

Jurisdiction	Petaluma	
Reporting Year	2022	(Jan. 1 - Dec. 31)
Planning Period	5th Cycle	01/31/2015 - 01/31/2023

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	59
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	1
Above Moderate		3
Total Units		63

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

Units by Structure Type	Entitled	Permitted	Completed
SFA	0	0	1
SFD	0	3	32
2 to 4	0	0	0
5+	0	60	79
ADU	0	0	10
MH	0	0	1
Total	0	63	123

Housing Applications Summary	
Total Housing Applications Submitted:	66
Number of Proposed Units in All Applications Received:	66
Total Housing Units Approved:	0
Total Housing Units Disapproved:	0

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

Total Developments Approved with Streamlining	0
Total Units Constructed with Streamlining	0

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

Cells in grey contain auto-calculation formulas

Table A2

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

Project Identifier					Unit Types		Affordability by Household Incomes - Completed Entitlement									
1					2	3	4							5	6	
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	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	Entitlement <u>Date Approved</u>	# of Units issued Entitlements	
Summary Row: Start Data Entry Below							0	0	0	0	0	0	0		0	
	7421011	5135 Montero Way	Studios at Montero		5+	R									0	
	136710011	1713 Bautista Way			SFD	O									0	
	136710008	1701 Bautista Way			SFD	O									0	
	19620027	564 Sapphire St			SFD	O									0	
	19620048	563 Sapphire St			SFD	O									0	
	19620026	566 Sapphire St			SFD	O									0	
	19620047	559 Sapphire St			SFD	O									0	
	136373026	1425 Tanager LN			ADU	R									0	
	7312003	98 ALTA DR			ADU	R									0	
	17196008	1545 Anna Way			ADU	R									0	
	8171012	817 B			ADU	R									0	
	5083018	811 Maple DR			ADU	R									0	
	7111013	117 East Ct			MH	O									0	
	7324029	1411 Lauren DR			ADU	R									0	
	136710032	1908 Pico St			SFD	O									0	
	136710042	1921 BAUTISTA WAY			SFD	O									0	
	136710033	1912 Pico St			SFD	O									0	
	8031008	414 FAIR ST Unit: A			ADU	R									0	
	6012027	762 Cherry ST Unit: Unit C			SFA	O									0	
	7019010	40 PAYRAN ST			ADU	R									0	
	7171008	900 Hopper St	People's Village		5+	R									0	
	8530007	951 PETALUMA BLVD S	River City Senior and Veteran Housing		5+	R									0	
	6142009	509 Central Ave			ADU	R									0	
	136710035	1920 PICO ST			SFD	O									0	
	19620025	568 Sapphire St			SFD	O									0	
	19630023	528 Ruby St			SFD	O									0	
	19630022	532 Ruby St			SFD	O									0	
	19630073	3 CORUNDUM CT			SFD	O									0	
	19630026	516 Ruby St			SFD	O									0	
	19630021	536 RUBY ST			SFD	O									0	
	19620049	565 Sapphire St			SFD	O									0	
	19630024	524 Ruby St			SFD	O									0	
	19630064	569 Sapphire St			SFD	O									0	
	19630072	585 Sapphire St			SFD	O									0	
	19630075	6 Corundum Ct			SFD	O									0	
	19630025	520 Ruby St			SFD	O									0	
	19620024	570 Sapphire St			SFD	O									0	
	19630074	7 Corundum Ct			SFD	O									0	
	19630062	6 Jasper Ct			SFD	O									0	
	19630063	2 Jasper Ct			SFD	O									0	
	7063018	220 Payran St Unit: A			SFD	O									0	
	19620050	3 Jasper Ct			SFD	O									0	
	7092012	317 EDITH ST			SFD	O									0	
	19620048	563 Sapphire St			SFD	O									0	
	8091018	320 BASSETT ST			ADU	R									0	
	19850009	23 Oak Knoll Ct			SFD	O									0	
	19620047	559 Sapphire St			SFD	O									0	
	136700402	1723 PICO ST			SFD	O									0	

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Table A2

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

[illegible]

[illegible]

Table A2

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

Project Identifier			Affordability by Household Incomes - Certificates of Occupancy								
			10							11	12
Current APN	Street Address	Project Name ⁺	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	Certificates of Occupancy or other forms of readiness (see instructions) <u>Date Issued</u>	# of Units issued Certificates of Occupancy or other forms of readiness
			78	0	0	0	1	10	34		123
7421011	5135 Montero Way	Studios at Montero									0
136710011	1713 Bautista Way										0
136710008	1701 Bautista Way										0
19620027	564 Sapphire St										0
19620048	563 Sapphire St								1	12/8/2022	1
19620026	566 Sapphire St								1	11/22/2022	1
19620047	559 Sapphire St								1	12/8/2022	1
136373026	1425 Tanager LN							1		8/3/2022	1
7312003	98 ALTA DR							1		6/21/2022	1
17196008	1545 Anna Way							1		6/7/2022	1
8171012	817 B							1		6/14/2022	1
5083018	811 Maple DR							1		6/7/2022	1
7111013	117 East Ct							1		10/18/2022	1
7324029	1411 Lauren DR							1		10/18/2022	1
136710032	1908 Pico St								1	9/21/2022	1
136710042	1921 BAUTISTA WAY								1	7/6/2022	1
136710033	1912 Pico St								1	9/21/2022	1
8031008	414 FAIR ST Unit: A							1		10/27/2022	1
6012027	762 Cherry ST Unit: Unit C								1	10/19/2022	1
7019010	40 PAYRAN ST							1		9/13/2022	1
7171008	900 Hopper St	People's Village	25							10/5/2022	25
8530007	951 PETALUMA BLVD S	River City Senior and Veteren Housing	53				1			11/15/2022	54
6142009	509 Central Ave							1		11/9/2022	1
136710035	1920 PICO ST								1	11/7/2022	1
19620025	568 Sapphire St								1	9/28/2022	1
19630023	528 Ruby St								1	8/24/2022	1
19630022	532 Ruby St								1	8/24/2022	1
19630073	3 CORUNDUM CT								1	9/15/2022	1
19630026	516 Ruby St								1	11/28/2022	1
19630021	536 RUBY ST								1	8/17/2022	1
19620049	565 Sapphire St								1	11/8/2022	1

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Table A2

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

Project Identifier				Streamlining	Infill	Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions	Term of Affordability or Deed Restriction	Demolished/Destroyed Units			Density Bonus				
			13	14	15	16		17	18	19	20			21	22	23	24
Current APN	Street Address	Project Name*	How many of the units were Extremely Low Income?	Was Project APPROVED using GC 65913.4(b)? (SB 35 Streamlining) Y/N	Infill Units? Y/N*	Assistance Programs for Each Development (may select multiple - see instructions)	Deed Restriction Type (may select multiple - see instructions)	For units affordable without financial assistance or deed restrictions, explain how the locality determined the units were affordable (see instructions)	Term of Affordability or Deed Restriction (years) (if affordable in perpetuity enter 1000)*	Number of Demolished/Destroyed Units	Demolished or Destroyed Units	Demolished/Destroyed Units Owner or Renter	Total Density Bonus Applied to the Project (Percentage Increase in Total Allowable Units or Total Maximum Allowable Residential Gross Floor Area)	Number of Other Incentives, Concessions, Waivers, or Other Modifications Given to the Project (Excluding Parking Waivers or Parking Reductions)	List the incentives, concessions, waivers, and modifications (Excluding Parking Waivers or Parking Modifications)	Did the project receive a reduction or waiver of parking standards? (Y/N)	
			137	0						0		0					
7421011	5135 Montero Way	Studios at Montero	59	N				N/A									
136710011	1713 Baulista Way		0	N													
136710008	1701 Baulista Way		0	N													
19620027	564 Sapphire St		0	N													
19620046	563 Sapphire St		0	N													
19620026	566 Sapphire St		0	N													
19620047	559 Sapphire St		0	N													
136373026	1425 Tanager LN		0	N				N/A									
7312003	98 ALTA DR		0	N				N/A									
17196008	1545 Anna Way			N				N/A									
8171012	817 B			N				N/A									
5083018	811 Maple DR			N				N/A									
7111013	117 East Ct			N				N/A									
7324029	1411 Lauren DR			N				N/A									
136710032	1908 Pico St			N				N/A									
136710042	1921 BAUTISTA WAY			N				N/A									
136710033	1912 Pico St			N				N/A									
8031008	414 FAIR ST Unit: A			N				N/A									
6012027	762 Cherry ST Unit: Unit C			N													
7019010	40 PAYRAN ST			N				N/A									
7171008	900 Hopper St	People's Village	25	N	N		Other	N/A									
8530007	951 PETALUMA BLVD S	River City Senior and Veteran Housing	53	N	N		Other	N/A									
6142009	509 Central Ave			N				N/A									
136710035	1920 PICO ST			N													
19620025	568 Sapphire St			N													
19630023	528 Ruby St			N													
19630022	532 Ruby St			N													
19630073	3 CORUNDUM CT			N													
19630026	516 Ruby St			N													
19630021	536 RUBY ST			N													
19620049	565 Sapphire St			N													
19630024	524 Ruby St			N													
19630064	569 Sapphire St			N													
19630072	585 Sapphire St			N													
19630075	6 Corundum Ct			N													
19630025	520 Ruby St			N													
19620024	570 Sapphire St			N													
19630074	7 Corundum Ct			N													
19630062	6 Jasper Ct			N													
19630063	2 Jasper Ct			N													
7063018	220 Payran St Unit: A			N													
19620050	3 Jasper Ct			N													
7062012	317 EDITH ST			N													
19620048	563 Sapphire St			N													
8091018	320 BASSETT ST			N													
19850009	23 Oak Knoll Ct			N													
19620047	559 Sapphire St			N													
136700402	1723 PICO ST			N													
136700049	1731 PICO ST			N													
136700043	1727 PICO ST			N													
										</							

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Jurisdiction		Petaluma	
Reporting Year		2022	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<p style="text-align: center;">Housing Programs Progress Report</p> <p>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>			
1	2	3	4
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	1/31/2023	<p>Since 2015, the City has approved 1,675 housing units. Between 2015 and 2020 , 1,187 units were permitted: · 36 Very Low Income· 48 Low Income· 121· 982 Above Moderate Income Moderate Income</p>
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	1/31/2023	<p>Since 2015, 980 housing units have been approved in the Central Petaluma Specific Plan area.</p> <p>The Central Petaluma Specific Plan area continues to be attractive to residential developers and staff is actively engaged in discussion with prospective developers.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City's RHNA strategy and a key location for housing based on its proximity to transit, alternative transportation opportunities, and services. However, this program is integrated with Program 1.1 to formulate the City's overall RHNA strategy.</p>

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	1/31/2023	<p>The parking requirements within the SmartCode, which is the governing regulations for the downtown core, are lower than the rest of the City.</p> <p>Continued Appropriateness: The City will continue to offer flexible parking requirements to facilitate mixed use development and is working on a city wide update to parking regulations to better align with the City's housing and climate goals.. However, this is not included in the 2023-2031 Housing Element as a specific housing program.</p>
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 types	1/31/2023	<p>Since 2015, staff has met with prospective developers and property owners and used the City's Development Review Committee to facilitate thoughtful concept discussions about housing development opportunities. The site inventory is available on the city's webpage and in the current Housing Element.</p> <p>Continued Appropriateness: The sites inventory is updated in the 2023-2031 Housing Element and will be provided on the City's website. The inventory will be updated at least every six months as part of the City's compliance with SB 166 (No Net Loss) requirements. This program is moved to Goal 1 as part of the City's RHNA strategy.</p>
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 unitsv	Allow flexibility within the City's standards and regulations to encourage a variety of housing types.	1/31/2023	<p>The CPSP was continually used to facilitate development of units in the downtown area.</p> <p>Continued Appropriateness: The Central Petaluma Specific Plan continues to be a component of the City's RHNA strategy. However, this program is integrated with Program 1.1 to formulate the City's overall RHNA strategy.</p>
2.3 Treat transitional and supportive housing as residential uses contained in each respective zone.	Review and adjust city residential development standards that are determined to be a constraint on the development of housing.	1/31/2023	<p>In 2018 the City updated its Zoning Ordinance to allow transitional and supportive housing as a residential use in all zones.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program action to amend the City's Zoning Code to address new State law on Supportive Housing (AB 2162).</p>

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.	1/31/2023	<p>Staff during the planning period reviewed and identified regulatory challenges/barriers to the development of housing and brought zoning amendments forward for adoption as appropriate.</p> <p>Continued Appropriateness: As part of the 2023-2031 Housing Element update, the City re-evaluated development standards and the Housing Plan section includes recommended actions to address potential constraints.</p>
3.2 Continue to permit emergency shelters without a Conditional Use Permit or other discretionary action on industrial zoned parcels.	Allow flexibility within the City's standards and regulations to encourage a variety of housing types.	1/31/2023	<p>The Mary Issac Center and the Kids Homeless Shelter are the only shelters in the City and house 140 people nightly.</p> <p>Continued Appropriateness: This Housing Element update includes an assessment of the adequacy of its industrial properties where emergency shelters are permitted by right in accommodating its potential unsheltered homeless. Furthermore, the Housing Plan includes an action to address the new State law on parking standards for emergency shelters (AB 139).</p>
3.3 Ensure procedures and standards for Petaluma's Density Bonus ordinance to facilitate the review and approval of projects proposings affordable housing.	Improve the city review and approval process for residential projects.	1/31/2023	<p>In 2016, the City's Density Bonus Ordinance was updated to comply with State law. Since 2016, 32 projects requested a density bonus.</p> <p>Continued Appropriateness: The City will continue to utilize density bonus as an incentive for affordable housing development. This Housing Element update includes a program action to update the City's density bonus provisions to comply with recent changes in State law such as AB 1763, SB 1227, and AB 2345.</p>
3.4 Continue to subsidize and defer application fees, development impact fees, and on-and off-site improvements for affordable housing sites.	Subsidize and defer fees.	1/31/2023	<p>In place of formerly available redevelopment housing funds, the City's In-Lieu Housing Fund has been utilized to subsidize affordable housing development. However, the In-Lieu Housing fund fees have decreased and no other local affordable housing funds have been added. [Question for staff – why is there a decrease in fee and is there plan to re-assess the fee amount?]</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>

3.5 Continue to give priority processing to affordable housing projects.	Priority processing for affordable housing.	1/31/2023	<p>The City has a track record of facilitating and streamlinin affordable housing projects whenever possible. In the last couple years the City has utilized state streamlining provisions to expedite review of affordable housing projects, including SB 35 and AB 2162.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
3.6 Adopt residential design guidelines for single and multi-family development that provides clear guidance for applicants	Clear design guidelines	1/31/2023	<p>The City received a state grant to develop objective design standards which are in process and anticipate adoption in 2022 to guide standards for streamlined housing projects.</p> <p>Continued Appropriateness: To comply with new State law (SB 330), the City will be developing objective development standards. [City staff: what's the timeline for this?]</p>
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.	Provide continuing professional education.	1/31/2023	<p>The City Attorney's office provides education regarding public conduct at hearings of the City Council and all of its committees.</p> <p>Continued Appropriateness: While this is an important ongoing staff function, it is not considered a Housing Element program and is removed from the 2023-2031 Housing Element.</p>
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.	Provide safe, secure water supply.	1/31/2023	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water.</p> <p>Continued Appropriateness: Water shortage continues to be a constraint to development. This program is included in the 2023-2031 Housing Element.</p>

3.9 Actively participate in the Sonoma county Water Agency's planning for a second Petaluma Aquaduct to influence the aquaduct alignment, capacity and construction details to best reinforce the distribution system.	Assure delivery of the City's water supply	1/31/2023	<p>The Department of Public Works and Utilities participates with the Sonoma County Water Agency to secure the City's water.</p> <p>Continued Appropriateness: This is incorporated with Program 3.8 above in the 2023-2031 Housing Element.</p>
4.1 Continue to work with other agencies to receive a reasonable share of federal, state and private funding for housing	Communicate and work with agencies to share funding information for affordable housing.	1/31/2023	<p>The City continues to pursue funding for affordable housing. from Federal, State and County Agencies. [City staff: can you elaborate on whether the City received any funding? What sources and how they were used? Please See notes for examples.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
4.2 Continue to work with non-profit housing organizations to benefit from their expertise in and resources for developing and supporting affordable housing.	Communicate and work with non-profit housing agencies to share funding information for affordable housing.	1/31/2023	<p>The City continues to coordinate with nonprofit housing organizations to pursue affordable housing opportunities.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
4.3 Continue to require residential projects of five or more units to contribute to the provision of below-market rate housing .	Projects of five or more units provide below-market rate housing.	1/31/2023	<p>In 2018, this program was amended to require all residential developments of 5 or more units to build 5% affordable units onsite.</p> <p>Continued Appropriateness: Inclusionary housing is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element. [Question for staff: any plan to review and update the inclusionary housing ordinance?]</p>

4.4 Administer the Housing Commercial Linkage Fee Program	Implement the Commercial - Housing Linage Fee Program	1/31/2023	<p>Since 2015, \$1,693,019 has been received from fees for the Housing Commercial Linkage fees and these funds have been used to support a variety of housing projects and programs, including funding award for the Meridian at Corona Station project.</p> <p>Continued Appropriateness: Commercial Linkage Fee is an important component of the City's affordable housing strategy and is included in the 2023-2021 Housing Element.</p>
4.5 Continue to support the Mortgage Credit Certificate (MMC) program administered by the County Community Development Commission	Utilize the Mortgage Credit Certificate Program for Low-Income Homebuyer	1/31/2023	<p>This program is no longer available through the County Community Development Commission but is applied through local lenders.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes other resources for homebuyer assistance. MCC is removed from the Housing Element.</p>
4.6 Continue the existing partnership with the County Housing Land Trust to administer the Homebuyer's Assistance Program for low and moderate income households	Support the County Housing Land Trust	1/31/2023	<p>The City has a contract and works in partnership with the Housing Land Trust to administer the Ownership Program. This includes administration when new properties enter the program as well as preserve housing upon resale. Some recent and current projects include Brody Ranch, Casa I, and Riverbend.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
5.1 Continue to administer the Mobile Home Rent Stabilization Ordinance.	Preserve the affordability of the City's existing affordable housing stock.	1/31/2023	<p>Since 2015, the City's number of mobile home spaces has increased to 368.</p> <p>Continued Appropriateness: This program continues to maintain affordability for some of the more vulnerable households in the City and is included in the 2023-2031 Housing Element.</p>

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.	1/31/2023	<p>Since 2015, Housing staff conducts a vacancy survey twice a year to determine vacancy rate in the City. No apartments were converted to condominiums during the planning period. [Question for staff: please verify]</p> <p>Continued Appropriateness: The City continues to monitor rental vacancy rates in order to preserve its rental housing stock. This program is included in the 2023-2031 Housing Element.</p>
5.3 Retain federal, state and locally subsidized affordable units that may be lost through contract termination	Preserve the affordability of the City's existing affordable housing stock.	1/31/2023	<p>Annual Compliance Monitoring is conducted by staff for all Deed Restricted Affordable Housing Communities. Staff works with non-profit partners to ensure units remain affordable.</p> <p>In 2016, Park Lane apartments renewed their HAP contract for another 20 years.</p> <p>Continued Appropriateness: The at-risk housing inventory is updated and this program is updated to reflect the new State requirements on notifications.</p>
5.4 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.	1/31/2023	<p>The City continues to comply with the State density bonus provisions for affordability requirements.</p> <p>Continued Appropriateness: This is part of the Density Bonus requirements and is not included in the 2023-2031 Housing Element as a separate program.</p>
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.	Ensure the long-term affordability of units developed or provided with City assistance.	1/31/2023	<p>Since 2015, 3 affordable properties went through rehabilitation which also extended their rent restrictions for 30 to 55 more years.</p> <p>Continued Appropriateness: This is part of the Inclusionary Housing requirements and is included in the 2023-2031 Housing Element as part of the inclusionary housing program.</p>

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.	1/31/2023	<p>The City provides funding to partner agencies to support community services that prevent homelessness. Since 2015, \$159,000 of funding has been allocated to this program. The City also allocated \$450,000 of CDBG-CV funding to COTS and PPSC for a rental assistance program.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.2 Continue to support the Mary Isaak Center	Support efforts to provide housing and support services for the homeless.	1/31/2023	<p>Since 2015, the City has provided \$380,000 to MIC for operational support. Most recently the city worked in partnership with COTS to create the People's Village, an expansion of the MIC to include 25 non-congregate units onsite. This effort was funded by the City and provides additional capacity, addresses covid constraints, and responds to the needs of Petaluma's unsheltered population.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program</p>
6.3 Continue to support the COTS Family shelter at MIC	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/2023	<p>A City owned building located at 1500 Petaluma Blvd. South is provided to COTS at the rate of \$1 per year. COTS operates the Kids First Family Shelter from this location.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.4 Continue to support the ongoing maintenance of COTS family transitional homes located throughout the community through a partnership with Rebuilding Together, Petaluma.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/2023	<p>In 2018, 2 transitional houses were rehabilitated. COTS has expanded the program to a total of 12 homes, of which 4 are city owned and 8 are market rate and leased by COTS. This provided housing for clients transitioning out of emergency shelter.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>

6.5 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 Program.	Support efforts to provide transitional and supportive housing to those moving from homelessness to independent living.	1/31/2023	<p>The City provides funding for program operational support and leases the home for \$1 per year. The agency is responsible for ongoing maintenance of the property. The agency has changed their name to Nations Finest and is still operation the program at the Rocca Drive home.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.6 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 transitional and supportive housing to those moving from homelessness to independent living.	1/31/2023	<p>The City continues to participate in the Continuum of Care. The County of Sonoma is the lead agency for the CofC. The County is in the process of changing the administrative framework and updating policies and programs. This includes developing a County wide Stategic Plan, improving data tools and revising the process for funding recommendations. The City and service providers in Petaluma received ongoing funding from the CofC for homeless services. This funding is used to leverage the city investment in providing services. [Question for staff – only one agency should be considered the lead agency for the CoC – is that the County? And what has the City accomplished?]</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.7 Continue to support the construction of senior housing.	Promote the construction and maintenance of housing for the elderly.	1/31/2023	<p>Since 2015, 315 units of senior affordable housing units have either been rehabilitated (213) or approved (102). The city has provided CDBG, and Housing In-Lieu funding to Rebuilding Together and Petaluma Ecumenical Properties (PEP) to support this goal. [for construction?] [Question for staff: how many units were rehabbed and how many were constructed.]</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to construct and maintain senior housing. The City will be working with non-profit developers and community agencies to implement these ongoing programs. .</p>

6.8 Continue to support the “Rebuilding Together – Petaluma” (RTP) program.	Promote the construction and maintenance of housing for the elderly.	1/31/2023	<p>Since 2015, the City has been able to complete 213 projects utilizing CDBG funding. Per the HUD definition of Major and Minor rehab projects, there were a total of 53 Major and 157 minor rehab projects completed.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes a program to provide support services. However, specific agencies or social service programs are not separately identified in the Housing Element as a housing program.</p>
6.9 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.	1/31/2023	<p>The City continues to comply with ADA and California Building Code accessibility requirements in the process of adopting a visitability and universal design ordinance that requires new housing to be designed with accessibility requirements in addition to those required by the California Building Code. It is anticipated that the ordinance will be adopted and effective before summer 2022. [Question for staff: Staff Question? ADA and CBC requirements should not be referenced here, but if there is a city policy that requires more than this, it could be mentioned here. If there is no greater requirement, it should not be included in the HE]</p> <p>Continued Appropriateness: This is a standard requirement and not included in the 2023-2031 Housing Element as a separate housing program.</p>
6.10 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.	1/31/2023	<p>The City continues to support housing for persons with special needs.</p> <p>Continued Appropriateness: In the 2023-2031 Housing Element, this program is incorporated into the overall program to facilitate affordable housing development.</p>
6.11 Continue to require family apartment projects that receive city funding to include units with more than two bedrooms	Promote the construction of rental units for larger families.	1/31/2023	<p>The City continues to encourage a variety of housing types and unit sizes to accommodate the diverse housing needs.</p> <p>Continued Appropriateness: The 2023-2031 Housing Program focuses on provide a range of unit sizes and types.</p>
7.1 Continue to refer fair housing complaints to the Mediation Assistance Program administered by the Petaluma People Service Center.	Discourage discriminatory housing practices.	1/31/2023	<p>Since 2015, \$190,175 has been allocated to support program operations.</p> <p>Continued Appropriateness: The 2023-2031 Housing Program includes a number of housing programs to affirmatively further fair housing, include fair housing outreach and enforcement.</p>

<p>7.2 Initiate actions to address any fair housing issues or constraints on housing for the disabled identified by the 2012 Analysis of Impediments, including removing the constraints or providing reasonable accommodation for housing intended for persons with disabilities.</p>	<p>Discourage discriminatory housing practices.</p>	<p>1/31/2023</p>	<p>In 2015, the City's transit worked with regional partners to implement the Clipper regional transit fare card, deploy a free public Wi-Fi system, and a trip planning status for rider ease.</p> <p>The City is working in partnership with the County of Sonoma and City of Santa Rosa to update the Analysis of Impediments. The project was slightly delayed due to the impact of COVID.</p> <p>Continued Appropriateness: As part of the Housing Element update, the City conducted the affirmatively furthering fair housing assessment pursuant to Housing Element requirement. This assessment is included in the appendix. Actions to foster fair housing, mobility, access to resources, and anti-displacement are included in the 2023-2031 Housing Element.</p>
<p>7.3 Develop a reasonable accommodation procedure. A reasonable accommodation procedure will ensure persons with disabilities equal access to housing in accordance with fair housing laws.</p>	<p>Discourage discriminatory housing practices.</p>	<p>1/31/2023</p>	<p>[City staff – Is this completed?] Provide staff with the level of details and I can edit.</p> <p>Continued Appropriateness: This 2023-2031 Housing Element includes a program action to establish a reasonable accommodation procedure.</p>
<p>8.1 Continue to support the “Rebuilding Together – Petaluma” program.</p>	<p>Promote the maintenance of existing residential units.</p>	<p>1/31/2023</p>	<p>[City staff – any progress report?] The City works in partnership with Rebuilding Together, a local agency that provides rehab services for housing and public facilities. To date the agency has completed a total of 213 jobs. This includes a total of 53 major and 157 minor rehab jobs. The city has provided ongoing funding through the CDBG program.</p> <p>Continued Appropriateness: The 2023-2031 Housing Element includes program actions to preserve and improve the housing quality in Petaluma.</p>

9.1 Continue to address community input of such projects on surrounding neighborhoods during the design review and approval process.	Promote the integration of affordable and special needs housing projects on existing neighborhoods.	1/31/2023	<p>The City is in the process of developing objective design standards for residential development. Through the Inclusionary Housing on-site requirement, the City facilitates the integration of affordable housing within existing neighborhoods. The City has a robust community engagement and public noticing policy to engage neighbors during the entitlement process and has a track record of working with affordable housing providers to engage neighbors and stakeholders early and often even when reviewing projects under streamlined provisions.</p> <p>Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.</p>
9.2 Monitor and continue to work with the managers of affordable and special needs housing projects to minimize potential impacts on surrounding neighborhoods.	Promote the integration of affordable and special needs housing projects on existing neighborhoods.	1/31/2023	<p>The City is in the process of developing objective design standards for residential development. The City has worked closely with affordable housing developers, including PEP, COTS, Danco, MidPen, and Burbank during the 5th cycle to ensure that projects engage neighbors and community stakeholders and minimize negative impacts to the surrounding area.</p> <p>Continued Appropriateness: This policy direction is implemented through various programs and is not separately identified in the 2023-2031 Housing Element as a separate housing program.</p>
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.	1/31/2023	<p>The City continues to comply with the Building Code requirements on energy conservation. In 2020 the City adopted a mandatory all-electric code for new construction and substantial remodels and additions that exceed base requirements of the California Building Code.</p> <p>Continued Appropriateness: This is a routine policy and is not separately identified in the Housing Element as a program.</p>
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.	1/31/2023	<p>The City continues to require on- and off-site improvements, including installation of shade trees in parking lots as required by the Site Plan and Architectural Review guidelines.</p> <p>Continued Appropriateness: This is a routine requirement and is not separately identified in the Housing Element as a program.</p>

[illegible]

General Comments			