

**SPECIAL JOINT MEETING
SONOMA CITY COUNCIL
&
PLANNING COMMISSION**

EOC, 175 First Street West, Sonoma CA



**Wednesday, September 3, 2014
5:00 p.m.**

AGENDA

City Council
Tom Rouse, Mayor
David Cook, Mayor Pro Tem
Steve Barbose
Ken Brown
Laurie Gallian

Be Courteous - **TURN OFF** your cell phones and pagers while the meeting is in session.

1. JOINT STUDY SESSION ON THE UPDATE OF THE HOUSING ELEMENT

The public will be provided an opportunity to comment on this topic at the conclusion of the study session.

The City Council and the Planning Commission will conduct a joint study session on the Update of the Housing Element.

2. ADJOURNMENT

I do hereby certify that a copy of the foregoing agenda was posted on the City Hall bulletin board on August 28, 2014. Gay Johann, Assistant City Manager/City Clerk

Copies of all staff reports and documents subject to disclosure that relate to any item of business referred to on the agenda are normally available for public inspection the Wednesday before each regularly scheduled meeting at City Hall, located at No. 1 The Plaza, Sonoma CA. Any documents subject to disclosure that are provided to all, or a majority of all, of the members of the City Council regarding any item on this agenda after the agenda has been distributed will be made available for inspection at the City Clerk's office, No. 1 The Plaza, Sonoma CA during regular business hours.

If you challenge the action of the City Council in court, you may be limited to raising only those issues you or someone else raised at the public hearing described on the agenda, or in written correspondence delivered to the City Clerk, at or prior to the public hearing.

In accordance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk (707) 933-2216. Notification 48-hours before the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.



CITY OF SONOMA
City Council
Agenda Item Summary

City Council Agenda Item: SS1

Meeting Date: 09/03/14

Department

Planning

Staff Contact

David Goodison, Planning Director

Agenda Item Title

Joint study session on the update of the Housing Element.

Summary

Per state law, an update of the Housing Element is underway in order to address revised affordable housing objectives and to comply with other changes in Housing Element law. The Housing Element is one of the required elements or chapters of the City's General Plan and is an important tool that the City uses to plan for the existing and future housing needs of the community. The Housing Element identifies housing needs in terms of affordability, availability, adequacy, and accessibility. It also identifies strategies and specific housing programs for addressing housing needs. Ultimately, the Housing Element is required to demonstrate that the City is providing opportunities for housing development that meet the City's Regional Housing Needs Assessment (RHNA) allocation in terms of number of housing units and housing affordability as well as programs that help to maintain the quality of the City's housing stock and provide citizens with access to affordable housing.

The update of the Housing Element is a complex task that requires considerable time as well as specialized technical expertise. The update process is being led by the M-Group, the consulting firm that assisted the City in its previous Housing Element update. To date, the main focus of work has been to collect necessary background information and conduct community outreach (including a Planning Commission study session held in April and a community meeting that took place in June). With that work having been substantially completed, a joint study session with the Planning Commission and the City has been scheduled in order to accomplish the following:

- Report out on the main findings of the background update, including the adequacy of existing housing sites to accommodate the City's updated Regional Housing Needs Assessment.
- Review the findings of the community outreach process.
- Review progress/accomplishments in implementing the programs for the existing Housing Element
- Obtain feedback and direction on housing policies, including possible new initiatives.

This direction will be used to prepare a draft Housing Element update that will be the subject of public hearings before the Planning Commission and the City Council, with the objective of adoption by January 31, 2015.

Recommended Council Action

Provide feedback and direction on policy options and priorities.

Alternative Actions

N.A.

Financial Impact

The City Council has allocated \$150,000 for consultant assistance for the update of the Housing and Circulation Elements. To date, approximately \$25,000 has been spent on the Housing Element update portion of this project.

Environmental Review

- Environmental Impact Report
- Negative Declaration
- Exempt
- Not Applicable

Status

- Approved/Certified
- No Action Required
- Action Requested

Alignment with Council Goals:

The update of the Housing and Circulation Elements relates to the "Policy and Leadership" goal, as it responds to the requirements of State legislation while emphasizing local control through the planning process.

Attachments:

1. Draft review of 2009-2014 Housing Element Accomplishments

cc: Via Email:
Geoff Bradley/Heather Hines, M-Group
Housing Element mailing list

Review of Accomplishments under 2009-2014 Sonoma Housing Element

Working Draft

Implementing Program	Accomplishments
HOUSING DIVERSITY	
<p>Example. Housing Program <u>2009-14 Objective:</u></p>	<p><u>Progress:</u> What was accomplished during 2009-2014</p> <p><u>Effectiveness:</u> How effective was the program. If not effective, state why (loss of funding, reduction in staff, etc.).</p> <p><u>Appropriateness:</u> Should program continue in updated element?</p>
<p>1. Inclusionary Housing Ordinance <u>2009-14 Objective:</u> Continue implementation of the Inclusionary Housing Ordinance to facilitate development of low and moderate income rental and ownership units.</p> <p>Achieve 10 low-income and 30 moderate-income inclusionary units over 5-year period.</p> <p>Timeframe Objective: Achieve 40 affordable units by 2014.</p>	<p><u>Progress:</u> Ongoing.</p> <p><u>Effectiveness:</u> During review period, a total of 149 units were constructed, of which approximately half (77 units) were divided between two affordable housing developments (Sonoma Valley Oaks and Wildflower). Of the remainder, 7 inclusionary units were built, all of them at the moderate income level. This represents of relatively low percentage of units built, because only a few projects constructed during the review period exceeded the 5-unit threshold at which inclusionary units are required. That said, the inclusionary ordinance was consistently applied during the review period and it will result in the development of affordable units that would otherwise not occur. (As an example, another five inclusionary units are currently under construction as part of a 26-unit multi-family development.)</p> <p><u>Appropriateness:</u> The inclusionary requirement should be retained. However, consideration should be given to reducing the percentage to 10%, but requiring that the units be provided at the low income level. Recently it has been found that that ownership inclusionary units priced at the moderate income level are not attractive to buyers because unrestricted units are available at a similar price range.</p>

<p>2. Land Assembly and Write-Down <u>2009-14 Objective:</u> Facilitate development of affordable housing. Work closely with selected developer of Sonoma Highway site to facilitate development process, with a goal of completing construction in 2011. Issue an RFP for the Four Corners site by 2011, with a goal of completing development by 2013. Continue to actively seek sites for purchase by the CDA for affordable housing.</p> <p>81 extremely low, very low and low income family rental units.</p> <p>Timeframe Objective: 2011- Complete construction on Sonoma Hwy site. 2013- Complete construction on Four Corners site.</p>	<p><u>Progress:</u> Two sites were acquired by the Sonoma Community Development Agency (CDA). Construction of a 43-unit low/very low-income rental development (Sonoma Valley Oaks) has been completed on one of the sites. The ownership of the Four Corners site has been transferred to the Sonoma County Housing Authority as a result of State legislation terminating redevelopment.</p> <p><u>Effectiveness:</u> 77 units of affordable housing have been added with the completion of the Sonoma Valley Oaks development and the Wildflower development. The development of the Sonoma Highway site (Sonoma Valley Oaks) was completed in 2013. The Four Corners site (at Broadway and Clay Street) has not been developed[^{cg1}].</p> <p><u>Appropriateness:</u> This program should be retained, but consideration needs to be given to the funding source, since the redevelopment set-aside is no longer available.</p> <p>In addition, consideration should be given to working with the Housing Authority and a development partner on the development of the Broadway site, a 2-acre parcel located at the northwest corner of Broadway and Clay Street. A potential funding source is \$1.47 million in Redevelopment Bonds that are being held by the Department of Finance. The City is seeking the return of these funds through litigation. If successful, the funds would be transferred to the Sonoma County Housing Authority.</p>
<p>3. Partnerships with Affordable Housing Developers <u>2009-14 Objective:</u> Continue to partner with affordable housing providers through provision of land write-downs, regulatory incentives and/or direct assistance. By 2010, contact the Community Land Trust of Sonoma County and Habitat for Humanity to discuss available housing sites and opportunities for infill development. Annually meet with County representatives to discuss farmworker housing needs and potential applications for funding.</p> <p>Contact additional nonprofits to discuss available housing sites and opportunities for development.</p> <p>Timeframe Objective: Contact nonprofits by 2010.</p>	<p><u>Progress:</u> 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 ("Valley Oaks") on a site that had been purchased by the CDA. In 2011, the site was transferred to the non-profit developer and the project was completed in 2013. At the beginning of the review period, the City completed a 34-unit ownership affordable project that was developed in partnership with the Burbank Housing Corporation.</p> <p><u>Effectiveness:</u> This program was effective.</p> <p><u>Appropriateness:</u> This program should be retained, but consideration needs to be given to the funding source, since the redevelopment set-aside is no longer available.</p>

<p>4. Adaptive Reuse <u>2009-14 Objective:</u> By 2011, evaluate expansion of the current adaptive reuse ordinance to encompass non-historic structures.</p> <p>Timeframe Objective: Evaluate expansion of the ordinance by 2011.</p>	<p><u>Progress:</u> In progress.</p> <p><u>Effectiveness:</u> No applications were made for the adaptive reuse of a historic structure as higher-density housing.</p> <p><u>Appropriateness:</u> Applications for adaptive reuse are infrequent and applicants typically apply for uses such as vacation rentals and bed and breakfasts. However, it is appropriate to maintain the option of higher-density housing as an adaptive reuse. However, consideration could be given to eliminating vacation rentals as an adaptive reuse option.</p>
<p>5. Alternative Housing Models <u>2009-14 Objective:</u> Facilitate the development of alternative housing models suited to the community’s housing needs through the provision of flexible zoning regulations, financial assistance, and/or other incentives. By 2010, evaluate the expansion of senior residential care facilities to additional zone districts.</p> <p>Timeframe Objective: Evaluate expansion of senior residential care by 2010.</p>	<p><u>Progress:</u> Ordinance adopted to expand allowance for residential care facilities into more zoning districts.</p> <p><u>Effectiveness:</u> No applications were made for such facilities during the review period.</p> <p><u>Appropriateness:</u> It is appropriate to maintain this zoning allowance as there are sites that would be well-suited for that type of use.</p>
<p>6. Second Dwelling Units <u>2009-14 Objective:</u> Implement City’s current ordinance, and facilitate the construction of second units by making information available to the public on the City’s website and at the City Hall public counter.</p> <p>Timeframe Objective: Make information available by 2010.</p>	<p><u>Progress:</u> Done.</p> <p><u>Effectiveness:</u> Eleven second units have been constructed during the reporting period.</p> <p><u>Appropriateness:</u> Completed, remove program, while retaining second unit provisions in the Development Code.</p>
<p>7. Affordable Housing Funding Sources <u>2009-14 Objective:</u> Actively pursue federal, State, county and private funding sources for affordable housing as a means of leveraging local funds and maximizing assistance. Support developers in securing outside funding sources.</p> <p>Timeframe Objective: Annually as RFPs are issued.</p>	<p><u>Progress:</u> CDBG, HOME funds, and a sustainable communities grant were secured to assist the Valley Oaks project. An application for tax credits was approved in 2011 and the project is now under construction.</p> <p><u>Effectiveness:</u> This program was effective, especially in conjunction with an experienced affordable housing developer.</p> <p><u>Appropriateness:</u> This program is appropriate and should be retained. In the absence of redevelopment, grants and other outside funding sources have become increasingly important.</p>

Implementing Program	Accomplishments
HOUSING DIVERSITY	
<p>8. Multifamily Acquisition and Rehabilitation with Affordability Covenants <u>2009-14 Objective:</u> Allocate housing set-aside funds towards the acquisition and rehabilitation of suitable multifamily properties and preservation as long-term affordable housing. Contact non-profit housing providers regarding the City’s interest in working in partnership to acquire and rehabilitate target properties.</p> <p>Timeframe Objective: Allocate set-aside funds and contact nonprofit providers by 2010.</p>	<p><u>Progress:</u> As a result of State legislation terminating redevelopment, LMI funds are no longer available to support this program. No alternative funding source has been identified.</p> <p><u>Effectiveness:</u> This program no longer has funding.</p> <p><u>Appropriateness:</u> Unless an alternative funding source is identified, this program should be eliminated.</p>
<p>9. Section 8 Rental Assistance <u>2009-14 Objective:</u> Through the County Housing Authority, the City will continue to provide Section 8 rental assistance to extremely low to very low-income residents. The City will encourage landlords to register units with the Housing Authority, and provide a handout for rental property owners for distribution in conjunction with business license applications and renewals.</p> <p>Timeframe Objective: Prepare and disseminate property owner handout by 2010.</p>	<p><u>Progress:</u> Only one CDA-funded 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. Note: As a result of State legislation terminating redevelopment, this housing asset has been transferred to the Sonoma County Housing Authority.</p> <p><u>Effectiveness:</u> Village Green II is the only property receiving Section 8 funding.</p> <p><u>Appropriateness:</u> The City/Sonoma CDA no longer owns any units that receive Section 8 assistance. This program should be terminated.</p>
<p>10a. First-Time Homebuyer Program <u>2009-14 Objective:</u> By 2010, evaluate establishment of a Citywide down-payment assistance program in light of available resources and other affordable housing priorities. Continue to provide project-based homebuyer assistance on Agency assisted affordable housing developments.</p> <p>Timeframe Objective: Evaluate establishing Citywide program by 2010.</p>	<p><u>Progress:</u> LMI funds are no longer available to support such a program as a result of the State legislation to terminate redevelopment.</p> <p><u>Effectiveness:</u> This program was never implemented due to the loss of redevelopment.</p> <p><u>Appropriateness:</u> This program has no funding source and cannot be implemented. It should be eliminated.</p>

<p>10b. Mortgage Credit Certificate <u>2009-14 Objective:</u> Continue to participate in the MCC program through the County, and assist in promoting in conjunction with all Sonoma’s housing programs. Advertise through brochures and on City’s website.</p> <p>Timeframe Objective: Ongoing advertisement of program.</p>	<p><u>Progress:</u> 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).</p> <p><u>Effectiveness:</u> [Information pending from Sonoma County Community Development Commission]</p> <p><u>Appropriateness:</u></p>
<p>10c. Limited Equity Housing Cooperatives <u>2009-14 Objective:</u> Invite outside experts to present educational information to City staff, City Council, and community groups on limited equity cooperatives models. Utilize limited equity co-ops as a tool to facilitate affordable homeownership.</p> <p>Timeframe Objective: Invite experts on coops by 2010.</p>	<p><u>Progress:</u> During the review period, planning staff has become educated on limited equity cooperatives. One prospect for that type of development has emerged, although no application has been filed at this time.</p> <p><u>Effectiveness:</u> Limited equity housing cooperatives are an allowed option for development in Sonoma and planning staff has become educated on the subject.</p> <p><u>Appropriateness:</u> Because the objective of this program has been met, it should be removed from the Housing Element.</p>
<p>11. Foreclosure Prevention <u>2009-14 Objective:</u> Promote foreclosure counseling via City newsletter, counter, website and referrals. Initiate early contact with households delinquent on mortgage payments.</p> <p>Timeframe Objective: Initiate foreclosure outreach in 2009.</p>	<p><u>Progress:</u> The City maintains a foreclosure tracking program. At this time available resources are focused on ensuring that affordability restrictions are maintained on foreclosed affordable units.</p> <p><u>Effectiveness:</u> The City was able to refer persons under going foreclosure to available programs. The City has not established its own counseling program and does not have the resources to do so.</p> <p><u>Appropriateness:</u> This program has been useful and the City should continue to track foreclosures.</p>

Implementing Program	Accomplishments
HOUSING AND NEIGHBORHOOD PRESERVATION	
<p>12. Housing Rehabilitation Program <u>2009-14 Objective:</u> Advertise the availability of the Housing Rehabilitation Program on the City’s website and through handouts available at the City Hall public counter and Sonoma Community Center as well as through the local real estate community. Seek to assist a total of 20 lower income households during the planning period.</p> <p>Timeframe Objective: Assist 20 households by 2014.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> Over the course of the review period, 30 mobile homes were rehabilitated, 19 mobile homes received seismic bracing, and 2 single-family homes were rehabilitated.</p> <p><u>Appropriateness:</u> This program has been successful and should be retained.</p>
<p>13. Mobile Home Park Space Rent Protection Ordinance <u>2009-14 Objective:</u> Continue to enforce the mobile home park rent stabilization and conversion ordinances to preserve the affordability and long-term use of mobile home parks in Sonoma.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> The City continues to administer this adopted ordinance cg2 and is in the process of updating it to ensure that it reflects recent court decisions concerning mobile home rent control.</p> <p><u>Effectiveness:</u> A total of 385 mobile home units receive protection under the mobile home rent stabilization ordinance.</p> <p><u>Appropriateness:</u> This program has been successful and should be continued.</p>
<p>14. Condominium Conversion Ordinance <u>2009-14 Objective:</u> Continue to provide tenant protections through implementation of the City’s condominium and mobile home park conversion regulations. Monitor changes in state law applicable legal decisions and update the ordinances as necessary.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> The conversion of one of the City’s three mobile home parks (Rancho de Sonoma) to resident ownership was approved in 2010; however, this conversion has not been implemented.</p> <p><u>Effectiveness:</u> Although State law restricts the authority of local government in this area, having a local ordinance has proved useful.</p> <p><u>Appropriateness:</u> This program should be retained.</p>

<p>15. Preservation of Assisted Rental Housing <u>2009-14 Objective:</u> Facilitate long-term preservation of Cabernet Apartments through the following actions:</p> <ul style="list-style-type: none"> • Meet with Burbank Housing one year prior to the CalHFA expiration date to evaluate the potential impact of the expiring CalHFA loan on project rents. • To the extent affordability will be impacted, work with Burbank to restructure existing financing and/or secure supplementary financing to extend affordability controls. <p>Monitor conversions on the horizon.</p> <p>Timeframe Objective: Meet Burbank Housing Corp by 2017</p>	<p><u>Progress:</u> No conversions are anticipated until 2017.</p> <p><u>Effectiveness:</u> Units continue to be monitored.</p> <p><u>Appropriateness:</u> At this time, no funding source has been identified to secure the protection of these units. For that reason, the program should be retained.</p>
<p>16. Affordable Housing Monitoring and Administrative Procedures Review <u>2009-14 Objective:</u> In conjunction with the annual Housing Element progress report, monitor housing production and progress towards attainment of the City’s RHNA by affordability category. Complete the review of administrative procedures and monitoring related to affordable housing in 2009, and implement recommendations in 2010.</p> <p>Timeframe Objective: Implement recommended changes to administrative procedures by 2010.</p>	<p><u>Progress:</u> 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.</p> <p><u>Effectiveness:</u> Housing production has been tracked annually.</p> <p><u>Appropriateness:</u> Maintain program.</p>
<p>17. Design Guidelines and Design Review <u>2009-14 Objective:</u> Continue to implement design review to ensure maintenance of Sonoma’s architectural character and quality of the built environment as the town continues to grow.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> The City administers this process on an ongoing basis.</p> <p><u>Effectiveness:</u> The design review process is effective in ensuring that new development is in keeping with Sonoma’s visual character. Having this process in place gives residents greater confidence that larger, denser housing projects will be designed in a compatible manner.</p> <p><u>Appropriateness:</u> This program should be retained.</p>

Implementing Program	Accomplishments
REMOVING GOVERNMENTAL CONSTRAINTS	
<p>18. Growth Management Ordinance – Exception for Affordable Housing <u>2009-14 Objective:</u> Annually review the Growth Management Ordinance in conjunction with the monitoring of affordable housing produced (refer to Program #16), and modify as necessary to ensure adequate incentives are provided for the development of affordable housing and fulfillment of regional housing needs in the current and future housing element cycles. Establish a system to track unused and forfeited allocations. Amend the ordinance to establish procedures and criteria addressing unused and forfeited allocations.</p> <p>Timeframe Objective: Annually in conjunction with Housing Element review.</p>	<p><u>Progress:</u> The Growth Management Ordinance is reviewed annually, in September. Unused and forfeited allocations are tracked. Revisions to the Growth Management Ordinance are currently under review that would: 1) increase the amount of unused or forfeited allocations that are made available for future projects, and 2) decrease the percentage of allocations that a project needs to have in order to file for planning entitlements, thereby reducing waiting times.</p> <p><u>Effectiveness:</u> This program is underway, but not yet complete.</p> <p><u>Appropriateness:</u> This program should be retained, as the annual review of the Growth Management Ordinance is an ongoing commitment.</p>
<p>19. Building and Impact Fee Reimbursements <u>2009-14 Objective:</u> Allocate at least \$25,000 annually in Agency housing set-aside funds towards the affordable housing fee reduction program.</p> <p>Timeframe Objective: Annual budget allocation.</p>	<p><u>Progress:</u> This program has been suspended because redevelopment funds are no longer available to support it as a result of the State legislation to terminate redevelopment.</p> <p><u>Effectiveness:</u> This program has not been effective as its funding source has been eliminated.</p> <p><u>Appropriateness:</u> Unless an alternative funding source is identified, this program should be removed.</p>
<p>20. Parking Incentives and Modified Standards <u>2009-14 Objective:</u> Continue to provide options for reduced parking as an incentive for development of affordable, special needs, mixed use, live-work, and pedestrian oriented housing. By 2011, re-evaluate multi-family parking standards and modify as appropriate.</p> <p>Timeframe Objective: Ongoing incentives. Re-evaluate standards by 2011.</p>	<p><u>Progress:</u> The Planning Commission is evaluating proposed revisions to the parking standards, but they have not yet been adopted.</p> <p><u>Effectiveness:</u> No changes have been implemented yet to the parking standards.</p> <p><u>Appropriateness:</u> Because this program is still underway, it should be retained in the updated Housing Element.</p>

<p>21. Affordable Housing Density Bonus <u>2009-14 Objective:</u> Update Chapter 19.44 of the Development Code by 2010 to reflect current State density bonus provisions and clarify the relationship between local inclusionary requirements and eligibility for density bonus eligibility. Advertise on Sonoma’s website, and promote in conjunction with discussions with development applicants.</p> <p>Timeframe Objective: Revise Code and advertise program by 2010.</p>	<p><u>Progress:</u> Updated in 2014, Sonoma's density bonus regulations are consistent with State law. The Development Code has been reviewed and updated to reflect current State density bonus provisions and clarify the relationship between inclusionary requirements and density bonus eligibility. [JS3]</p> <p><u>Effectiveness:</u> Over the course of the review period, 11 second units have been built.</p> <p><u>Appropriateness:</u> Because this program has been implemented, it may now be removed from the Housing Element.</p>
<p>22. Zoning Text Amendments <u>2009-14 Objective:</u> Amend the Zoning Ordinance in 2010 to make explicit provisions for a variety of special needs housing. Develop objective standards to regulate emergency shelters as provided for under Senate Bill 2.</p> <p>Timeframe Objective: Complete Code revisions in 2010.</p>	<p><u>Progress:</u></p> <ul style="list-style-type: none"> • Zoning Ordinance provisions concerning residential care facilities have been updated. Residential care facilities are now conditionally-permitted in the Mixed Use zones; these facilities, serving seven or more residents, were already conditionally-permitted in Low and Medium Density Residential zones and the Sonoma Residential zone. • Provisions related to emergency shelters have been adopted. Emergency shelters with 15 or fewer beds are now permitted by-right in the Public (P) zone. • Definitions have been established for supportive housing and transitional housing and allowances in zoning districts. • Agricultural Employee Housing has been identified as a permitted use in the Agricultural zone. • A “community care facility” use category, defined as six or fewer residents, has been established in the Development Code. [JS4] <p><u>Effectiveness:</u> These changes have been implemented.</p> <p><u>Appropriateness:</u> Because this program has been implemented, it may now be removed from the Housing Element.</p>

Implementing Program	Accomplishments
EQUAL HOUSING OPPORTUNITIES AND SPECIAL NEEDS	
<p>23. Fair Housing Program <u>2009-14 Objective:</u> Continue to promote fair housing practices, and refer fair housing complaints to Fair Housing of Sonoma County. As a means of furthering fair housing education and outreach in the local community, the City will advertise the fair housing program through placement of fair housing services brochures at the public counter, the Sonoma Community Center and on the City's website.</p> <p>Timeframe Objective: Disseminate fair housing brochure and web advertising in 2010.</p>	<p><u>Progress:</u> No complaints were received during the reporting period.</p> <p><u>Effectiveness:</u> Although no complaints were received during the review period, it is necessary to have the materials available.</p> <p><u>Appropriateness:</u> Because this is an on-going program, it should be retained.</p>
<p>24. Universal Design <u>2009-14 Objective:</u> Develop a Universal Design Principals brochure by 2010, and provide to residential development applicants.</p> <p>Timeframe Objective: Develop brochure by 2010.</p>	<p><u>Progress:</u> Complete.</p> <p><u>Effectiveness:</u> The Building Department has prepared a series of handouts on accessibility principles.</p> <p><u>Appropriateness:</u> Because this program has been implemented, it may now be removed from the Housing Element.</p>
<p>25. Reasonable Accommodation Procedures <u>2009-14 Objective:</u> By 2010, develop written procedures for reasonable accommodation requests with respect to zoning, permit processing, and building codes. Procedures will specify who may request an accommodation, time frame for decision-making, and modification provisions.</p> <p>Timeframe Objective: Adopt procedures by 2010.</p>	<p><u>Progress:</u> In progress.</p> <p><u>Effectiveness:</u> An administrative procedure for responding to reasonable accommodation requests is in place. An ordinance establishing a request process in the Development Code has been drafted and is expected to be adopted by November 2014.</p> <p><u>Appropriateness:</u> Once the code amendment has been adopted, this program may be removed from the Housing Element.</p>
<p>26. Homeless Services and Shelter <u>2009-14 Objective:</u> Continue to operate the Sonoma Homeless shelter, support area homeless service providers, and participate in regional efforts to address homelessness.</p> <p>Timeframe Objective: Ongoing.</p>	<p><u>Progress:</u> Sonoma continues to support its homeless shelter.</p> <p><u>Effectiveness:</u> The shelter at 151 First Street West has 12 beds to serve homeless individuals in Sonoma. The City contracts with the non-profit Sonoma Overnight Support (SOS) to run the shelter.</p> <p><u>Appropriateness:</u> Upon adoption of the Development Code amendment, this program may be removed from the Housing Element.</p>

Implementing Program	Accomplishments
ENVIRONMENTAL SUSTAINABILITY	
<p>27. Green Building Program <u>2009-14 Objective:</u> Provide outreach and education to developers, architects and residents to provide information on how to incorporate sustainability in project design, as well as in existing structures. By 2011, evaluate incorporation of incentives into the Green Building Ordinance to achieve higher levels of energy efficiency, or other changes that might be necessary to reflect the pending State green building standards.</p> <p>Timeframe Objective: By 2010, evaluate additional Green Building incentives.</p>	<p><u>Progress:</u> Sonoma's green building ordinance was updated in 2010. Brochures related to green building practices have been developed on a number of topics.</p> <p>The green building ordinance will continue to be updated, as required, to meet State standards.</p> <p><u>Effectiveness:</u> The Building Ordinance was reviewed and updated to the CalGreen 2 standard. Brochures and other informational materials have been and continue to be disseminated.</p> <p><u>Appropriateness:</u> This program needs to be continued as the State standards continue to evolve.</p>
<p>28. Energy Conservation Initiatives <u>2009-14 Objective:</u> Contact GRID Alternatives in 2010 regarding program participation, and provide a list of potentially eligible affordable homes. Advertise the Energy Independence Loan Program to residents and businesses.</p> <p>Timeframe Objective: Contact GRID Alternatives in 2010. Conduct outreach on Energy Independence Program in 2010.</p>	<p><u>Progress:</u> The City is focus on promoting the Sonoma County Energy Independence Program, which provides low-interest financing for residential energy efficiency retrofits.</p> <p><u>Effectiveness:</u> [Information pending from Sonoma County]</p> <p><u>Appropriateness:</u></p>
<p>29. Sonoma Water Action Plan <u>2009-14 Objective:</u> Implement the conservation and improvement measures called for in the Water Action Plan. Conduct periodic reviews of the Plan and modify as necessary to ensure adequate water supply to meet Sonoma's regional housing needs (RHNA). Advertise available water conservation programs and incentives.</p> <p>Timeframe Objective: Review Water Action Plan on an annual basis. Update website as new water conservation programs become available.</p>	<p><u>Progress:</u> A will-serve water connection policy was adopted by the City Council in 2010 and renewed in 2013. Water conservation programs are advertised through brochures and other means and the City has sponsored a number of classes and other outreach events on water conservation. The City Council has reviewed its water supply and conservation programs three times over the course of the review period.</p> <p><u>Effectiveness:</u> A review of the City's water supply and conservation strategy is underway at this time and is expected to be completed within six months.</p> <p><u>Appropriateness:</u> This program should be retained in some form, as it is necessary for the City to periodically review and update its water supply and conservation strategy.</p>

<p>30. Water and Sewer Priority for Affordable Housing <u>2009-14 Objective:</u> Distribute adopted 2009-2014 Housing Element to water and sewer providers, within 60 days of Element adoption, emphasizing requirements to prioritize allocations to affordable housing.</p> <p>Timeframe Objective: Distribute Element in 2009, within 60 days of adoption.</p>	<p><u>Progress:</u> Housing Element has been distributed to water and sewer providers.</p> <p><u>Effectiveness:</u> This program has been implemented.</p> <p><u>Appropriateness:</u> When the new update of the Housing Element is completed, it will again be necessary to distribute the element to the water and sewer providers.</p>
<p>31. Flood Hazards: Safety, Conservation and Land Us <u>2009-14 Objective:</u> By 2011, review, and amend as necessary, the Safety, Conservation and Land Use elements to address flood hazard requirements under AB 162. Review the Housing Element to ensure internal consistency.</p> <p>Timeframe Objective: 2011.</p>	<p><u>Progress:</u> In progress.</p> <p><u>Effectiveness:</u> Although the City has completed an updated city-wide storm drain plan to address flood hazards, the General Plan has not yet been updated. However, the storm drain plan did not identify any significant new issues that would lead to changes in land use designation or a reduction in the amount of land zoned for housing development.</p> <p><u>Appropriateness:</u> Because this program is not yet complete, it should be carried over into the updated Housing Element.</p>

Summary of Quantified Objectives: 2009-2014

The following table summarizes the quantified objectives contained in Sonoma's 2009-2014 Housing Element, and compares the City's progress in fulfilling these objectives.

Quantified Objectives for Sausalito's 2009-2014 Housing Element planning period

Income Level	RHNA	New Construction Objectives		Rehabilitation Objectives		Conservation Objectives	
	Allocation	Goal	Progress	Goal	Progress	Goal	Progress
Very Low (31-50% AMI)	73	43	36**	10	0	10***	0
Low (51-80% AMI)	55	55	25	10	49	474****	385
Moderate (81-120% AMI)	69	69	22	0	2	0	0
Above Moderate (>120% AMI)	156	156	72	0	0	0	0
Totals	353	353	155	20	51	410	385

*Extremely Low Income projected housing need can be calculated as 50 percent of the Very Low Income housing need allocation per HCD

**Housing number in the annual report does not distinguish between Very Low and Extremely Low Income.

***At-Risk: Cabernet Apartments

****Mobile home spaces