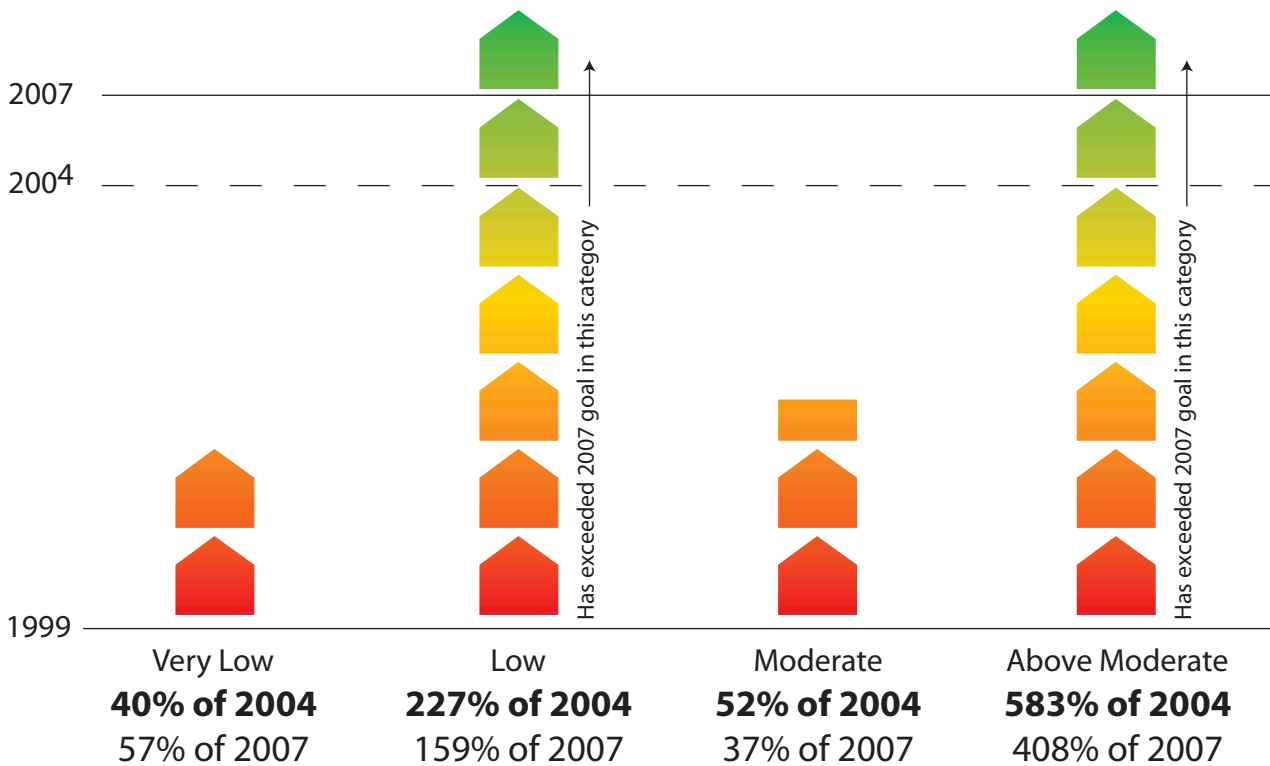


# City of Cloverdale Progress Report

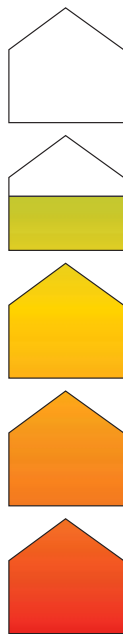
How is the City of Cloverdale doing in meeting their share of Regional Housing Needs as of 12/04?



### What's Happening:

Several projects in the pipeline with an emphasis on moderate income housing.

Above Moderate numbers are through the end of 2003



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**71% of 2004 Goal**  
50% of 2007 Goal

For the complete report, please visit the Sonoma County Housing Coalition Website – [www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 6,831  
Housing Units: 2,636  
ABAG Allocation = 13% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 10% of Existing Housing Units  
64% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

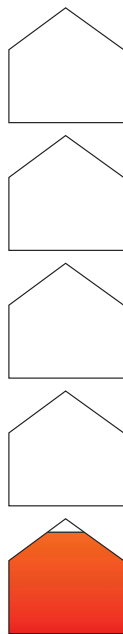
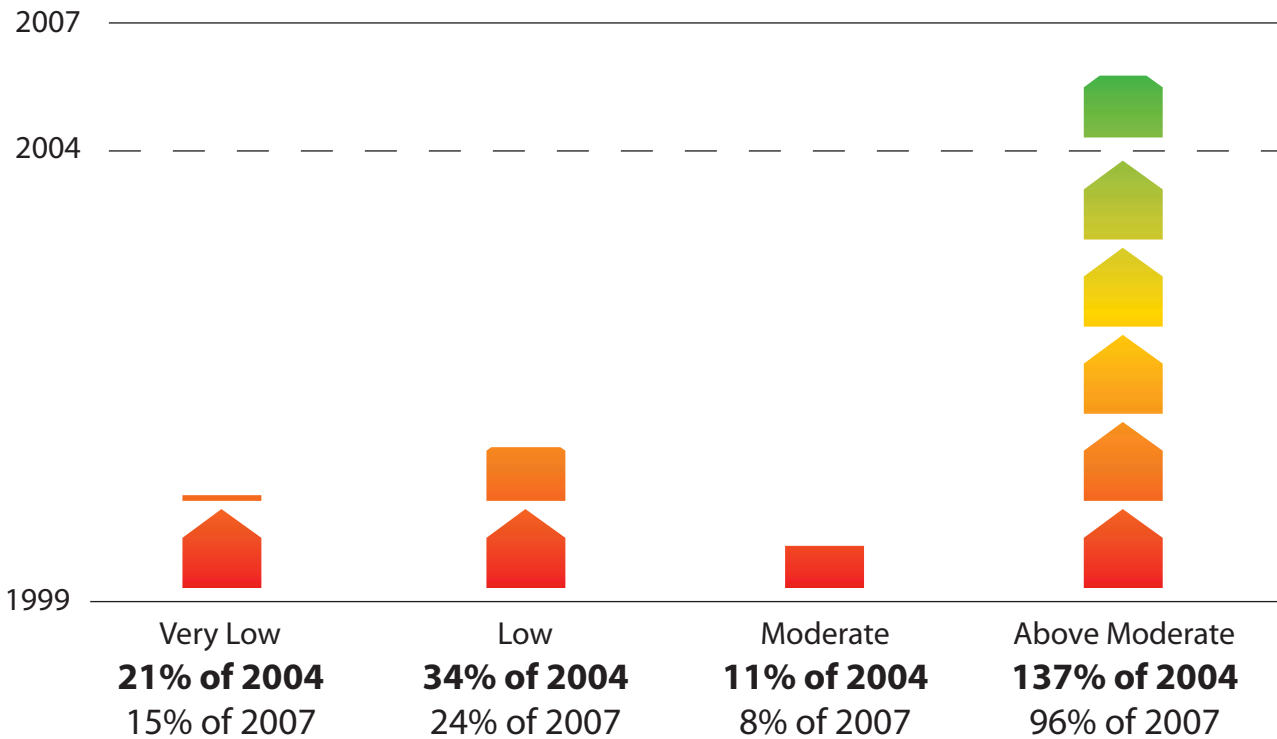
### City of Cloverdale 2005

Previous ABAG Reporting Period	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 - 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low – 59	Very Low – 95	Very Low – 38	Very Low – 57
	Low – 152	Low – 51	Low – 81	Low – (30)
	Moderate – 23	Moderate – 128	Moderate – 47	Moderate – 81
	Above Moderate – 362	Above Moderate – 149	Above Moderate – 608	Above Moderate – (459)
	<b>Total Reported: 234 units</b>	<b>Total Allocation: 423 units</b>	<b>Total: 774 units</b>	<b>Total: 138 units</b>

Note: Information based on General Plan Year End Report and Discussion with Planning Director Bruce Kibby. Above Moderate numbers are through the end of 2003

# City of Cotati Progress Report

How is the City of Cotati doing in meeting their share of Regional Housing Needs as of 12/04?



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**19% of 2004 Goal**  
13% of 2007 Goal

### What's Happening:

City in process of adopting a new Land Use Code that will include a 20% Inclusionary Requirement.

Community Process to establish a new planning area called the Northern Gateway Project which will include residential development.

General Plan Update in the works.

For the complete report, please visit the Sonoma County Housing Coalition Website – [www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 6,471  
Housing Units: 2,545  
ABAG Allocation = 22% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 13% of Existing Housing Units  
60% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

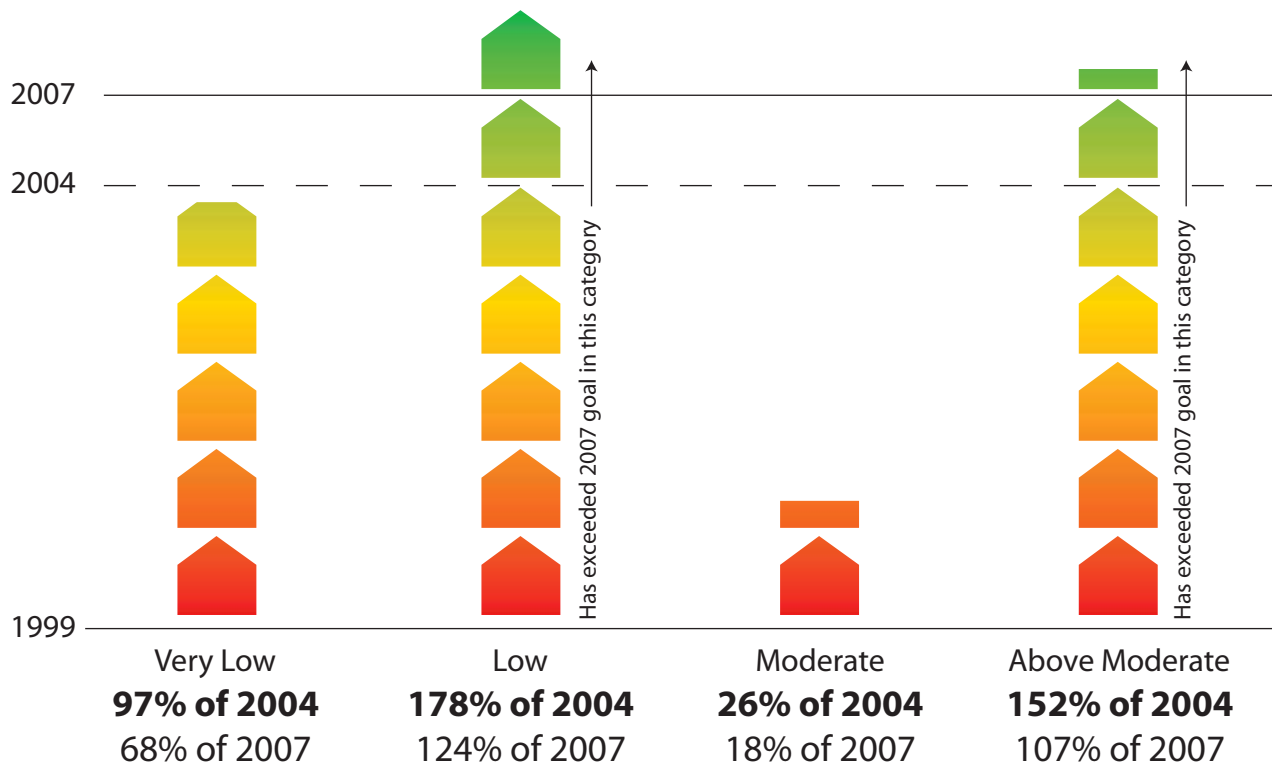
### Town of Cotati 2005

Previous ABAG Reporting Period	Actual Production During the Prior Reporting Period	ABAG Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low - 115	Very Low - 113	Very Low - 17	Very Low - 96
	Low - 67	Low - 63	Low - 15	Low - 48
	Moderate - 44	Moderate - 166	Moderate - 14	Moderate - 152
	Above Moderate - n/a	Above Moderate - 225	Above Moderate - 216	Above Moderate - 9
	<b>Total Reported: 226 units</b>	<b>Total Allocation: 567 units</b>	<b>Total: 262 units</b>	<b>Total left: 305 units</b>

Note: Based on information provided by City of Cotati Planning Department

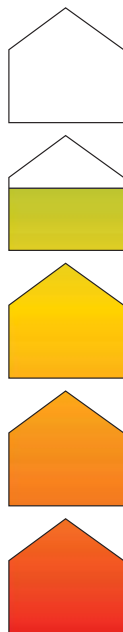
# City of Healdsburg Progress Report

How is the City of Healdsburg doing in meeting their share of Regional Housing Needs as of 12/04?



## What's Happening:

The Progress Report reflects numbers through June 30, 2004



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**73% of 2004 Goal**  
**51% of 2007 Goal**

For the complete report,  
please visit the Sonoma  
County Housing Coalition  
Website –  
[www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 10,722  
Housing Units: 4,152  
ABAG Allocation = 14% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 9% of Existing Housing Units  
63% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

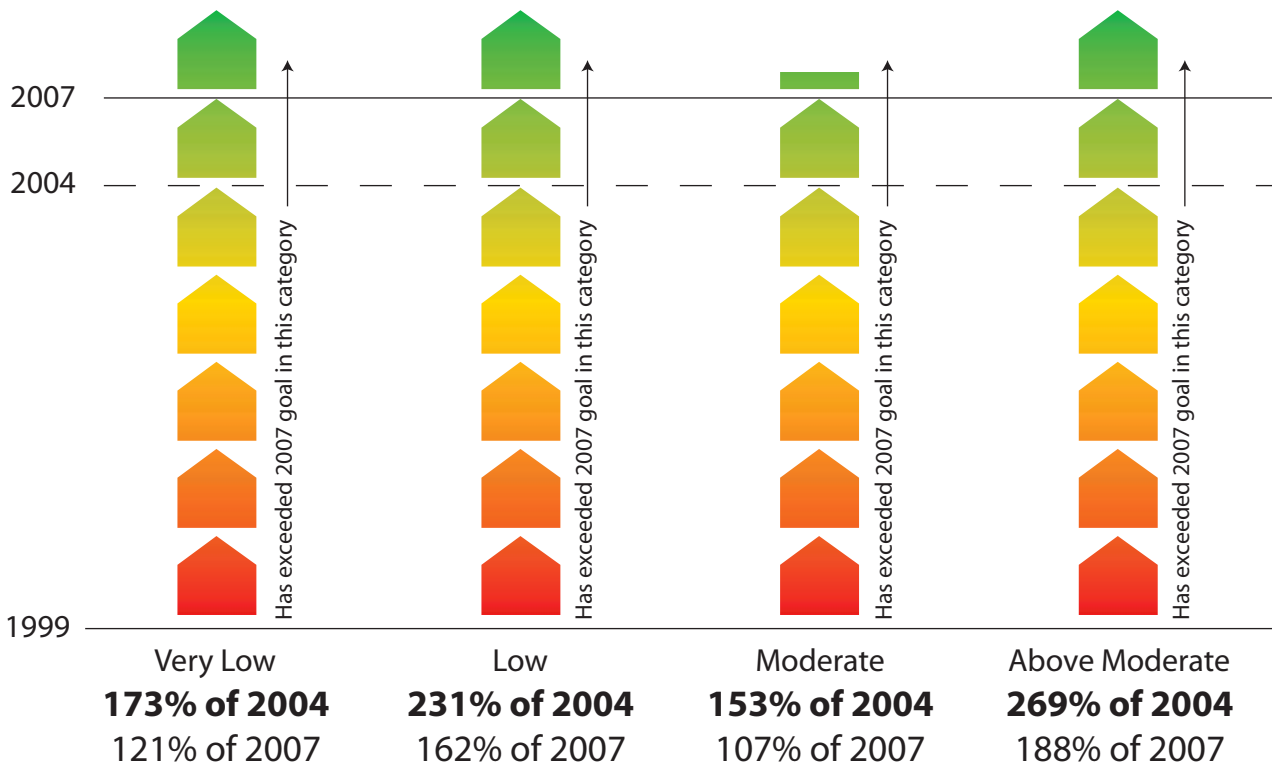
## City of Healdsburg 2005

Previous ABAG Reporting Period 1988 – 1995	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 329	Very Low - 43	Very Low - 112	Very Low - 76	Very Low - 36
Low - 220	Low - 62	Low - 78	Low - 97	Low - (19)
Moderate - 268	Moderate - 110	Moderate - 171	Moderate - 31	Moderate - 140
Above Moderate - 403	Above Moderate - 206	Above Moderate - 212	Above Moderate - 226	Above Moderate - (14)
Total Allocation: 1220 units	Total Reported: 421 units	Total Allocation: 573 units	<b>Total: 430 units</b>	<b>Total left: 176 units</b>

NOTE: Progress as of June 30, 2004 prepared by Richard Spitzer, Planning Director.

# City of Petaluma Progress Report

How is the City of Petaluma doing in meeting their share of Regional Housing Needs as of 12/04?



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**100% of 2004 Goal**  
100% of 2007 Goal

For the complete report,  
please visit the Sonoma  
County Housing Coalition  
Website –  
[www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 54,548  
Housing Units: 20,340  
ABAG Allocation = 5.6% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 3.2% of Existing Housing Units  
56.1% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

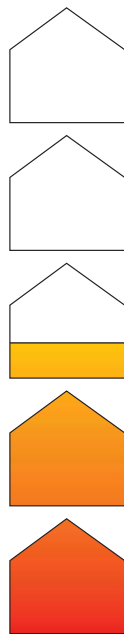
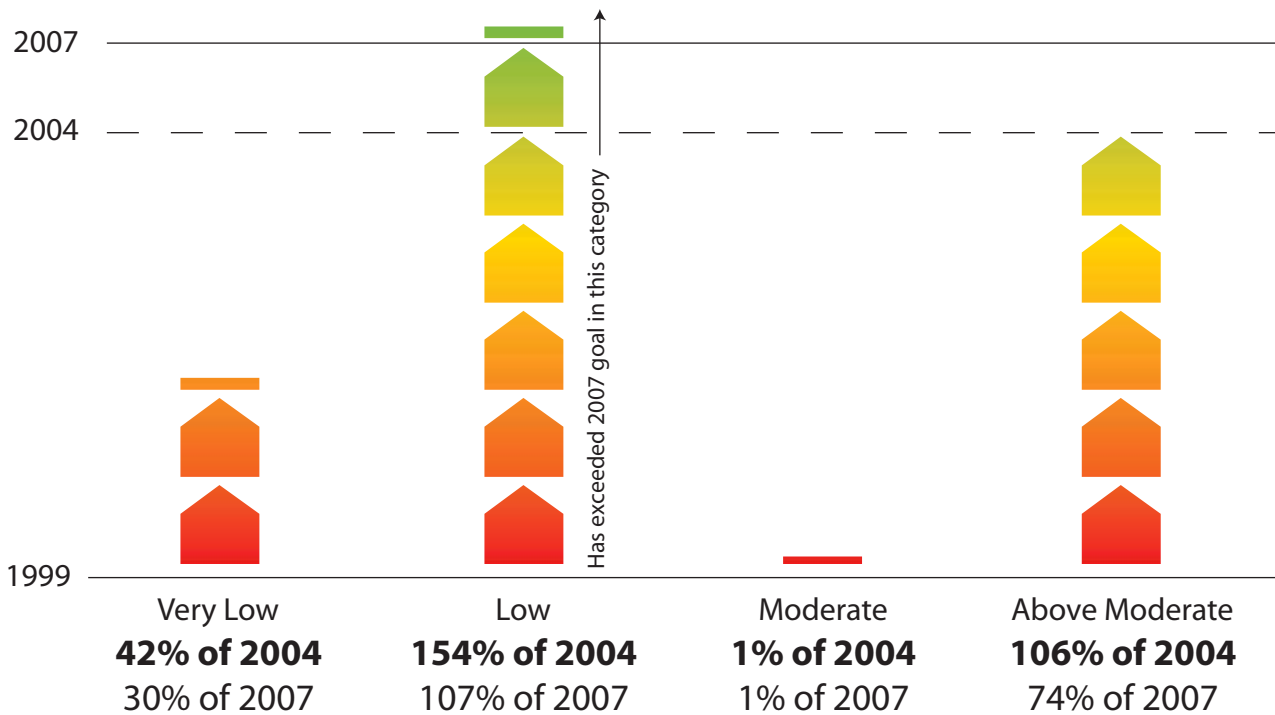
### City of Petaluma 2005

Previous ABAG Reporting Period	Actual Production During the Prior Period – 91 - 98	ABAG Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low and Low - 381	Very Low - 206	Very Low - 250	Very Low – (44)
	Low – n/a	Low - 124	Low - 201	Low – (77)
	Low and Moderate - 106	Moderate - 312	Moderate - 335	Moderate – (23)
	Above Moderate – n/a	Above Moderate - 502	Above Moderate - 944	Above Moderate – (442)
	<b>Total Reported: 487 units</b>	<b>Total Allocation: 1144</b>	<b>Total: 1730 units</b>	<b>Total left: 0 units</b>

Note: Based on Petaluma Housing Element Update. Verified by Bonne Gaebler.

# City of Rohnert Park Progress Report

How is the City of Rohnert Park doing in meeting their share of Regional Housing Needs as of 12/04?



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**44% of 2004 Goal**  
33% of 2007 Goal

For the complete report,  
please visit the Sonoma  
County Housing Coalition  
Website –  
[www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 42,236  
Housing Units: 15,820  
ABAG Allocation = 13% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 8% of Existing Housing Units  
60% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

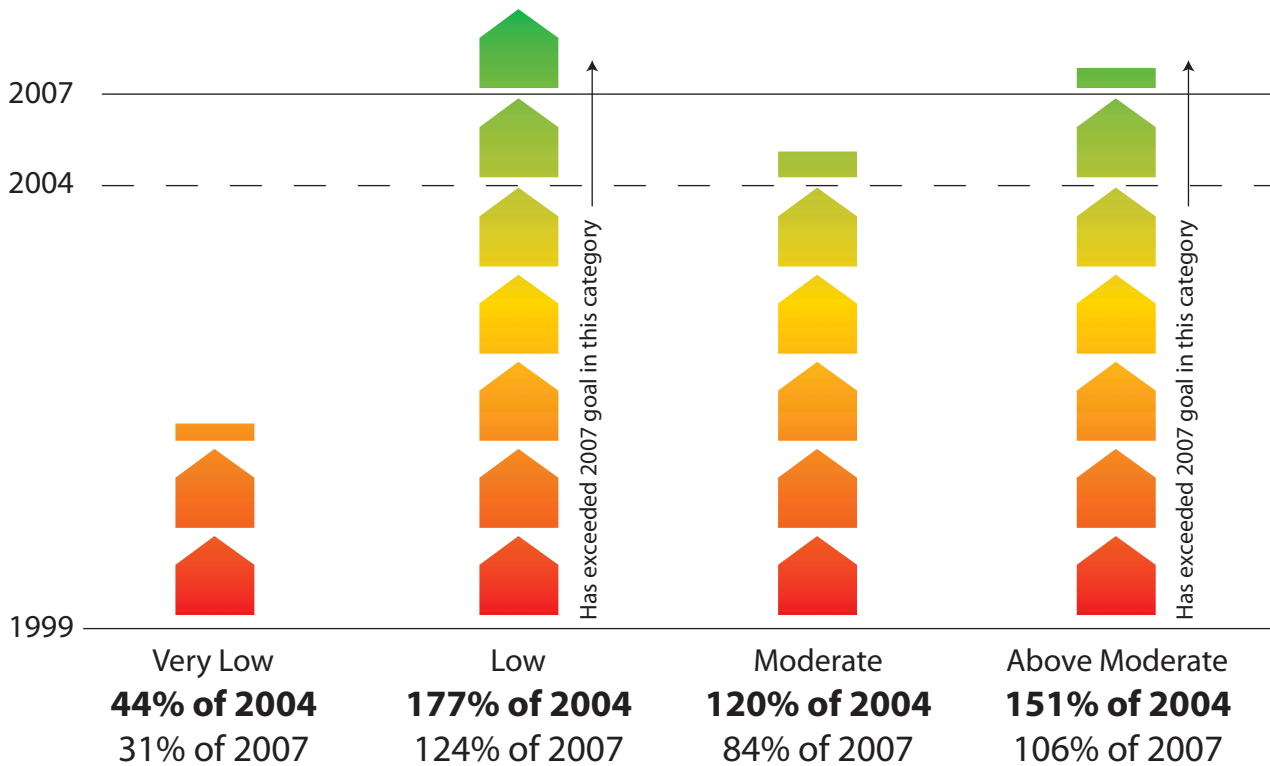
## City of Rohnert Park 2005

Previous ABAG Reporting Period (1995-1999)	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 478	Very Low - 20	Very Low - 401	Very Low - 140	Very Low - 261
Low - 198	Low - 270	Low - 270	Low - 291	Low - (21)
	Moderate - 597	Moderate - 597	Moderate - 4	Moderate - 593
	Above Moderate - 351	Above Moderate - 856	Above Moderate - 809	Above Moderate - 47
	<b>Total Reported: 604 units</b>	<b>Total Allocation: 2124</b>	<b>Total: 1244 units</b>	<b>Total left: 880 units</b>

Note: Based on information provided by the City of Rohnert Park

# City of Santa Rosa Progress Report

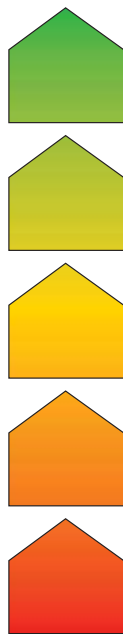
How is the City of Santa Rosa doing in meeting their share of Regional Housing Needs as of 12/04?



### What's Happening:

The City of Santa Rosa has 192 Very Low Income Units in the Planning Process and 77 Low Income Units in the Planning Process.

Provides a General Fund contribution for Affordable Housing programs.



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**100% of 2004 Goal**  
70% of 2007 Goal

For the complete report, please visit the Sonoma County Housing Coalition Website – [www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 147,595  
Housing Units: 57,514  
ABAG Allocation = 13% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 8% of Existing Housing Units  
60% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

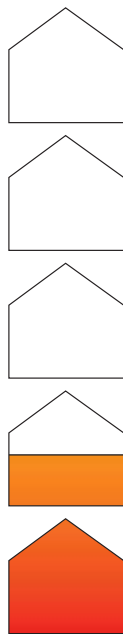
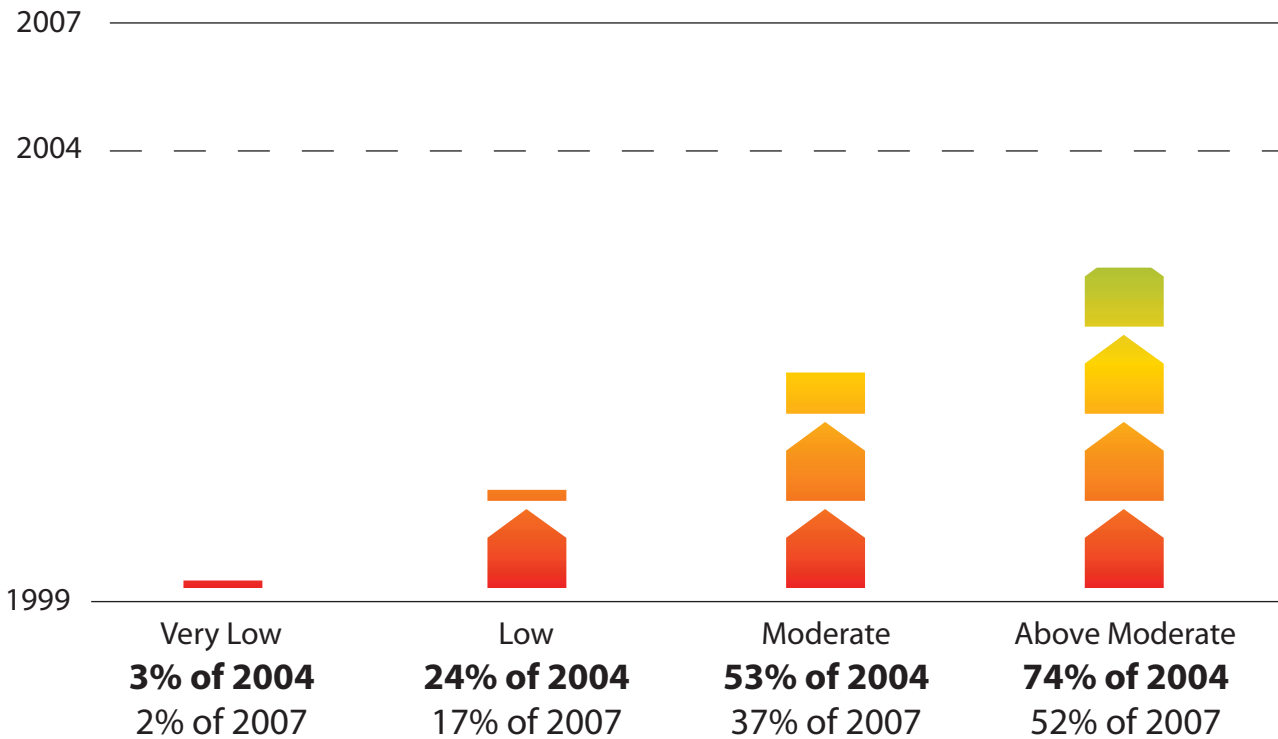
### City of Santa Rosa 2005

Previous ABAG Reporting Period (96-2001)	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 200	Very Low - 320	Very Low - 1539	Very Low - 473	Very Low - 1066
Low - 550	Low - 315	Low - 970	Low - 1205	Low – (235)
	Moderate – n/a	Moderate - 2120	Moderate - 1791	Moderate - 329
	Above Moderate – n/a	Above Moderate - 3025	Above Moderate - 3194	Above Moderate – (169)
Total Low and Very Low – 750 units	Total Reported: 635 units	Total Allocation: 7654	<b>Total: 6663 units</b>	<b>Total left: 1395 units</b>

Note: Based on February 9<sup>th</sup> letter and May 3<sup>rd</sup> Council Study Session.

# City of Sebastopol Progress Report

How is the City of Sebastopol doing in meeting their share of Regional Housing Needs as of 12/04?



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**30% of 2004 Goal**  
21% of 2007 Goal

## What's Happening:

Two City Initiated Affordable Housing developments in the planning stages – Covert Lane, a 20 unit low and moderate ownership project and Walker Avenue, a 39 unit low and very low rental project.

There is also a third potential project on Gravenstein Highway South.

For the complete report, please visit the Sonoma County Housing Coalition Website – [www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 7,774  
Housing Units: 3,328  
ABAG Allocation = 8% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 5% of Existing Housing Units  
61% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

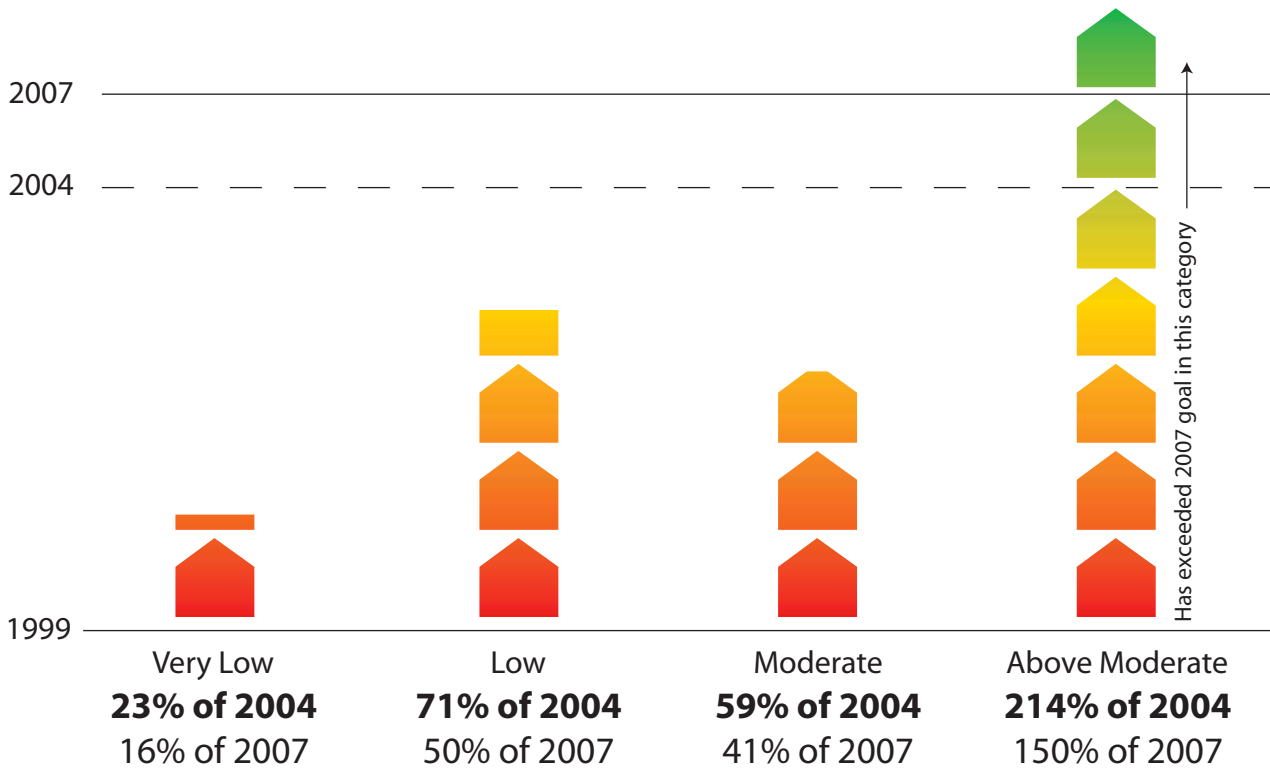
## City of Sebastopol 2005

Previous ABAG Reporting Period (88-95)	Actual Production During the Prior Reporting Period (88-98)	ABAG Housing Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 156	Very Low - 88	Very Low - 58	Very Low – 1	Very Low - 57
Low - 97	Low - 78	Low - 35	Low – 6	Low – 29
Moderate - 113	Moderate - 5	Moderate - 75	Moderate - 28	Moderate - 47
Above Moderate - 171	Above Moderate – 288	Above Moderate - 106	Above Moderate - 55	Above Moderate – 51
<b>Total: 537 units</b>	<b>Total Reported: 459 units</b>	<b>Total Allocation: 274</b>	<b>Total: 90 units</b>	<b>Total left: 184 units</b>

Note: Based on HCD Annual Progress Report and Discussions with Kenyon Webster, Planning Director

# City of Sonoma Progress Report

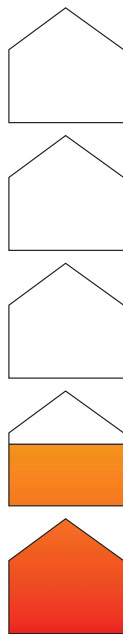
How is the City of Sonoma doing in meeting their share of Regional Housing Needs as of 12/04?



### What Happening:

There is a pending acquisition of the Village Green senior apartments which will secure 34 very low income units.

The City's Growth Management Ordinance has been amended to provide additional incentives for Affordable Housing.



**2004 Cumulative Progress**  
(Includes Very Low, Low & Moderate Housing)

**49% of 2004 Goal**  
**34% of 2007 Goal**

For the complete report, please visit the Sonoma County Housing Coalition Website – [www.schousingcoalition.org](http://www.schousingcoalition.org)



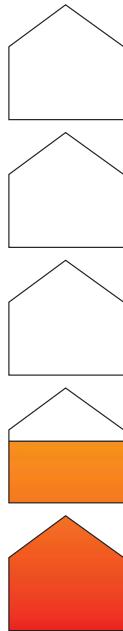
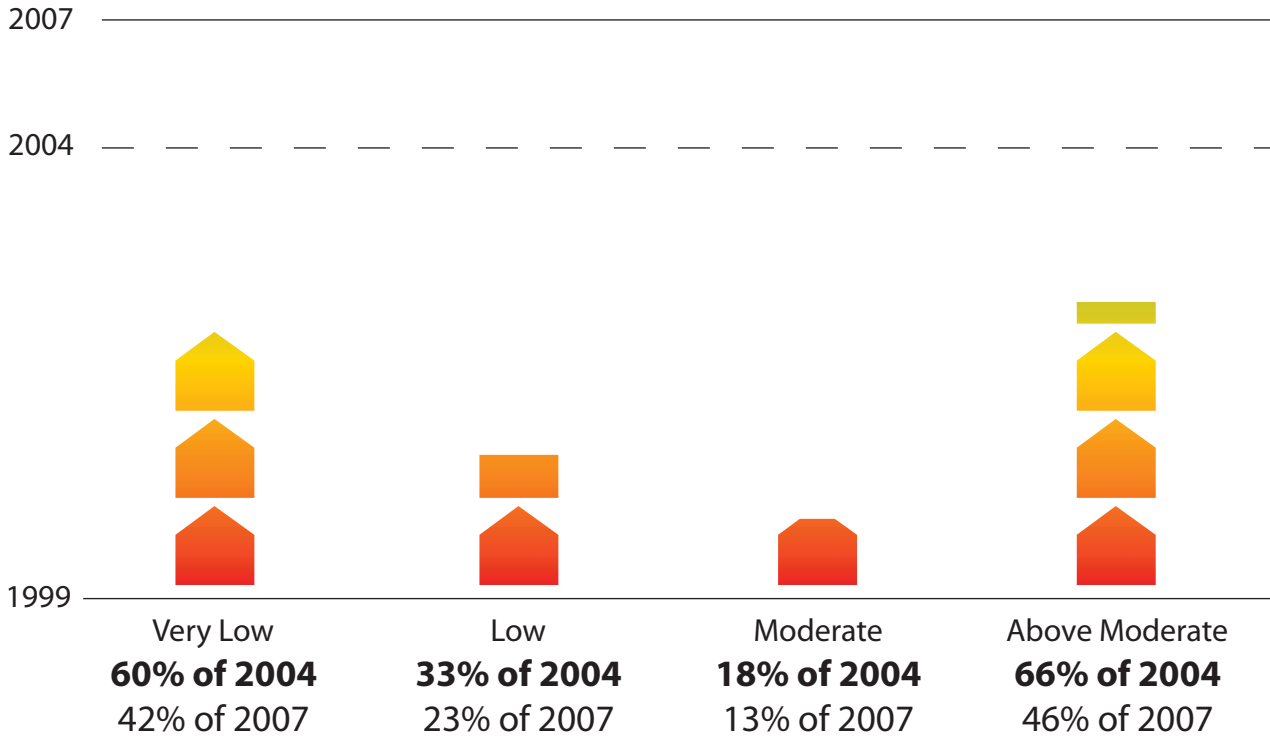
Population: 9,128  
Housing Units: 4,632  
ABAG Allocation = 15% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 9% of Existing Housing Units  
15% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

Previous ABAG Reporting Period (1995 – 2000)	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 15	Very Low - 0	Very Low - 146	Very Low - 23	Very Low - 123
Low - 75	Low - 30	Low - 90	Low - 45	Low - 45
Moderate - 88	Moderate - 22	Moderate - 188	Moderate - 78	Moderate - 110
Above Moderate - 194	Above Moderate - 428	Above Moderate - 260	Above Moderate - 389	Above Moderate - 0
<b>Total Allocation: 372 units</b>	<b>Total Reported: 480 units</b>	<b>Total Allocation: 684</b>	<b>Total: 535 units</b>	<b>Total left: 278 units</b>

Note: City of Sonoma 2004 HCD Report.

# County of Sonoma Progress Report

How is the County of Sonoma doing in meeting their share of Regional Housing Needs as of 12/04?



2004 Cumulative Progress  
(Includes Very Low, Low & Moderate Housing)

**36% of 2004 Goal**  
25% of 2007 Goal

## What's Happening:

The County has Quantified Objectives that are different than the Regional Housing Allocation Number. These Quantified Objectives are the following: Very Low – 705 units, Low – 504 units, Moderate – 362 units and Above Moderate – 1317 units.

The County would prefer that the SCHC use the Quantified Objectives in measuring progress.

The County has 9 "in process" units with 4 of those units being targeted to Low Income.

For the complete report, please visit the Sonoma County Housing Coalition Website – [www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 173,309  
Housing Units: 64,450  
ABAG Allocation = 10.5% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 6.2% of Existing Housing Units  
59% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

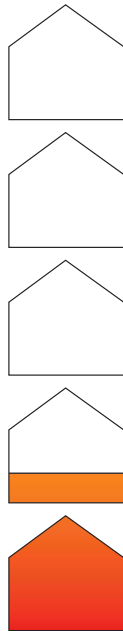
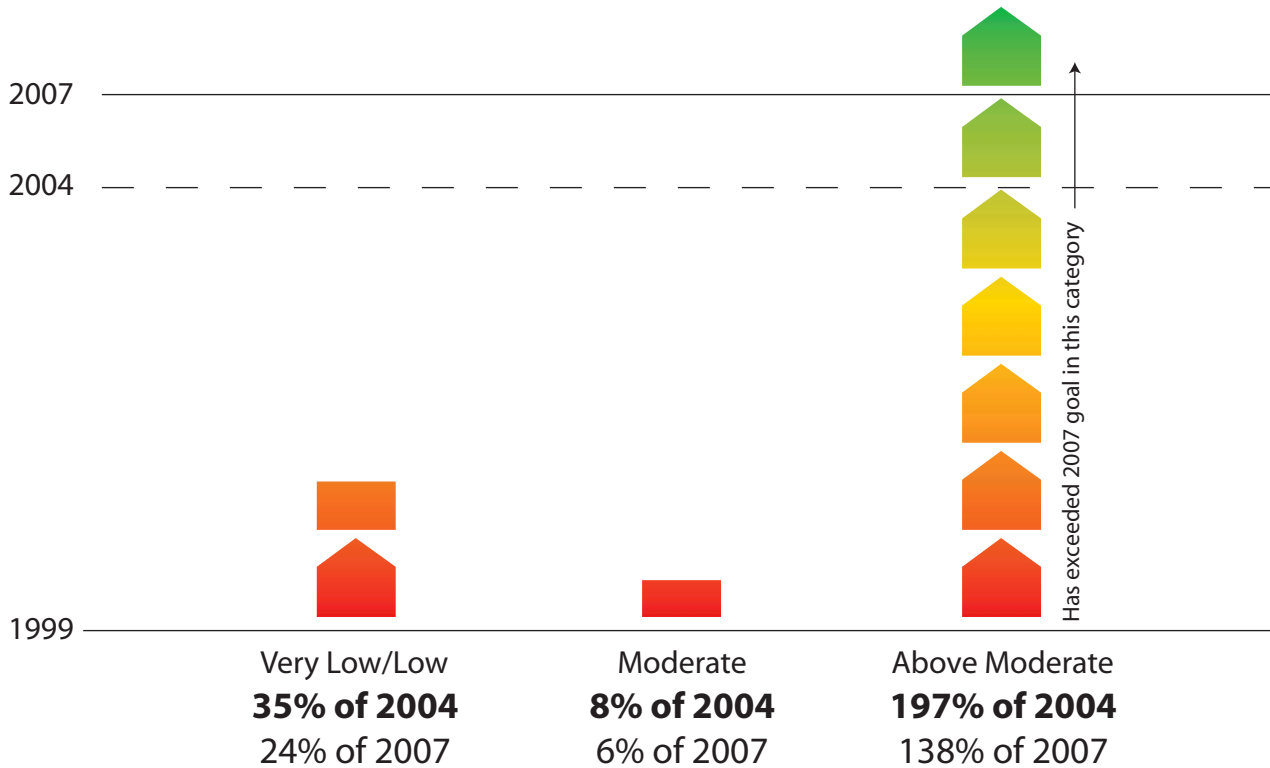
Previous ABAG Reporting Period	Actual Production During the Prior Period of 1992 – 3/2001	ABAG Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low - 74	Very Low - 1311	Very Low – 545	Very Low – 766
	Low - 217	Low - 1116	Low – 261	Low – 855
	Moderate - 141	Moderate - 1563	Moderate – 206	Moderate – 1357
	Above Moderate – n/a	Above Moderate - 2809	Above Moderate – 1278	Above Moderate – 1531
	Total Reported: 432 units	Total Allocation: 6799	<b>Total: 2290 units</b>	<b>Total left: 4509 units</b>

Under Housing Element Law, a jurisdiction can choose objectives that are different than the ABAG Housing Allocation Numbers. Sonoma County's Objectives are: Very Low – 705 units, Low – 504 units, Moderate – 362 units and Above Moderate – 1317 units.

Note: Updated Housing Information through 12/04. Does not include some approved but not built units.

# City of Windsor Progress Report

How is the City of Windsor doing in meeting their share of Regional Housing Needs as of 12/04?



**2004 Cumulative Progress**  
(Includes Very Low, Low & Moderate Housing)

**23% of 2004 Goal**  
**16% of 2007 Goal**

For the complete report,  
please visit the Sonoma  
County Housing Coalition  
Website –  
[www.schousingcoalition.org](http://www.schousingcoalition.org)



Population: 22,744  
Housing Units: 7,736  
ABAG Allocation = 27% of Existing Housing Units  
ABAG Allocation (Affordable Housing portion) = 16% of Existing Housing Units  
59% of ABAG Allocation is affordable units.  
(Based upon 2000 Census Data)

Previous ABAG Reporting Period (1988 – 1998)	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2007	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 475	Very Low - 72	Very Low - 430	Very Low – 161**	Very Low – 501**
Low - 329	Low - 71	Low - 232	Low – see note	Low – see note
Moderate - 384	Moderate - 576	Moderate - 559	Moderate - 33	Moderate - 526
Above Moderate – 640	Above Moderate – 3511	Above Moderate - 850	Above Moderate - 1170	Above Moderate – (320)
<b>Total Allocation: 1828 units</b>	<b>Total Reported: 4230 units</b>	<b>Total Allocation: 2071</b>	<b>Total: 1364 units</b>	<b>Total left: 1027 units</b>

Note: Annual Affordability Monitoring Report for 2004

\*\*\* Windsor combines low and very low for reporting purposes. 161 units combine low and very low.

# OVERVIEW SUMMARY

City or Town	ABAG Housing Allocation for 1999 – 2007 Total Units:	How much of the affordable allocation has been built or approved. Total Units:	What is left of the affordable allocation needs to meet ABAG Housing Allocation Numbers.
<b>Cloverdale</b>	423	166	108 units
<b>Cotati</b>	567	46	296 units
<b>Healdsburg</b>	573	204	176 units
<b>Petaluma</b>	1144	786	0 units
<b>Rohnert Park</b>	2124	435	854 units
<b>Santa Rosa</b>	7654	3469	1395 units
<b>Sebastopol</b>	274	35	133 units
<b>Sonoma</b>	684	146	278 units
<b>Windsor</b>	2071	194	1027 units
<b>County of Sonoma</b>	6799	1012	2978 units
<b>County of Sonoma - QA</b>	2888	1012	559 units

## DEFINITIONS

Affordable: Very Low, Low or Moderate income units.

Very Low: Housing affordable to families making less than 50% of the median income for Sonoma County.

Low: Housing affordable to families making between 50% and 80% of the median income for Sonoma County.

Moderate: Housing affordable to families making between 81% and 120% of the median income for Sonoma County.

Above Moderate: Housing affordable to families making more than 120% of the median income for Sonoma County.

Previous ABAG Reporting Period: The ABAG Housing Allocation period from 1988-1995 unless otherwise noted.

Actual Production During the Prior Reporting Period: The Housing production that occurred during the allocation period unless otherwise noted.

ABAG Housing Allocation from 1999-2007: Regional Housing Allocation given to each jurisdiction by ABAG. Allocation determined by a number of factors including General Plans, State Finance Department numbers and formulas developed by ABAG.

How much of the Allocation has been met by the jurisdiction: What has the jurisdiction built or approved during the 1999-2007 time period based upon the most recent housing information available.

What is left to develop: How many more housing units must a jurisdiction build or approve to meet the ABAG Housing Allocation targets.

Progress Report Target: The current Progress Report Target Percentage is 70%. At the end of 2004, we are 70.5% of the way through the reporting period.

Cumulative Progress Report Target: Includes Very Low, Low and Moderate Income Housing. If a jurisdiction has exceeded their ABAG Housing Allocating number in a particular category, the jurisdiction is given up to allocation amount as part of this progress report indicator.

