

Jurisdiction	Petaluma	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	01/31/2023 - 01/31/2031

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	25
	Non-Deed Restricted	0
Low	Deed Restricted	25
	Non-Deed Restricted	10
Moderate	Deed Restricted	3
	Non-Deed Restricted	11
Above Moderate		177
Total Units		251

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

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	1	0
Single-family Detached	1	42	76
2 to 4 units per structure	0	0	0
5+ units per structure	0	184	245
Accessory Dwelling Unit	0	24	19
Mobile/Manufactured Home	0	0	0
Total	1	251	340

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	69	251
Not Indicated as Infill	0	0

Housing Applications Summary	
Total Housing Applications Submitted:	4
Number of Proposed Units in All Applications Received:	138
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

Use of SB 35 Streamlining Provisions - Applications	
Number of SB 35 Streamlining Applications	0
Number of SB 35 Streamlining Applications Approved	0

Units Constructed - SB 35 Streamlining Permits			
Income	Rental	Ownership	Total
Very Low	25	0	25
Low	25	0	25
Moderate	0	0	0
Above Moderate	0	0	0
Total	50	0	50

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	0	0
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 35 (2017)	1	50

Ministerial and Discretionary Applications	# of Applications	Units
Ministerial	0	0
Discretionary	4	138

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	1
Number of Units in Applications Submitted Requesting a Density Bonus	66
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	118
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Petaluma	
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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**Table A
Housing Development Applications Submitted**

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes	
1					2	3	4	5								6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA, SFD, 2 to 4, 5+, ADU, MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*	
Summary Row: Start Data Entry Below								0	0	0	0	0	0	138	138	0	0							
	008-490-035	560 Hayes Ln	Caker-Cosin Residence	None	SFD	O	7/21/2023							1	1	0	0	NONE	No	N/A	Pending	Discretionary	Modified design to supersede previous approval of a SFD on the site	
	008-630-043	118 Kimberly Way	Massison--Way Residence	None	SFD	O	8/28/2023							1	1	0	0	NONE	No	N/A	Pending	Discretionary		
	136-690-005	0 Hopper	Spirit Living Residential Care Facility	PLSR-2023-006	5+	R	9/30/2023							70	70	0	0	NONE	No	No	Pending	Discretionary	Scheduled for PC consideration in April 2024	
	136-690-006	0 Hopper	Spirit Living - Lot 6	PLSR-2023-019	5+	R	12/1/2023							66	66	0	0	NONE	Yes	Yes	Pending	Discretionary	70 senior apartments and 36 memory care units	

Table A2

Annual Building Activity Report Summary - New Construction, Entitled, Permits and Completed Units

Project Identifier			Affordability by Household Incomes - Building Permits							8	9
Current APN	Street Address	Project Name*	7							Building Permits Date Issued	# of Units Issued Building Permits
			Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income		
			25	0	25	10	3	11	177		251
7545002	606 Virginia DR								1	8/7/2023	1
8256014	742 Mountain View Ave								1	3/23/2023	1
137270016	1663 Madeira CIR								1	1/12/2023	1
6141037	653 CENTRAL AVE							1		4/11/2023	1
19160001	526 Sunnyslope AVE							1		3/8/2023	1
7493020	701 Regina Ct							1		5/4/2023	1
7041026	23 Riverbend Ln	Riverbend						1		10/5/2023	1
7041021	61 Riverbend Ln	Riverbend						1		10/5/2023	1
136540016	1908 Castle DR							1		10/4/2023	1
7041034	539 Madison St	Riverbend						1		9/11/2023	1
7041028	14 Riverbend Ln	Riverbend						1		9/11/2023	1
48240012	1028 Samuel DR							1		2/27/2023	1
7041019	547 Madison St	Riverbend						1		10/5/2023	1
7041022	57 Riverbend Ln	Riverbend						1		10/5/2023	1
6221068	811 N Webster ST					1				3/27/2023	1
19520013	811 N Webster ST					1				11/8/2023	1
6243019	245 Photinia Pl					1				1/9/2023	1
7057021	35 Myrtle CT					1				5/23/2023	1
19490029	1395 Mountain View AVE					1				11/14/2023	1
8021005	412 Webster ST Unit: A					1				5/4/2023	1
8454002	703 Mountain View AVE					1				5/20/2023	1
150043018	29 Berger LN					1				9/20/2023	1
149280032	1579 Rainier AVE					1				4/6/2023	1
8461025	417 Mountain View AVE Unit: Unit B					1				9/14/2023	1

19620040	538 Sapphire St	Quarry Heights							1	1/4/2023	1
19620041	536 Sapphire St	Quarry Heights							1	1/4/2023	1
19630046	2 Pyrite Ct	Quarry Heights							1	1/23/2023	1
19630042	511 Sapphire St	Quarry Heights							1	8/10/2023	1
19630047	519 Sapphire St	Quarry Heights							1	8/8/2023	1
19630045	6 Pyrite Ct	Quarry Heights							1	1/23/2023	1
19630044	7 Pyrite Ct	Quarry Heights							1	1/23/2023	1
19630037	501 Sapphire St	Quarry Heights							1	10/10/2023	1
7041028	10 Riverbend Ln	Riverbend							1	8/23/2023	1
136700015	310 Caulfield Ln	TriPoint							1	7/24/2023	1
136700011	1809 Alvarado St	TriPoint							1	7/24/2023	1
136700012	1813 Alvarado St	TriPoint							1	8/7/2023	1
136700016	302 Caulfield Ln	TriPoint							1	7/24/2023	1
136700013	1817 Alvarado St	TriPoint							1	8/7/2023	1
136700017	306 Caulfield Ln	TriPoint							1	7/24/2023	1
136700014	314 Caulfield Ln	TriPoint							1	7/24/2023	1
136700004	313 Caulfield Ln	TriPoint							1	7/24/2023	1
136700007	305 Caulfield Ln	TriPoint							1	7/24/2023	1
136700003	309 Caulfield Ln	TriPoint							1	7/24/2023	1
											0
136700008	301 Caulfield Ln	TriPoint							1	7/24/2023	1
											0
19620039	540 Sapphire St	Quarry Heights							1	1/5/2023	1
136700034	1706 Guadalupe St	TriPoint							1	3/13/2023	1
136700035	1710 Guadalupe St	TriPoint							1	3/20/2023	1
19630059	541 Sapphire St	Quarry Heights							1	1/3/2023	1
7041034	531 Madison St	Riverbend							1	8/23/2023	1
19630060	543 Sapphire	Quarry Heights									0
6301025	303 Bodega AVE	Llve Work							1	4/4/2023	1
7041027	15 Riverbend Ln	Riverbend							1	10/5/2023	1
7041023	49 Riverbend Ln	Riverbend							1	10/4/2023	1
7041020	77 Riverbend Ln	Riverbend							1	10/4/2023	1

7041022	53 Riverbend Ln	Riverbend						1	10/5/2023	1
7041024	35 Riverbend Ln	Riverbend					1		10/5/2023	1
7041026	27 Riverbend Ln	Riverbend						1	10/5/2023	1
7041021	65 Riverbend Ln	Riverbend						1	10/5/2023	1
7041019	543 Madison St	Riverbend						1	10/4/2023	1
7041025	31 Riverbend Ln	Riverbend					1		10/5/2023	1
7041033	56 Riverbend Ln	Riverbend						1	8/23/2023	1
7380036	495 N McDowell Blve	The Haven - Deer Creek Village						134	1/18/2023	134
7041032	48 Riverbend Ln	Riverbend						1	8/23/2023	1
7041031	40 Riverbend Ln	Riverbend					1		8/23/2023	1
7380036										0
19630058	537 Sapphire St	Quarry Heights								0
										0
19630006	3 Opal Ct	Quarry Heights						1	8/7/2023	1
19210010	1601 Petaluma Blvd S	River Place	25		25				9/14/2023	50
17040020	1209 Del Rancho Way	Makenna						1	7/17/2023	1
19630007	7 Opal Ct							1	8/7/2023	1
7041029	22 Riverbend Ln	Riverbend						1	8/23/2023	1
7041030	34 Riverbend Ln	Riverbend						1	8/23/2023	1
										0
										0
19620036	546 Sapphire St	Quarry Heights								0
19620042	3 Obsidian Ct	Quarry Heights								0
136311002	1623 Sarkesian									0
19630001	6 Obsidian	Quarry Heights								0
7041006	84 Edith	Riverbend								0
19620043	6 Lapis Ct	Riverbend								0
19620044	2 Lapis Ct	Riverbend								0
6163041	350 North Water Street	North River Apartments								0
6163055	351 Water Street	North River Apartments								0
86300452	123 Kimberly									0
8371008	853 D Street									0
17040020	1241 Del Rancho	Makenna								0
17490012	1245 Del Rancho	Makenna								0
8630043	118 Kimberly Way									0
										0
6011072	608 Deerfield Ln									0
7021006	121 Payran									0
7092001	303 Edith	Riverbend								0

7041022	53 Riverbend Ln	Riverbend								0
7041024	35 Riverbend Ln	Riverbend								0
7041026	27 Riverbend Ln	Riverbend								0
7041021	65 Riverbend Ln	Riverbend								0
7041019	543 Madison St	Riverbend								0
7041025	31 Riverbend Ln	Riverbend								0
7041033	56 Riverbend Ln	Riverbend								0
7380036	495 N McDowell Blve	The Haven - Deer Creek Village								0
7041032	48 Riverbend Ln	Riverbend								0
7041031	40 Riverbend Ln	Riverbend								0
7380036										0
19630058	537 Sapphire St	Quarry Heights						1	11/29/2023	1
										0
19630006	3 Opal Ct	Quarry Heights								0
19210010	1601 Petaluma Blvd S	River Place								0
17040020	1209 Del Rancho Way	Makenna								0
19630007	7 Opal Ct									0
7041029	22 Riverbend Ln	Riverbend								0
7041030	34 Riverbend Ln	Riverbend								0
										0
										0
19620036	546 Sapphire St	Quarry Heights						1	10/5/2023	1
19620042	3 Obsidian Ct	Quarry Heights						1	9/20/2023	1
136311002	1623 Sarkesian							1	9/12/2023	1
19630001	6 Obsidian	Quarry Heights						1	10/5/2023	1
7041006	84 Edith	Riverbend						1	9/27/2023	1
19620043	6 Lapis Ct	Riverbend						1	8/24/2023	1
19620044	2 Lapis Ct	Riverbend						1	7/19/2023	1
6163041	350 North Water Street	North River Apartments						83	3/6/2023	83
6163055	351 Water Street	North River Apartments						101	3/23/2023	101
86300452	123 Kimberly							1	4/17/2023	1
8371008	853 D Street							1	1/19/2023	1
17040020	1241 Del Rancho	Makenna						1	7/20/2023	1
17490012	1245 Del Rancho	Makenna						1	7/31/2023	1
8630043	118 Kimberly Way									0
										0
6011072	608 Deerfield Ln							1	1/26/2023	1
7021006	121 Payran							1	2/2/2023	1
7092001	303 Edith	Riverbend						1	2/16/2023	1

7155022	350 WILSON ST							1	3/27/2023	1
19850013	18 OAK KNOLL CT							1	7/11/2023	1
19620030	558 Sapphire St	Quarry Heights						1	2/27/2023	1
7081030	8 Edith Street	Riverbend			1				1/4/2023	1
7081030	6 Edith Street	Riverbend						1	2/23/2023	1
19620031	556 Sapphire St	Quarry Heights						1	2/27/2023	1
19620029	560 Sapphire St	Quarry Heights						1	2/27/2023	1
7041008	42 Edith St	Riverbend						1	8/8/2023	1
19620032	554 Sapphire St	Quarry Heights						1	8/16/2023	1
7041017	573 Madison St	Riverbend						1	8/8/2023	1
7041006	64 Edith	Riverbend					1		7/25/2023	1
19620035	548 Sapphire St	Quarry Heights						1	7/27/2023	1
19630029	504 RUBY ST	Quarry Heights						1	3/23/2023	1
19630028	508 Ruby St	Quarry Heights						1	3/23/2023	1
19630027	512 Ruby St	Quarry Heights						1	3/22/2023	1
19850011	30 Oak Knoll Ct							1	6/6/2023	1
19850007	15 OAK KNOLL CT							1	5/18/2023	1
19630030	500 RUBY ST	Quarry Heights						1	7/27/2023	1
17040059	1240 Del Rancho Way	Makenna						1	7/25/2023	1
19620033	552 Sapphire St	Quarry Heights						1	9/28/2023	1
7041006	60 EDITH ST	Riverbend						1	10/2/2023	1
19620034	550 Sapphire St	Quarry Heights						1	9/20/2023	1
19620036	546 Sapphire St	Quarry Heights						1	10/5/2023	1
19850010	27 Oak Knoll Ct							1	11/27/2023	1
7041018	555 Madison St	Riverbend						1	11/29/2023	1
19470040	1100 E SUNNYSLOPE RD							1	11/13/2023	1
17040059	1200 Del Rancho Way	Makenna						1	12/6/2023	1
7041006	54 EDITH ST	Riverbend						1	12/13/2023	1
7041009	48 EDITH ST	Riverbend						1	10/11/2023	1
19620038	542 Sapphire St	Quarry Heights						1	10/24/2023	1
19620037	544 Sapphire St	Quarry Heights						1	10/24/2023	1
007-041-014	88 Edith	Riverbend		1					9/27/2023	1
	1205 Del Rancho Way	Makenna						1	12/11/2023	1
	1224 Del Rancho Way	Makenna						1	12/18/2023	1
	1227 Del Rancho Way	Makenna						1	11/8/2023	1
	1229 Del Rancho Way	Makenna						1	12/13/2023	1
	1229 Del Rancho Way	Makenna		1					11/8/2023	1
	1230 Del Rancho Way	Makenna		1					12/13/2023	1
	1232 Del Rancho Way	Makenna						1	11/29/2023	1
	1233 Del Rancho Way	Makenna						1	11/7/2023	1
	1236 Del Rancho Way	Makenna						1	9/12/2023	1
	1237 Del Rancho Way	Makenna						1	8/14/2023	1
	1242 Del Rancho Way	Makenna						1	7/20/2023	1
	1242 Del Rancho Way	Makenna		1					7/25/2023	1

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**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	2										3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2022-01/30/2023	2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	499	59	25	-	-	-	-	-	-	-	-	84	415
	Non-Deed Restricted		-	-	-	-	-	-	-	-	-	-		
Low	Deed Restricted	288	-	25	-	-	-	-	-	-	-	-	35	253
	Non-Deed Restricted		1	9	-	-	-	-	-	-	-	-		
Moderate	Deed Restricted	313	1	3	-	-	-	-	-	-	-	-	25	288
	Non-Deed Restricted		10	11	-	-	-	-	-	-	-	-		
Above Moderate		810	216	35	-	-	-	-	-	-	-	-	251	559
Total RHNA		1,910												
Total Units			287	108	-	-	-	-	-	-	-	-	395	1,515
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-income Need		2023	2024	2025	2026	2027	2028	2029	2030	2031	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		250		25	-	-	-	-	-	-	-	-	25	225

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.
 Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).
 Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.
 Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Petaluma	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
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.			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 3: Accessory Dwelling Units	Create a streamlined process application and review process, update the City website to create a dedicated page for ADU resources, and develop an ADU construction guide. Update the ADU webpage semi-annually to ensure information addresses questions raised by applicants.	2022	Completed
Program 10: Water Master Plan and Priority for Water and Sewer Services	Update UWMP and WSCP.	2022	Completed
Program 10: Water Master Plan and Priority for Water and Sewer Services	An estimated 5 new recycled water connections off Maria Drive to serve public parks and landscape areas	2022	In process. 2 are completed and 3 are in the plan/design process.
Program 10: Water Master Plan and Priority for Water and Sewer Services	Drought Ready Ordinance to City Council for consideration and adoption.	2022	In process. City Council expected to update fees Summer 2024

Program 10: Water Master Plan and Priority for Water and Sewer Services	Begin Aquifer Storage and Recovery Plan.	2022	In process. Grant-funded feasibility study.
Program 10: Water Master Plan and Priority for Water and Sewer Services	Begin updated water and sewer capacity fee study and implement revised capacity fees.	2022	In process. Fee study expected to be complete Fall 2024
Program 19: Mobile Home Rent Stabilization	Update the Mobile Home Rent Stabilization Ordinance.	2022	Completed
Program 26: Universal Design and Visitability	Research and develop an ordinance to ensure Visitability and Universal Design for future residential development for both single family and multifamily development.	2022	Completed
Program 26: Universal Design and Visitability	Approve a Visitability and Residential Design Ordinance (adopted June 6, 2022).	2022	Completed
Program 3: Accessory Dwelling Units	In 2023 and annually thereafter, pursue financial incentives to encourage affordable ADUs (fee waivers or direct subsidies) and allocate resources as appropriate, with the goal of achieving 16 affordable ADUs over eight years.	2023	In process. The city is a financial sponsor of the Napa Sonoma ADU Center that provides potential permittees with resources.
Program 5: Flexible Development Standards	Adopt objective design standards and parking standards for multi-family residential and mixed use development (currently underway).	2023	Completed
Program 3: Accessory Dwelling Units	Amend the ADU Ordinance as necessary, to address comments from HCD to comply with State law.	2023	In process

Program 3: Accessory Dwelling Units	Allocate staffing resources to expedite the ADU review and approval process and create a permit center to coordinate the review of ADU applications.	2023	In process
Program 5: Flexible Development Standards	As part of the General Plan update, adjust the mixed-use development requirements and address zoning code constraints, such as parking, to support adaptive reuse of nonresidential spaces. Create 40 new units through adaptive reuse and conversion of nonresidential use, for an average of five units annually, representing the potential conversion of one to two second floor office uses per year.	2023	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 5: Flexible Development Standards	Adopt live/work standards to encourage a greater range of options.	2023	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 5: Flexible Development Standards	Update onsite parking regulations to reduce barriers to housing development and to support the City's affordable housing development and climate goals. Specifically, reduce the parking standards for small units (such as micro units, studio/efficiency units, and one-bedroom units) and based on location relative to transit and amenities.	2023	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.

Program 9: Shopping Center Conversion	Develop land use policies and development standards to facilitate shopping center redevelopment with a strong sense of urban design cohesion.	2023	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 10: Water Master Plan and Priority for Water and Sewer Services	Adopt policy for prioritizing water and sewer services to new affordable housing development applications, consistent with SB 1087.	2023	In process
Program 14: Incentives for Affordable Housing	Establish an incentive package for affordable housing development, such as the percentage of affordable units to qualify for expedited review and local density bonus.	2023	In process
Program 15: Workforce and Missing Middle Housing	As part of the City's General Plan update, develop land use policies to facilitate the transitioning of single-family detached neighborhoods and to increase opportunities for medium density residential for middle income housing.	2023	In process
Program 15: Workforce and Missing Middle Housing	Develop application and process materials for SB 9 applications. In the interim, work with applicants one-on-one to ensure the City is implementing State mandates.	2023	In process
Program 22: Project HomeKey	Identify additional potential locations that may be appropriate as Project HomeKey sites and conduct outreach to interested nonprofit developers to pursue funding from HCD. The goal is to potentially achieve additional projects.	2023	Completed

Program 29: Tenant Protection Strategies	Begin community outreach to discuss various strategies of tenant protection.	2023	Completed
Program 28: Fair Housing Outreach and Enforcement	Update the City website to provide a range of fair housing resources, including PPSC, State Department of Fair Employment and Housing (DFEH), and HUD Fair Housing and Equal Opportunity (FHEO) Office, along with State tenant protection provisions.	2023	In process
Program 28: Fair Housing Outreach and Enforcement	Work with PPSC to expand methods of information dissemination, including print, website, and other social media outlets. Specifically, work with PPSC to develop materials on the State's source of income protection and distribute them as part of the ADU permit application package	2023	In process
Program 7: Zoning Code	In 2023 and 2024, conduct consultations	2023-2024	In process
Program 3: Accessory	In 2023 and 2024, conduct consultations	2023-2024	In process
Program 3: Accessory	Evaluate and develop an ADU amnesty	2024	In process
Program 3: Accessory	Identify neighborhoods with capacity for	2024	In process
Program 4: Efficient Use of Multi-Family Land	Adopt the Zoning Text Amendment to modify residential product types allowed in higher density zones.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.

<p>Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss</p>	<p>As part of an update to the General Plan, pursue land use and zoning strategies to allow the evolution of predominantly single-family neighborhoods to facilitate the development of a wider diversity of housing typologies as well as neighborhood services.</p>	<p>2024</p>	<p>In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.</p>
<p>Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss</p>	<p>Amend the Zoning Code to permit residential/mixed use projects by right without discretionary review on reuse sites from previous Housing Elements, if the project includes 20 percent of the units affordable to lower income households.</p>	<p>2024</p>	<p>In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.</p>
<p>Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss</p>	<p>Implement a formal evaluation procedure pursuant to Government Code Section 65863 to monitor the development of vacant and nonvacant sites in the sites inventory and ensure that adequate sites are available to meet the remaining RHNA by income category, and include this data in the annual Housing Element Progress Report.</p>	<p>2024</p>	<p>In process</p>

Program 2: Replacement Housing	Update the Zoning Code to specify the replacement requirements for redevelopment of properties with existing residential uses. As part of this Code update, identify specific properties in the site's inventory with existing residential units that may be subject to replacement requirements and monitor development activities.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 4: Efficient Use of Multi-Family Land	As part of the General Plan update: Establish minimum densities for multi-family and mixed-use zones and if appropriate, develop target density policies.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 6: Religious and Institutional Facility Housing Overlay	As part of the General Plan update, establish a Religious and Institutional Facility Housing Overlay Zone.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 7: Zoning Code Amendments	Amend the Zoning Code to address specific issues as outlined above.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 8: Development Fees	Conduct an impact fee analysis and revise the development fee structure to encourage a range of housing unit sizes by utilizing a sliding scale based on unit size or fee schedule per square foot basis.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 11: Inclusionary Housing	Evaluate the Inclusionary Housing program to ensure the in-lieu options, threshold and fee structure for in-lieu options are appropriate to facilitate housing development given the current market conditions.	2024	In process
Program 12: Housing-Commercial Linkage Fee	Review the existing nexus study.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.

Program 12: Housing-Commercial Linkage Fee	Modify fee resolution to include an automatic annual increase by CPI.	2024	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 15: Workforce and Missing Middle Housing	Pursue opportunities with Joint Powers Authorities to acquire and deed restrict apartments as middle income housing.	2024	Ongoing
Program 16: Community Land Trust/Land Banking	Conduct outreach to nonprofit housing developers and other Community-Based Organizations (CBOs) to explore the feasibility of establishing a CLT. If feasible, identify funding sources to seed the CLT and in 2025, establish a CLT for affordable housing or develop an alternative land banking strategy.	2024	In process
Program 12: Housing-Commercial Linkage Fee	Revise the target AMI range for the program to up to 100 percent AMI (to encompass the very low income and extremely low income groups).	2024	In process
Program 20: Historic Preservation	Adopt a Mills act program based on City priorities or develop alternative tools to facilitate historic preservation.	2024	In process
Program 24: Senior Housing Options	Develop incentives and modifications to development standards to facilitate a variety of housing options for seniors. Specifically, establish appropriate parking standards for different types of senior housing.	2024	Ongoing

Program 25: Adequately Sized Rental Housing For Families	Develop incentives and modifications to development standards to facilitate large rental units.	2024	In process
Program 29: Tenant Protection Strategies	Adopt appropriate tenant protection strategies, such as right to purchase policies, just cause for evictions, relocation assistance, and rent stabilization.	2024	In process
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Conduct community education to discuss the impacts of the RGMS on housing production and housing needs, and initiate a process to review the RGMS for consistency with State law and identify mitigating actions if necessary.	2025	Ongoing
Program 2: Replacement Housing	Consider requiring the first right of refusal for the displaced tenants or develop alternative strategies to mitigate displacement	2025	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 6: Religious and Institutional Facility Housing Overlay	Convene a meeting with religious and institutional facilities to discuss opportunities for affordable housing.	2025	In process. City's General Plan Update and Zoning Code expected to be completed Fall 2025.
Program 10: Water Master Plan and Priority for Water and Sewer Services	The Advanced Metering Infrastructure installation complete.	2025	In process. Estimated to be completed early 2024.
Program 17: Housing Rehabilitation	Pursue funding for decarbonization of housing for low income households to assist a minimum of 40 households over eight years.	2025	In process

Program 27: Housing for Farmworkers and Hospitality Workers	Reach out to other jurisdictions, farm operators, and hospitality employers to explore strategies for providing affordable housing options to farmworkers and hospitality employees. Develop strategies by December 2025.	2025	In process
Program 26: Universal Design and Visitability	Evaluate impact of the ordinance and if appropriate, expand to higher percentage of multi-family units.	2026	In process
Program 1: Adequate Sites for RHNA and Monitoring of No Net Loss	Maintain an inventory of the available sites for residential development and provide it to prospective residential developers. Update the sites inventory at least annually. Fully accommodate the RHNA of 1,910 units (495 very low income; 288 low income; 313 moderate income; and 810 above moderate income units).	Annually	Ongoing
Program 3: Accessory Dwelling Units	Permit on average 16 ADUs or JADUs per year (128 ADUs or JADUs over eight years). If an average of 16 ADUs per year are not achieved by 2025, consider adopting additional measures that are supportive of ADU development.	Annually	Ongoing
Program 3: Accessory Dwelling Units	Provide an annual update on ADU permit progress to Planning Commission and City Council.	Annually	Ongoing

Program 11: Inclusionary Housing	Continue implementation of the Inclusionary Housing Program to create 1,000 affordable units (400 very low income; 400 low income; 200 moderate income) over eight years, inclusive of the 419 affordable units in the pipeline.	Annually	Ongoing
Program 14: Incentives for Affordable Housing	Pursue funding from local, state, and federal programs to facilitate the development of affordable housing, including housing for those making extremely low incomes and those with special housing needs.	Annually	Ongoing
Program 18: Preservation of At-Risk Housing	Monitor and report on the status of the at-risk units with the goal of preserving the existing 300 at-risk units.	Annually	Ongoing
Program 19: Mobile Home Rent Stabilization	Monitor mobile home park rents to ensure compliance with the Rent Stabilization Ordinance.	Annually	Ongoing
Program 20: Historic Preservation	Outreach to historic homes through the City newsletter regarding the tax benefits through Mills Act.	Annually	Ongoing

<p>Program 23: Support for Homeless Services and Facilities</p>	<p>Assist various local nonprofits that serve the homeless:</p> <ul style="list-style-type: none"> o 100 households through PPSC Rental Assistance o 80 bed nights through Mary Isaak Center o People’s Village 25 Non- congregated interim housing o 60 individuals through COTS Family Shelter o 80 individuals through COTS Family Transitional Homes o 12 individuals through City-owned Transitional Home 	<p>Annually</p>	<p>Ongoing</p>
<p>Program 21: Condominium Conversation</p>	<p>Monitor the vacancy rate.</p>	<p>Biannually</p>	<p>Ongoing</p>
<p>Program 11: Inclusionary Housing</p>	<p>At least every four years, review the in-lieu fee calculations to ensure the fees reflect current market conditions.</p>	<p>Every 4 Years (minimum)</p>	<p>In process</p>
<p>Program 12: Housing-Commercial Linkage Fee</p>	<p>At least every four years, review and revise the Linkage fee calculations to ensure the fee reflects current market conditions.</p>	<p>Every 4 Years (minimum)</p>	<p>In process</p>
<p>Program 10: Water Master Plan and Priority for Water and Sewer Services</p>	<p>Installation of new municipal groundwater well.</p>	<p>FY23-24</p>	<p>In process</p>

Program 3: Accessory Dwelling Units	Continue to promote and facilitate the development of ADUs through a partnership with a regional organization such as the Napa-Sonoma ADU Center, including through financial support of the Center.	N/A	In process
Program 6: Religious and Institutional Facility Housing Overlay	Create 50 new housing units affordable to lower income households in Overlay, representing the typical approximate size of an affordable housing project using LIHTC.	N/A	In process
Program 10: Water Master Plan and Priority for Water and Sewer Services	Planning stages for well treatment at existing groundwater wells.	N/A	In process
Program 8: Development Fees	Create 100 new housing units for special needs groups, including for seniors, disabled, farmworkers, hospitality workers, and the homeless representing approximately two affordable housing projects over eight years, at typical size of approximately 50 units per project utilizing LIHTC (see also Program 7).	N/A	Ongoing
Program 12: Housing-Commercial Linkage Fee	Facilitate the development of 1,000 affordable units over eight years, inclusive of the 419 affordable units in the pipeline.	N/A	Ongoing

Program 14: Incentives for Affordable Housing	Facilitate the development of 1,000 affordable units in eight years (400 very low income; 400 low income; and 200 moderate income), inclusive of the 419 affordable units in the pipeline.	N/A	Ongoing
Program 14: Incentives for Affordable Housing	Target at least 40 percent of new affordable units in high resource areas.	N/A	In process
Program 15: Workforce and Missing Middle Housing	Create 80 new units (duplex, triplex, fourplex, and small multi-family complex) in single-family and other lower density neighborhoods, for an average of ten units per year as part of the City's efforts to create 15-minute neighborhoods.	N/A	In process
Program 17: Housing Rehabilitation	Continue to provide funding for housing rehabilitation services to assist an average of 30 households annually or 240 households over eight years.	N/A	Ongoing
Program 17: Housing Rehabilitation	Require that projects seeking local funding for housing rehabilitation demonstrate a commitment to electrification.	N/A	In process
Program 18: Preservation of At-Risk Housing	The City is currently working to support the preservation of at-risk housing.	N/A	In process
Program 18: Preservation of At-Risk Housing	Ensure tenants are properly noticed by the property owners should a Notice of Intent to opt-out of low income use is filed. Notices must be filed three years, one year, and six months in advance of conversion.	N/A	In process

Program 18: Preservation of At-Risk Housing	If HUD Section 8 contracts are not renewed, work with property owners to pursue other funding to preserve affordability. Outreach to other nonprofit housing providers to acquire projects opting out of low income use.	N/A	Ongoing
Program 18: Preservation of At-Risk Housing	Work with property owners to encourage the acceptance of Section 8 vouchers by securing resources and or partnerships to that would support a Housing Locator position within the community or through a regional partnership. The position would be focused on marketing the Section 8 Program, building relationships with landlords, and linking landlords with community service providers as resource.	N/A	Ongoing
Program 18: Preservation of At-Risk Housing	Pursue acquisition and expansion of the affordable units through the Community Land Trust if one is established.	N/A	Ongoing
Program 20: Historic Preservation	Provide technical assistance to interested property owners in converting large historic homes into smaller housing units such as creating JADUs within the existing square footage or converting into co-housing arrangements.	N/A	Ongoing

Program 21: Condominium Conversion	If condominium conversion becomes a market trend again, within one year of identifying a revived trend, pursue Tenant Opportunity to Purchase Act to allow a tenant the first right of refusal or other alternative tools to mitigate displacement impacts.	N/A	Ongoing
Program 24: Senior Housing Options	Continue to promote Home Match and similar programs that help match seniors with potential tenants and help navigate the rental leasing process.	N/A	Ongoing
Program 24: Senior Housing Options	Create 50 new senior units, representing an average approximate size of an affordable housing development using LIHTC.	N/A	Ongoing
Program 25: Adequately Sized Rental Housing For Families	Target 20 percent of new rental units to have three or more bedrooms	N/A	In process
Program 26: Universal Design and Visitability	Continue to implement and enforce visitability and universal design compliance.	N/A	Ongoing
Program 26: Universal Design and Visitability	Consistent with the City's recently adopted Ordinance, achieve 30 percent of multi-family units meeting visitability or universal design requirements.	N/A	Ongoing
Program 27: Housing for Farmworkers and Hospitality Workers	Create 50 units for farm workers and/or hospitality workers, Representing the typical size of an affordable housing project using LIHTC.	N/A	In process. MidPen's 414 Petaluma set aside 18 farmworker units.

Program 28: Fair Housing Outreach and Enforcement	Assist an average of 300 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations.	N/A	Ongoing via contract with PPSC.
Program 7: Zoning Code Amendments	Create 100 new housing units for special needs groups, including for seniors, disabled, farmworkers, hospitality workers, and the homeless, representing approximately two affordable housing projects over eight years, at typical size of approximately 50 units per project utilizing LIHTC.	N/A	In process. MidPen's 414 Petaluma set aside 18 farmworker units, 13 PSH units, and 12 very low and low-income units. Pipeline project Meridian at Corona crossing, and Washington commons will increase units for special needs categories.
Program 2: Replacement Housing	Provide technical assistance to project applicants regarding compliance with replacement requirements.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Participation in the update and implementation of the water master plan.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Compliance with the Restructured Agreement and participation in the Sonoma Marin Saving Water Partnership.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Implementation and expansion of water conservation program.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Recycled water program expansion.	Ongoing	Ongoing

Program 13: Local Housing Trust Fund	Exploration of additional funding sources for the Housing Trust Fund and pursue appropriate options by 2025.	Ongoing	Completed and ongoing
Program 16: Community Land Trust/Land Banking	Partnership with a regional community land trust is ongoing.	Ongoing	Completed and ongoing
Program 19: Mobile Home Rent Stabilization	Continue to support the affordability of mobile home parks by working with residents and property owners to monitor rents and ensure rent increases are economically feasible, in addition to putting in place tenant protections city wide.	Ongoing	Completed and ongoing
Program 19: Mobile Home Rent Stabilization	As requested, conduct mediation between tenants and mobile home park owners for rent increases.	Ongoing	Completed and on-going
Program 27: Housing for Farmworkers and Hospitality Workers	Create 50 units for farm workers and/or hospitality workers, Representing the typical size of an affordable housing project using LIHTC.	N/A	In process. MidPen's 414 Petaluma set aside 18 farmworker units.
Program 28: Fair Housing Outreach and Enforcement	Assist an average of 300 residents annually with tenant/landlord dispute resolution, and fair housing inquiries and investigations.	N/A	Ongoing via contract with PPSC.
Program 7: Zoning Code Amendments	Create 100 new housing units for special needs groups, including for seniors, disabled, farmworkers, hospitality workers, and the homeless, representing approximately two affordable housing projects over eight years, at typical size of approximately 50 units per project utilizing LIHTC.	N/A	In process. MidPen's 414 Petaluma set aside 18 farmworker units, 13 PSH units, and 12 very low and low-income units. Pipeline project Meridian at Corona crossing, and Washington commons will increase units for special needs categories.

Program 2: Replacement Housing	Provide technical assistance to project applicants regarding compliance with replacement requirements.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Participation in the update and implementation of the water master plan.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Compliance with the Restructured Agreement and participation in the Sonoma Marin Saving Water Partnership.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Implementation and expansion of water conservation program.	Ongoing	Ongoing
Program 10: Water Master Plan and Priority for Water and Sewer Services	Recycled water program expansion.	Ongoing	Ongoing
Program 13: Local Housing Trust Fund	Exploration of additional funding sources for the Housing Trust Fund and pursue appropriate options by 2025.	Ongoing	Completed and ongoing

Program 16: Community Land Trust/Land Banking Partnership with a regional community land trust is ongoing. Ongoing Completed and ongoing

Program 19: Mobile Home Rent Stabilization Continue to support the affordability of mobile home parks by working with residents and property owners to monitor rents and ensure rent increases are economically feasible, in addition to putting in place tenant protections. Ongoing Completed and ongoing

Program 19: Mobile Home Rent Stabilization As requested, conduct mediation between tenants and mobile home park owners for rent increases. Ongoing Completed and on-going

Program 13: Local Housing Trust Fund Exploration of additional funding sources for the Housing Trust Fund and pursue appropriate options by 2025. Ongoing Completed and ongoing

Program 16: Community Land Trust/Land Banking Partnership with a regional community land trust is ongoing. Ongoing Completed and ongoing

<p>Program 19: Mobile Home Rent Stabilization</p>	<p>Continue to support the affordability of mobile home parks by working with residents and property owners to monitor rents and ensure rent increases are economically feasible, in addition to putting in place tenant protections city wide.</p>	<p>Ongoing</p>	<p>Completed and ongoing</p>
<p>Program 19: Mobile Home Rent Stabilization</p>	<p>As requested, conduct mediation between tenants and mobile home park owners for rent increases.</p>	<p>Ongoing</p>	<p>Completed and on-going</p>

General Comments			

Jurisdiction	Petaluma	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1*. For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Petaluma	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	01/31/2023 - 01/31/2031

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes

Does the Jurisdiction have a local tenant preference policy?	No
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If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.	
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Notes
