



Sonoma County Housing Coalition
Housing Progress Report - 2006
May 15, 2006

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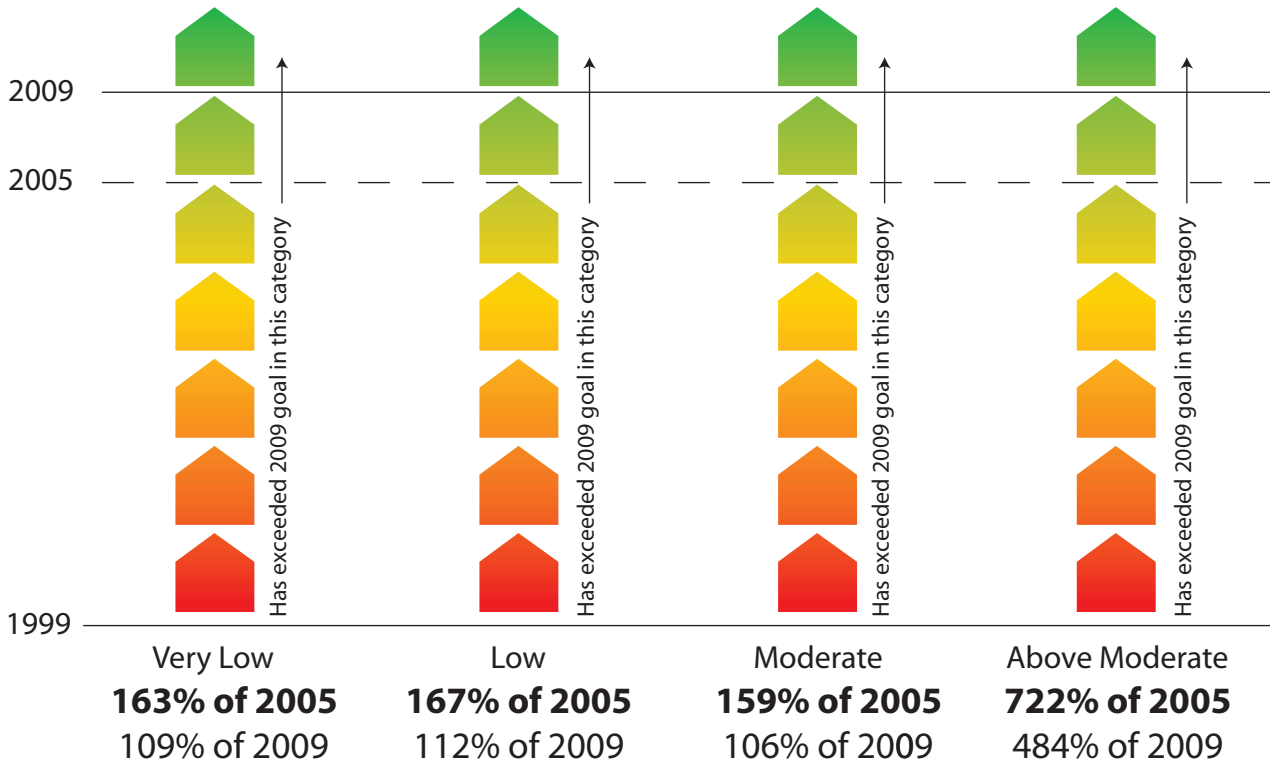
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City of Cloverdale Progress Report

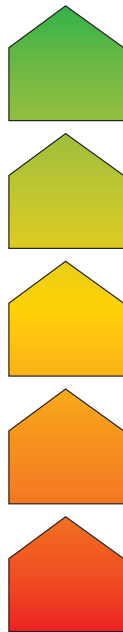
How is the City of Cloverdale doing in meeting their share of Regional Housing Needs as of 12/05?



What's Happening:

Cloverdale is currently considering two conceptual proposals for mixed use in the downtown – one is a senior project and one is a condominium project.

Considering a major rehabilitation of an existing senior community.



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

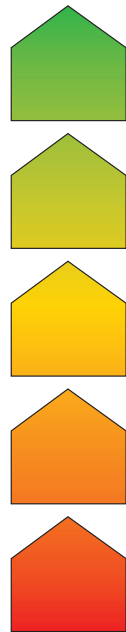
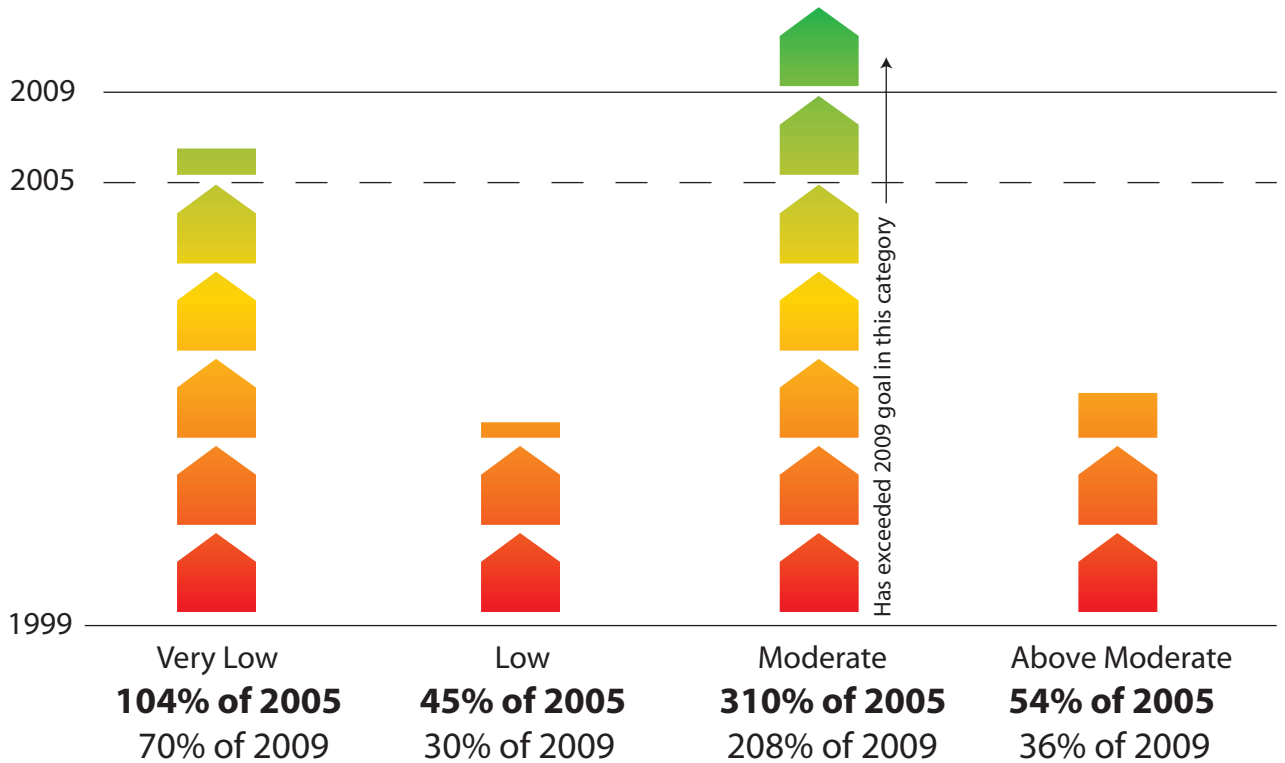
162% of 2005 Goal
108% of 2009 Goal

For the complete report,
please visit the Sonoma
County Housing Coalition
Website –
www.schousingcoalition.org



City of Cotati Progress Report

How is the City of Cotati doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

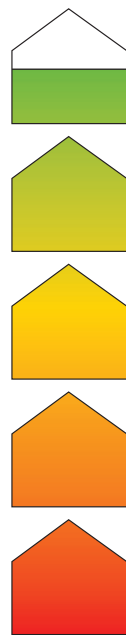
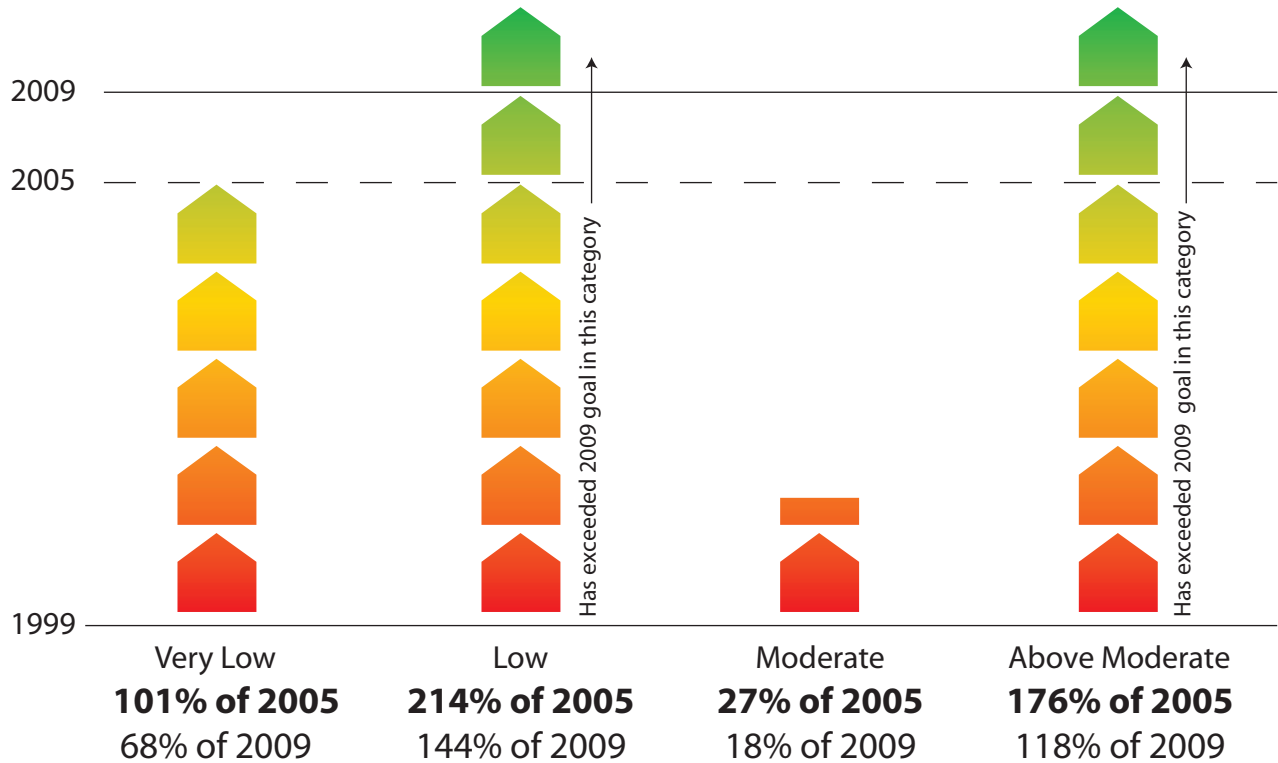
193% of 2005 Goal
130% of 2009 Goal

For the complete report,
please visit the Sonoma
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City of Healdsburg Progress Report

How is the City of Healdsburg doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

91% of 2005 Goal
61% of 2009 Goal

What's Happening:

The City of Healdsburg is starting to update their General Plan. A significant community discussion will be regarding growth and housing issues.

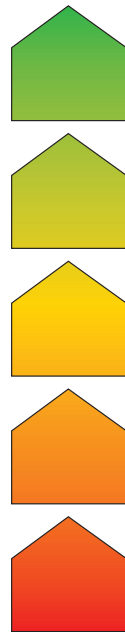
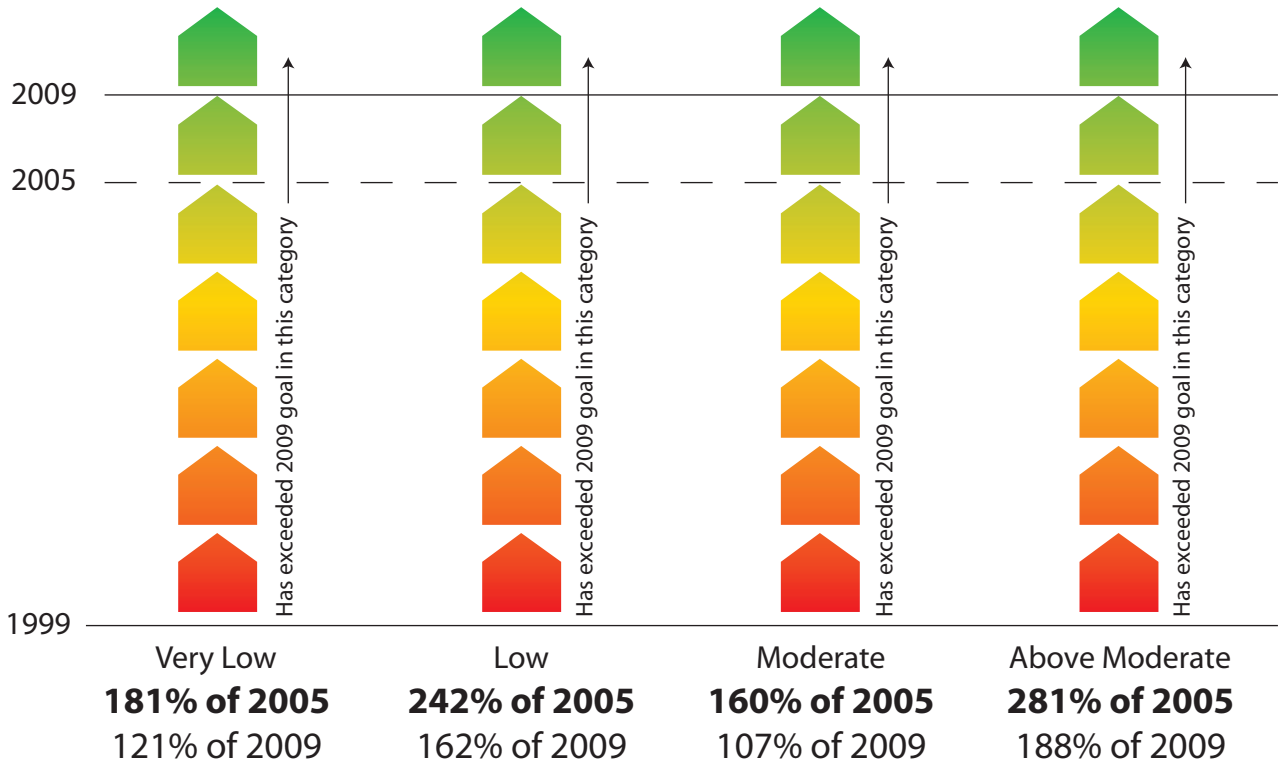
The City Council has approved the 100% affordable Chiquita Road project. The project is 66 units and is targeted to the low and moderate income groups.

For the complete report, please visit the Sonoma County Housing Coalition Website – www.schousingcoalition.org



City of Petaluma Progress Report

How is the City of Petaluma doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

183% of 2005 Goal
122% of 2009 Goal

What's Happening?

The Boulevard Apartments featuring 13 units of housing for persons with a mental illness will open in May of 2006.

Two new first-time homeowner developments (featuring a total of 50 homes) will be available in 2007.

A 58-unit low income senior community will be completed in 2007.

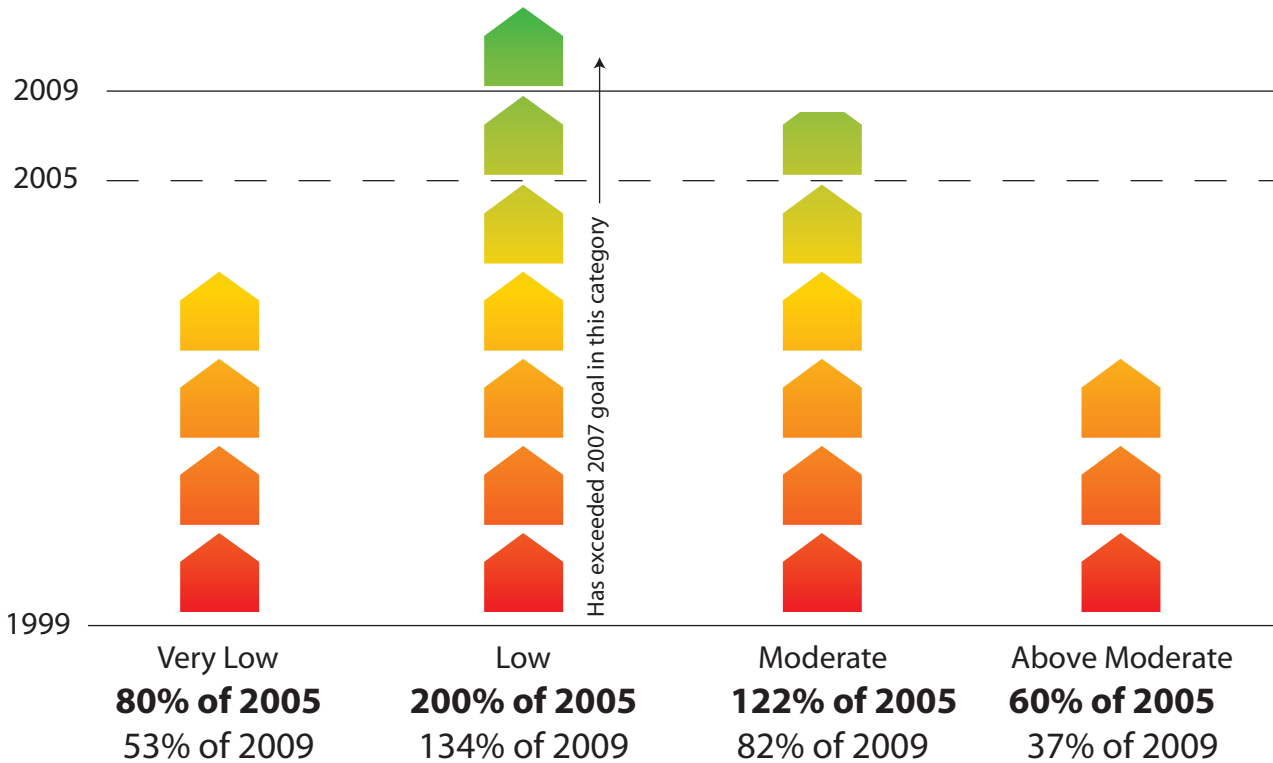
Mary Isaak Center Shelter and Transitional Housing is fully occupied.

For the complete report, please visit the Sonoma County Housing Coalition Website – www.schousingcoalition.org



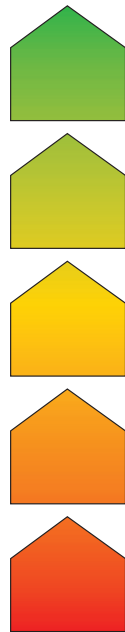
City of Rohnert Park Progress Report

How is the City of Rohnert Park doing in meeting their share of Regional Housing Needs as of 12/05?



What's Happening:

The City has 398 Very Low, Low and Moderate income units in the planning process.



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

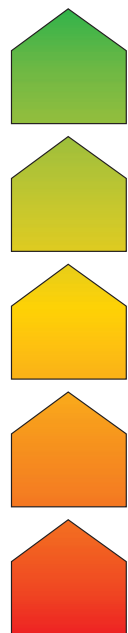
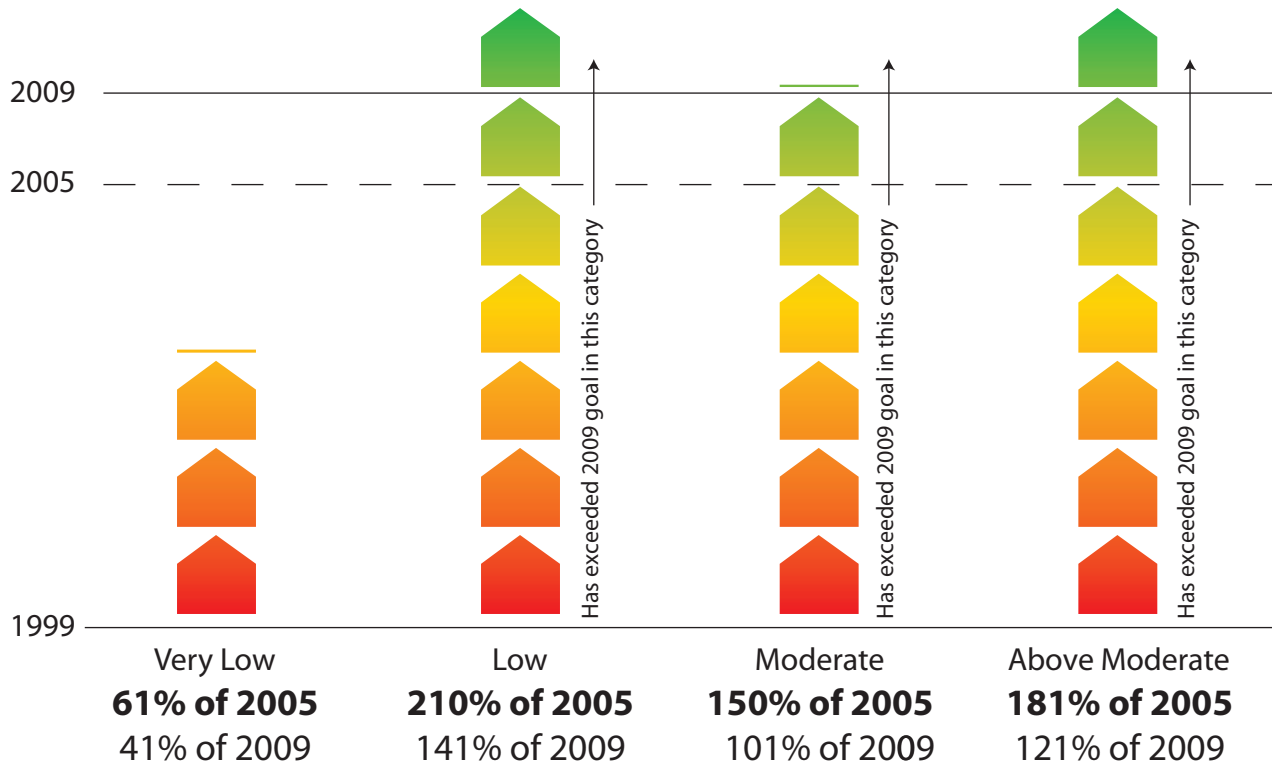
125% of 2005 Goal
84% of 2009 Goal

For the complete report,
please visit the Sonoma
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City of Santa Rosa Progress Report

How is the City of Santa Rosa doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

133% of 2005 Goal
89% of 2009 Goal

What's Happening:

Being proposed – 151 Very Low Income units and 91 Low Income units throughout the City.

The City committed \$13 million in 2005 to 8 affordable projects totaling 627 units.

The Samuel Jones Hall Homeless Shelter opened in 2005. Forty additional beds will be added in 2006.

An increasing number of mixed used projects are in various stages of development throughout the City.

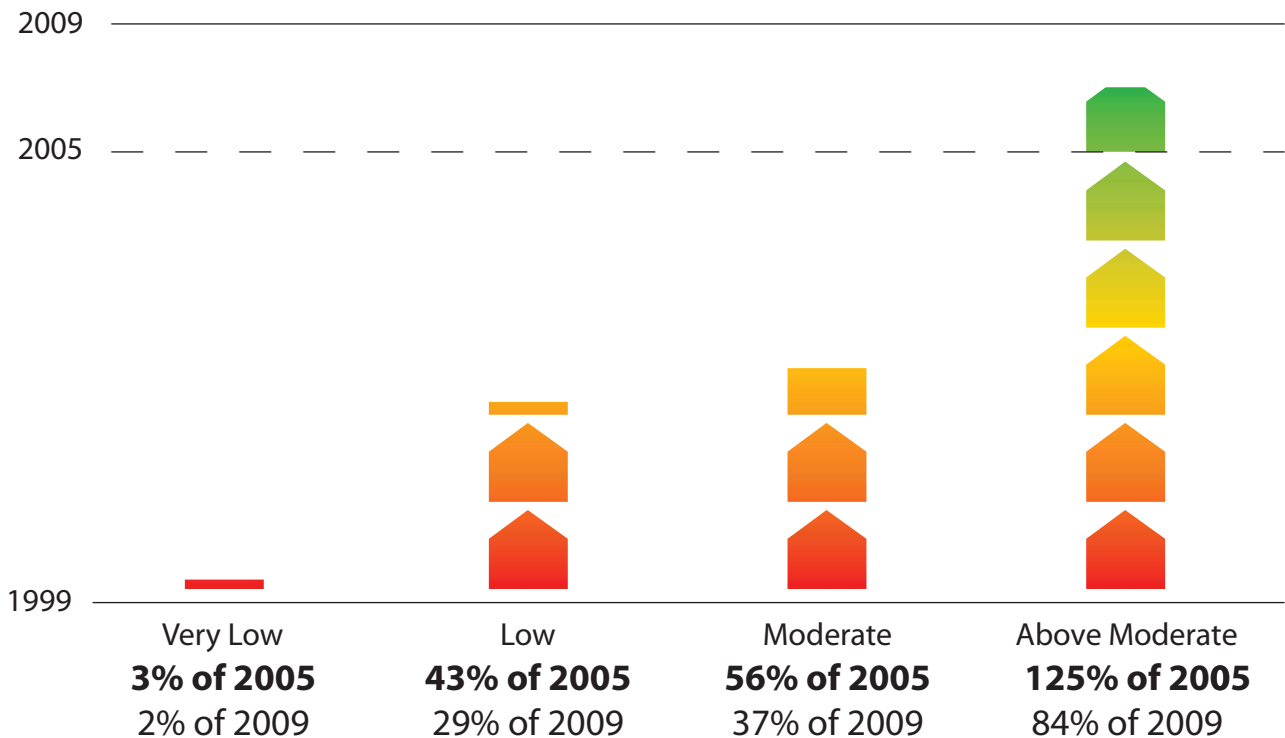
The number of second unit permits are up – 102 permits in 2005.

For the complete report, please visit the Sonoma County Housing Coalition Website – www.schousingcoalition.org



City of Sebastopol Progress Report

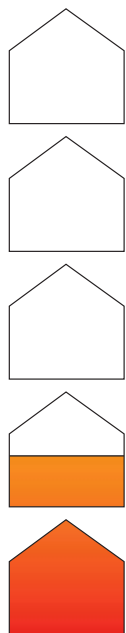
How is the City of Sebastopol doing in meeting their share of Regional Housing Needs as of 12/05?



What's Happening:

The City of Sebastopol has a number of projects currently moving through the process. They include: Covert Lane with 20 affordable units (15L and 5M), Laguna Vista with 30 affordable units, a Habitat for Humanity project with 2 affordable units and a project on Walker Ave. with 45 units.

The City has also committed \$300,000 in redevelopment monies to work with Burbank Housing on a South Gravenstein Highway Project.



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

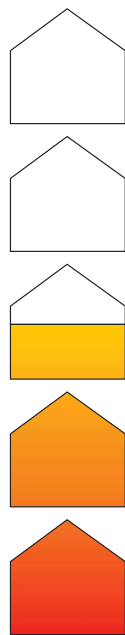
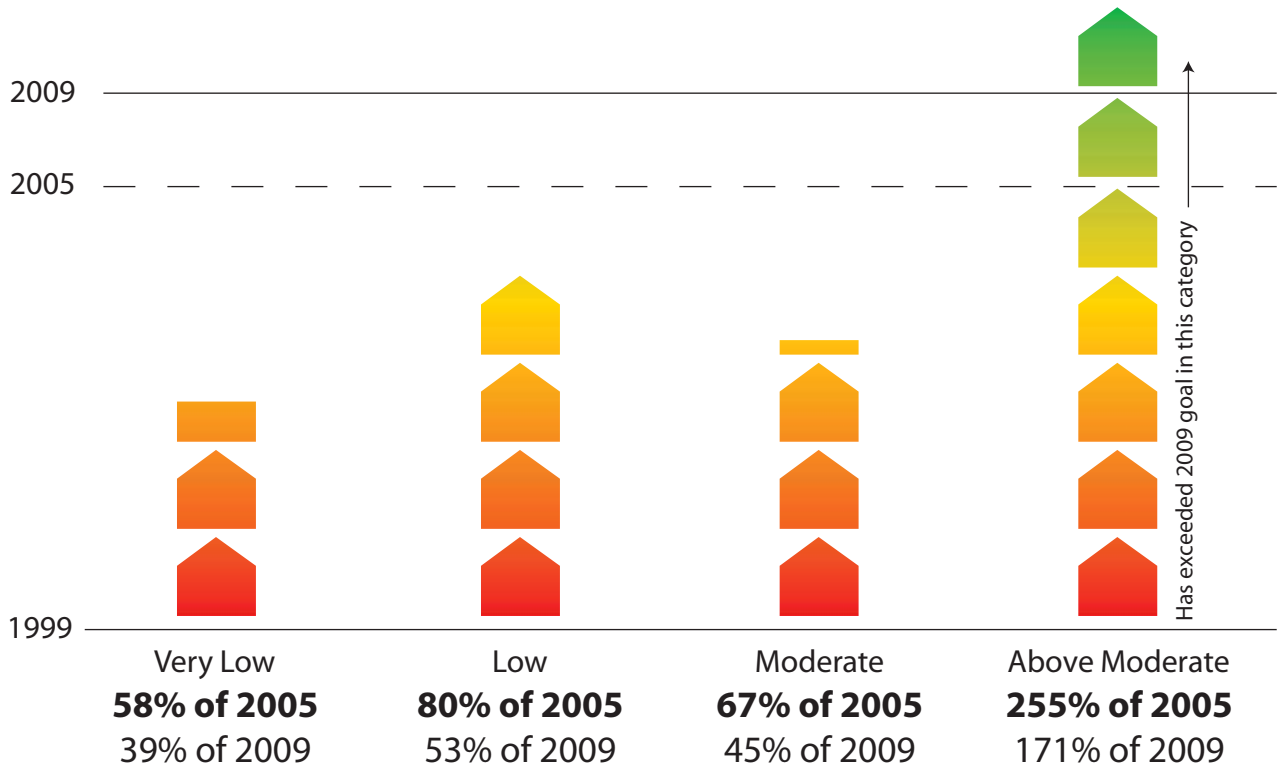
35% of 2005 Goal
23% of 2009 Goal

For the complete report,
please visit the Sonoma
County Housing Coalition
Website –
www.schousingcoalition.org



City of Sonoma Progress Report

How is the City of Sonoma doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

67% of 2005 Goal
45% of 2009 Goal

What Happening:

The City contributed approximately \$1 million dollars to a 34 unit affordable housing project managed by Burbank Housing which is currently under construction.

The City completed the purchase of the 34 unit Village Green II apartment development. This purchase retains this senior project as affordable at the very low income level.

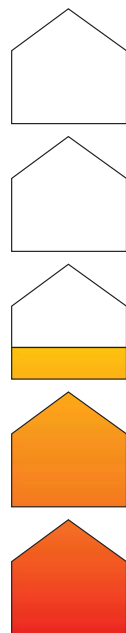
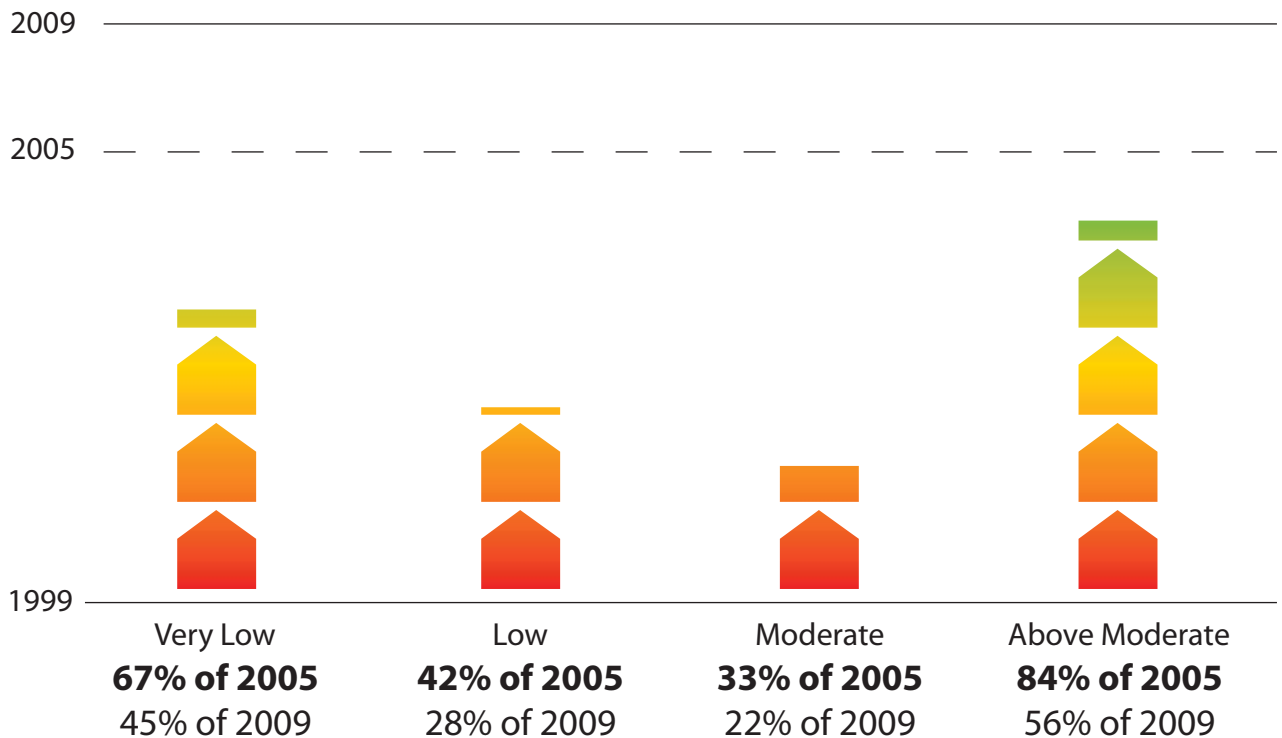
Sonoma is seeking grant funds for the development of a three-unit emergency shelter to be located on the City-owned Police Station property on First Street West.

For the complete report,
please visit the Sonoma
County Housing Coalition
Website –
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County of Sonoma Progress Report

How is the County of Sonoma doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

46% of 2005 Goal
31% of 2009 Goal

What's Happening:

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

Major overhaul of housing policies including implementation of an Inclusionary Zoning Ordinance and a Housing Linkage Fee

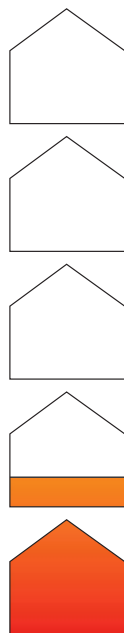
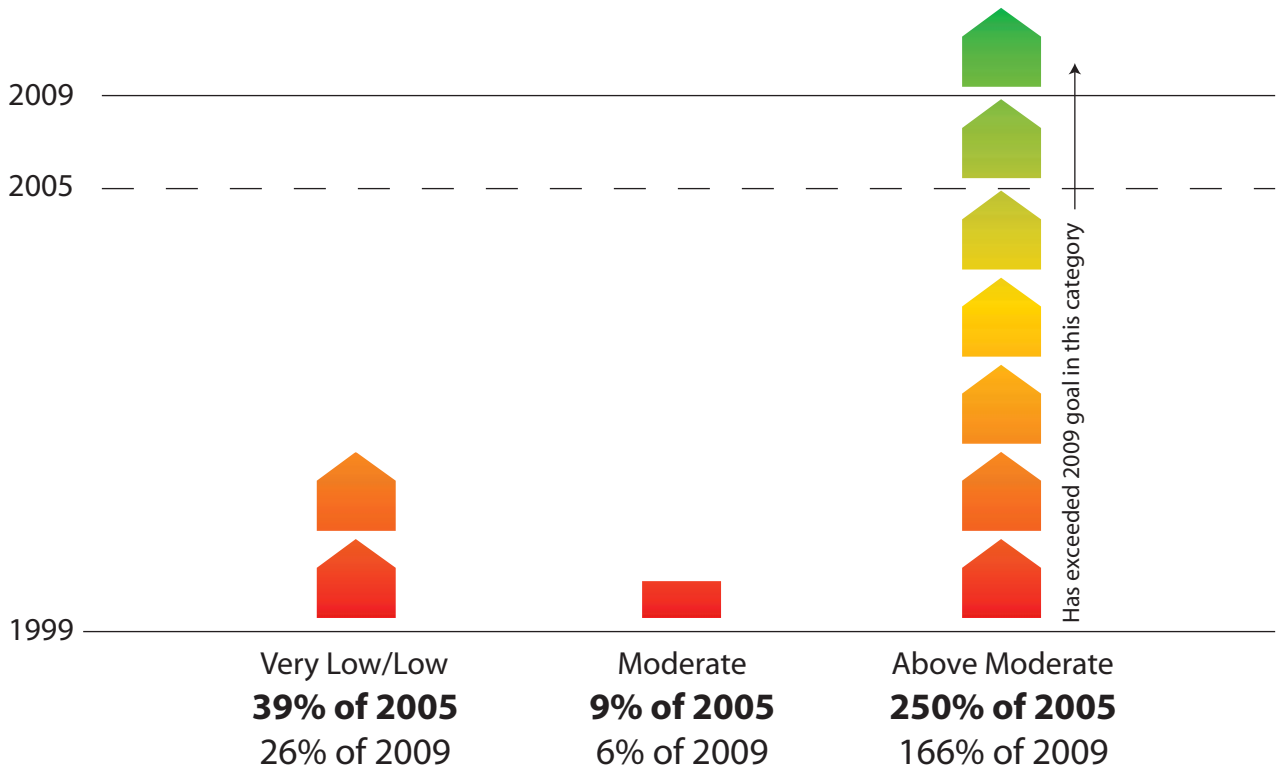
Since October 2005, 82% of applications for new single family homes include a 2nd dwelling unit.

For the complete report, please visit the Sonoma County Housing Coalition Website - www.schousingcoalition.org



City of Windsor Progress Report

How is the City of Windsor doing in meeting their share of Regional Housing Needs as of 12/05?



2005 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

25% of 2005 Goal
17% of 2009 Goal

What's Happening:

Windsor combines low and very low income units for reporting purposes.

For the complete report,
please visit the Sonoma
County Housing Coalition
Website –
www.schousingcoalition.org



City of Cloverdale 2006

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)

Previous ABAG Reporting Period	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 - 2009	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low – 59	Very Low – 95	Very Low – 104	Very Low – (9)
	Low – 152	Low – 51	Low – 57	Low – (6)
	Moderate – 23	Moderate – 128	Moderate – 136	Moderate – (8)
	Above Moderate – 362	Above Moderate – 149	Above Moderate – 721	Above Moderate – (459)
	Total Reported: 234 units	Total Allocation: 423 units	Total: 1018 units	Total: 0 units

Note: Information obtained from General Plan Year End Report and Cloverdale Planning Staff

Town of Cotati 2006

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)

Previous ABAG Reporting Period	Actual Production During the Prior Reporting Period	ABAG Allocation for 1999 – 2009	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low - 115	Very Low - 113	Very Low - 79	Very Low - 34
	Low - 67	Low - 63	Low - 19	Low - 44
	Moderate - 44	Moderate - 166	Moderate - 345	Moderate – (179)
	Above Moderate – n/a	Above Moderate - 225	Above Moderate - 81	Above Moderate – 144
	Total Reported: 226 units	Total Allocation: 567 units	Total: 524 units	Total left: 222 units

Note: Based on information provided by City of Cotati Planning Department – through June 2005

City of Healdsburg 2006

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)

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 - 112	Low – (34)
Moderate - 268	Moderate - 110	Moderate - 171	Moderate - 31	Moderate - 140
Above Moderate – 403	Above Moderate – 206	Above Moderate - 212	Above Moderate - 250	Above Moderate – (38)
Total Allocation: 1220 units	Total Reported: 421 units	Total Allocation: 573 units	Total: 469 units	Total left: 176 units

NOTE: Information provided by Healdsburg Planning Department

City of Petaluma 2006

Population: 54,548 (Updated Population Number is 55,100)
 Housing Units: 20,340 (Updated Housing Units Number is 21,968)
 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)

Previous ABAG Reporting Period	Actual Production During the Prior Period – 91 - 98	ABAG Allocation for 1999 – 2009	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)
	Total Reported: 487 units	Total Allocation: 1144	Total: 1730 units	Total left: 0 units

Note: Based on information provided by Bonne Gaebler 5/06

City of Rohnert Park 2006

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)

Previous ABAG Reporting Period (1995-1999)	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2009	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 - 214	Very Low - 187
Low - 198	Low - 270	Low - 270	Low – 362	Low – (92)
	Moderate - 597	Moderate - 597	Moderate - 488	Moderate - 109
	Above Moderate – 351	Above Moderate - 856	Above Moderate - 315	Above Moderate – 541
	Total Reported: 604 units	Total Allocation: 2124	Total: 1379 units	Total left: 837 units

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

City of Santa Rosa 2006

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)

Previous ABAG Reporting Period (96-2001)	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1999 – 2009	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 - 625	Very Low - 914
Low - 550	Low - 315	Low - 970	Low - 1363	Low – (393)
	Moderate – n/a	Moderate - 2120	Moderate - 2137	Moderate – (17)
	Above Moderate – n/a	Above Moderate - 3025	Above Moderate - 3659	Above Moderate – (634)
Total Low and Very Low – 750 units	Total Reported: 635 units	Total Allocation: 7654	Total: 7784 units	Total left: 914 units

Note: Based on March 28 council memo and additional city information for very low and low income units – including units approved – March 2006 memo

City of Sebastopol 2006

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)

Previous ABAG Reporting Period (88-95)	Actual Production During the Prior Reporting Period (88-98)	ABAG Housing Allocation for 1999 – 2009	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 – 10	Low – 25
Moderate - 113	Moderate - 5	Moderate - 75	Moderate - 28	Moderate - 47
Above Moderate - 171	Above Moderate – 288	Above Moderate - 106	Above Moderate - 89	Above Moderate – 17
Total: 537 units	Total Reported: 459 units	Total Allocation: 274	Total: 128 units	Total left: 185 units

Note: Based on Level of Service Report and information proved by City of Sebastopol

City of Sonoma 2006

Population: 9,128
 Housing Units: 4,632
 ABAG Allocation = 15% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion) = 9% of Existing Housing Units
 62% 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 – 2009	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 - 57	Very Low - 89
Low - 75	Low - 30	Low - 90	Low - 48	Low – 42
Moderate - 88	Moderate - 22	Moderate - 188	Moderate - 84	Moderate - 104
Above Moderate – 194	Above Moderate – 428	Above Moderate - 260	Above Moderate - 445	Above Moderate – 0
Total Allocation: 372 units	Total Reported: 480 units	Total Allocation: 684	Total: 634 units	Total left: 235 units

Note: City of Sonoma May 2006 Housing Element Status Report

County of Sonoma 2006

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 – 2009	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low - 74	Very Low - 1311	Very Low – 591	Very Low – 720
	Low - 217	Low - 1116	Low – 314	Low – 802
	Moderate - 141	Moderate - 1563	Moderate – 349	Moderate – 1214
	Above Moderate – n/a	Above Moderate - 2809	Above Moderate – 1575	Above Moderate – 1234
	Total Reported: 432 units	Total Allocation: 6799	Total: 2829 units	Total left: 3970 units

Under Housing Element Law, a jurisdiction can chose 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 12/05. Does not include some approved but not built units.

County of Sonoma 2006 – Quantified Objectives

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	Quantified Objectives	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
	Very Low - 74	Very Low - 1311	Very Low - 705	Very Low – 591	Very Low – 114
	Low - 217	Low - 1116	Low - 504	Low – 314	Low – 190
	Moderate - 141	Moderate - 1563	Moderate - 362	Moderate – 349	Moderate – 13
	Above Moderate – n/a	Above Moderate - 2809	Above Moderate - 1317	Above Moderate – 1575	Above Moderate – (258)
	Total Reported: 432 units	Total Allocation: 6799	Total Quantified Units: 2888	Total: 2829 units	Total left: 317 units

Under Housing Element Law, a jurisdiction can chose objectives that are different than the ABAG Housing Allocation Number. 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 12/05
 Does not include some approved but not built units.

Town of Windsor - 2006

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 – 2009	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 – 171**	Very Low – 491**
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 - 1412	Above Moderate – (562)
Total Allocation: 1828 units	Total Reported: 4230 units	Total Allocation: 2071	Total: 1616 units	Total left: 1017 units

Note: Annual Affordability Monitoring Report for 2005

*** Windsor combines low and very low for reporting purposes. 171 units combine low and very low.

OVERVIEW SUMMARY - 2006

City or Town	ABAG Housing Allocation for 1999 – 2009 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.
Cloverdale	423	297	0 units
Cotati	567	443	78 units
Healdsburg	573	219	176 units
Petaluma	1144	786	0 units
Rohnert Park	2124	1064	296 units
Santa Rosa	7654	4125	914 units
Sebastopol	274	39	129 units
Sonoma	684	189	235 units
Windsor	2071	204	1017 units
County of Sonoma	6799	1254	2736 units
County of Sonoma - QA	2888	1254	317 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 1999-2009: 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. Recently, the Housing Allocation Reporting Period has been extended an additional two years. The Report Period ends on June 30, 2009.

How much of the Allocation has been met by the jurisdiction: What has the jurisdiction built or approved during the 1999-2009 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 67%. At the end of 2005, we are 67% 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.



Special Thanks to

All the jurisdictions who responded to the Sonoma County Housing Coalition requests for information

Kurt West of Kurt West Design Services for his graphic support