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**Date:** August 11, 2023  
**To:** General Plan Advisory Committee (GPAC) members  
**From:** General Plan Update Team  
**Subject:** August GPAC Meeting

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**Zoom Link for the meeting:** <https://us06web.zoom.us/j/91211018537>

We look forward to the GPAC meeting next Thursday, August 17. The meeting will be virtual. This memo is intended to help you prepare for that meeting. Since it's been a few months since we last met, we'll start the meeting with staff updates and a preview of upcoming General Plan (and related) activity, with a focus on how GPAC members can inform the evolution of the General Plan. The bulk of the remainder of the meeting will be focused on findings from recently completed analyses of residential development feasibility and affordable housing finance and a discussion about how they inform the General Plan Update. We'll conclude the meeting with a proposed "refresh" of GPAC Working Groups.

Members of the public in attendance at next week's GPAC meeting will be invited to provide comments during General Public Comment as well as Public Comment on agenda items. Community members are also welcome to email comments for distribution to the GPAC. All written comments should be emailed to Christina Paul, the staff liaison to the GPAC.

## **Residential Feasibility and Affordable Housing Finance**

As part of the General Plan update process, Strategic Economics examined barriers to the development of market-rate higher-density housing development in Petaluma and identified City policies that can enhance housing development feasibility. In a separate but related analysis, Strategic Economics identified barriers and opportunities for the development of new affordable housing in Petaluma and ways in which the City's regulatory, permitting, and approval processes impact new housing production.

The two reports are attached. Please review them in advance of next week's meeting. During next week's meeting, Derek Braun from Strategic Economics will present key findings from these analyses. The presentation will be followed by an opportunity for the GPAC to ask questions and discuss how the analyses should inform the General Plan Update.

## **GPAC Working Group Refresh**

As we've noted in recent email messages, we want GPAC time to be used strategically in the coming months. This likely means an adjusted meeting schedule (aligned with the project workflow rather than regular monthly meetings), convening the GPAC in person when helpful, and using Working Groups between meetings to review increasingly substantial and complex draft work products. During next week's meeting, we'll discuss Working Group roles in Policy Framework review and propose a re-organization of Working Groups to accommodate both changes in GPAC membership and General Plan focus areas.

As always, if you have any questions, please contact Christina Paul ([cpaul@cityofpetaluma.org](mailto:cpaul@cityofpetaluma.org)). Thank you!

### **Attachments:**

Attachment A: Summary notes from the May 18, 2023 GPAC meeting

Attachment B: Residential Feasibility Analysis

Attachment C: Affordable Housing Finance Analysis