a First Time Homebuyer Program.	Continue to provide project-based ownership assistance on CDA projects. Evaluate establishing Citywide Downpayment assistance program.	2010	The City Council has discussed this issue and has decided to focus available LMI funds on low and very-low income rental units.	
10b Mortgage Credit Certificates.	Promote program in conjunction with the real estate community. Advertise through brochures and on City's website Promote foreclosure counseling via City newsletter, website and referrals. Initiate early contact with households delinquent on mortgage payments.	Ongoing	The City has promoted this program in the past (which is managed by the Sonoma County Community Development Commission with emphasis on assistance to mobile home units; however, it appears to be dormant at this time.	
11 Foreclosure Prevention.		2009	The City has initiated a foreclosure tracking program. At this time available resources are focused on ensuring that affordability restrictions are maintained on foreclosed affordable units.	

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12	Housing Rehabilitation Program.	Advertise availability of program on website and via handouts. Seek to assist 20 lower income households by 2014.	2014	Information on this program, which is managed by the Sonoma County Community Development Commission has been made available at the front counter and on the City's website.
13	Mobile Home Park Rent Stabilization and Conversion Ordinance.	Enforce mobile home park rent stabilization and conversion ordinances.	Ongoing	The City continues to administer this adopted ordinance.
14	Condominium Conversion Ordinance.	Enforce mobile home park rent stabilization and conversion ordinances.	Ongoing.	The conversion of one of the City's three mobile home parks (Rancho de Sonoma) to resident ownership was approved in 2010.
15	Preservation of Assisted Rental Housing.	Monitor conversions on the horizon.	Ongoing.	No conversions are anticipated until 2017.
16	Affordable Housing Monitoring and Administrative Procedures Review.	Annually monitor housing production and progress towards RHNA. Evaluate administrative procedures and affordable housing monitoring (in 2010).	Ongoing/2010	Annual monitoring occurs as a matter of course. An evaluation of the City's administrative procedures was completed as part of the City's Housing Element update.
17	Design Guidelines and Design Review	Continue to implement Sonoma's design review process.	Ongoing	The City administers this process on an ongoing basis.
18	Growth Management Ordinance-Exception for Affordable Housing.	Annually review effects of GMO on production of affordable housing and modify as necessary to provide adequate incentives consistent with Sonoma's current and future regional housing needs.	Annually.	GMO was reviewed in September 2010. No changes were made.
19	Building and Impact Fee Reimbursements.	Allocate \$25,000 annually in Agency housing set-aside funds toward fee reduction program.	Annually.	These funds have been allocated in the 2010-11 Budget.
20	Parking Incentives and Modified Standards.	Provide parking reductions on affordable projects, and other projects which meet community goals	2011	Evaluation is underway but not complete.
21	Affordable Housing Density Bonus.	Incorporate changes in State density bonus law into the Code. Advertise on website, and promote in discussions with developers.	2010	Sonoma's density bonus regulations are consistent with State law.
22	Provide appropriate zoning to facilitate a variety of special needs housing.	Amend Development Code to make explicit provisions for special needs housing. Develop standards for emergency shelters.	2010	Zoning Ordinance provisions concerning residential care facilities have been updated, but the provisions related to emergency shelters have not yet been revised.
23	Fair Housing Program.	Refer fair housing complaints to Fair Housing of Sonoma County. Disseminate fair housing information.	Ongoing.	No complaints were received during the reporting period.
24	Universal Design.	Develop Universal Design Principals brochure, and inform residential development applicants.	2010	Not yet complete.

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25	Reasonable Accommodation Procedures.	Develop written, specific procedures with respect to zoning, permit processing and building codes	2010	Not yet complete.
26	Homeless services and shelter.	Maintain Sonoma homeless shelter and support other providers and regional efforts.	Ongoing.	Sonoma continues to support its homeless shelter.
27	Green Building Program.	Provide outreach and education on incorporating sustainability in project design. By 2010, evaluate added incentives to achieve higher levels of efficiency.	Ongoing/2010	Sonoma's green building ordinance was updated in 2010. Brochures related to green building practices have been developed on a number of topics.
28	Energy Conservation Initiatives.	Connect eligible affordable homes with GRID Alternatives. Advertise the Energy Independence Loan Program to residents and businesses.	2010	No contact with Grid Alternatives to date. The focus is on promoting the Sonoma County Energy Independence Program, which provides low-interest financing for residential energy efficiency retrofits.
29	Sonoma Water Action Plan.	Implement the conservation and improvement measures called for in the Water Action Plan. Conduct periodic reviews and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs.	Ongoing.	Will-serve water connection policy was adopted by the City Council in 2010.
30	Water and Sewer Priority for Affordable Housing.	Distribute adopted 2010-2014 Housing Element to water and sewer providers, emphasizing requirements to prioritize allocations to affordable housing.	2010	Housing Element has been distributed to water and sewer providers.
31	Flood Hazards: Safety, Conservation and Land Use Element Review.	Review, and amend as necessary, the Safety, Conservation and Land Use Elements to address flood hazards, and review the Housing Element for internal consistency.	2011	Underway.

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General Comments:

The City of Sonoma adopted an updated Housing Element in July of 2010. The City is working with a non-profit development partner (Affordable Housing Associates) to develop a site owned by the Sonoma Community Development Agency (CDA) with a 43-unit family rental project affordable at the low and very low income levels. The CDA has committed more than 4.5 million dollars in funding assistance to this project. An application for State Tax Credit Financing is pending. Due to the recession, housing construction within the City of Sonoma has been at a very low level over the past several years. Some pick-up is anticipated in 2011. The City of Sonoma is very concerned about proposals to eliminate redevelopment as this would significantly curtail the City's ability to implement affordable housing programs.