



Sonoma County Housing Coalition
Housing Progress Reports
May 12, 2008

Special Thanks To:

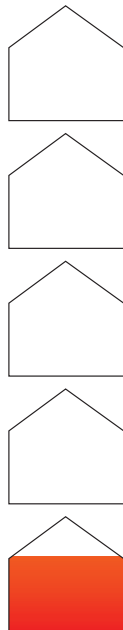
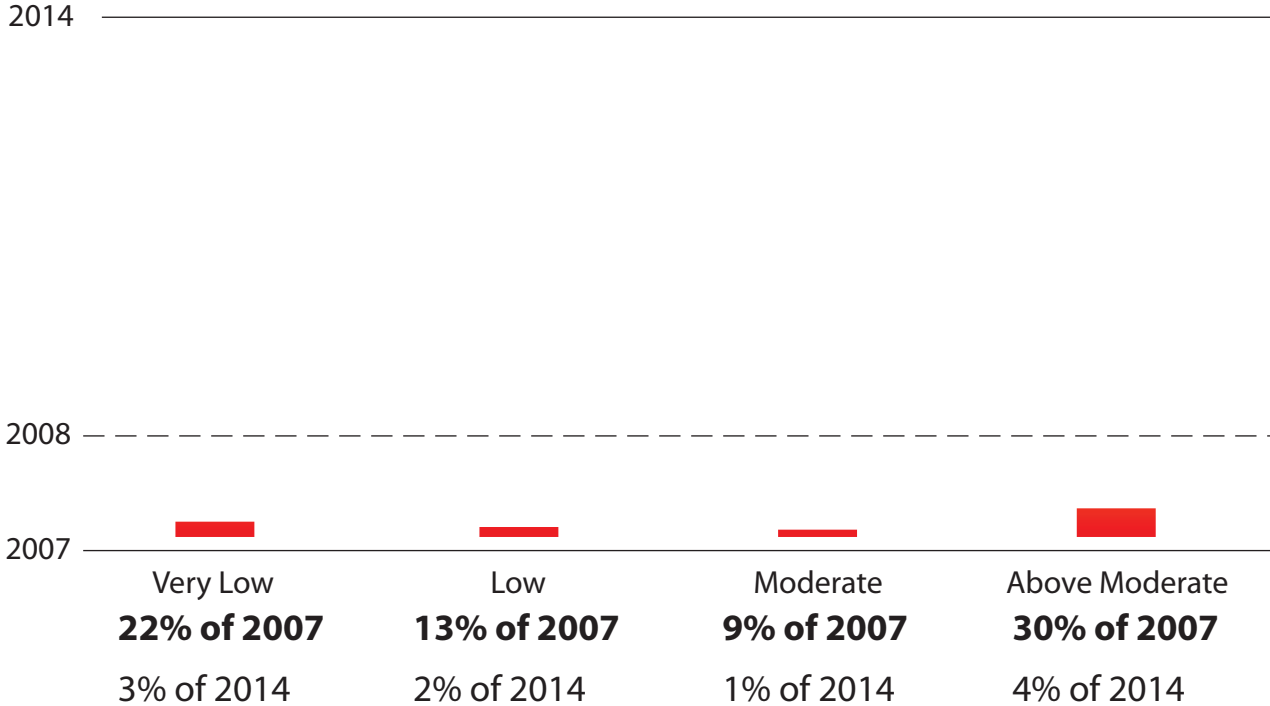
Kurt West of Kurt West Design Services for his graphic support.

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

The North Bay Association of REALTORS® for printing the Progress Report.

City of Cloverdale Progress Report

How is the City of Cloverdale doing in meeting their share of regional housing needs as of 12/2007?



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

14% of 2007 Goal
2% of 2014 Goal

What's Happening:

In 2008-2009, the City of Cloverdale is working on several projects, including:

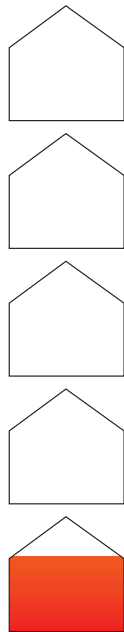
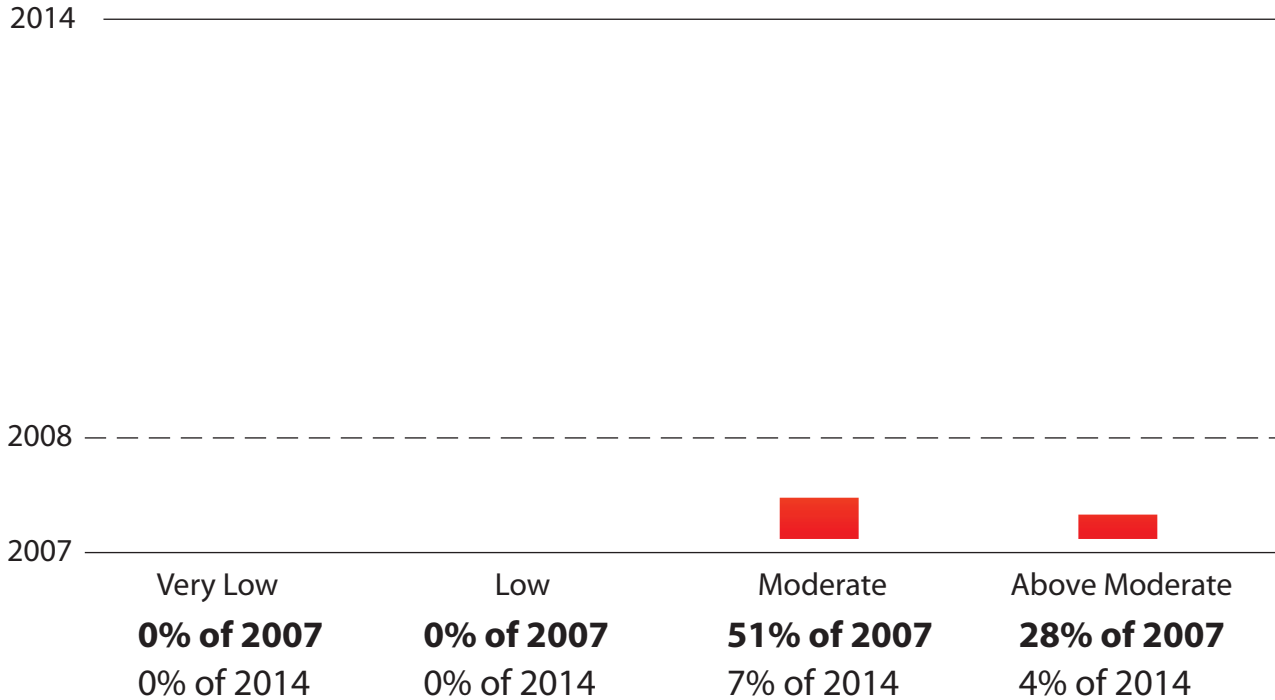
- A 46 unit very-low and low-income multi-family mixed use project.
- A 36 unit preservation of affordable units and rehabilitation very-low and low-income multi-family project.
- A 34 unit preservation of affordable units and rehabilitation very-low and low-income senior housing project.
- A 36 unit moderate-income (not restricted) town-house units to be occupied in 2008.
- A 28 unit workforce housing project with very-low to market rate rents.

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 12/2007?



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

16% of 2007 Goal
2% of 2014 Goal

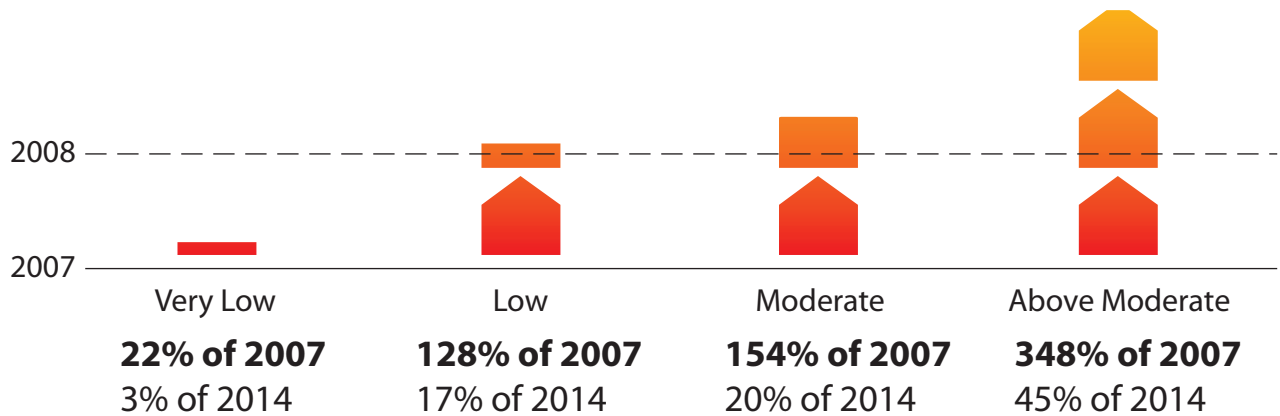
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City of Healdsburg Progress Report

How is the City of Healdsburg doing in meeting their share of regional housing needs as of 12/2007?

2014

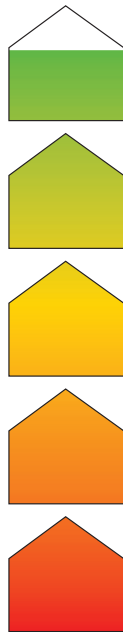


What's Happening:

The City continues to work with Eden Housing to develop 64 apartments at 20 W. Grant Street for extremely-low and very-low income households. The proposed project includes 26 disabled-accessible units, 8 one-bedroom units suitable for seniors and may also include housing for the mentally disabled and farm workers.

Healdsburg is continuing to work on two other projects- 7 transitional units and 2 Habitat for Humanity units, both of which have been approved.

They are negotiating with the developers of the Saggio Hills project to secure a 14- acre affordable housing site.



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

93% of 2007 Goal

12% of 2014 Goal

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City of Petaluma Progress Report

How is the City of Petaluma doing in meeting their share of regional housing needs as of 12/2007?

2014

See What's Happening below.

2008

2007

Very Low

Low

Moderate

Above Moderate

What's Happening?

The City of Petaluma has not only met, but exceeded its current RHNA responsibility for the Housing Element "life" of 2002-2009. The City's updated Housing Element is not due until June of 2009 and the RHNA numbers were not finalized until March of 2008. Therefore housing staff has not yet held community meetings or public hearings to approve the numbers provided by ABAG and presented in the above chart. Until the community and the City Council have reviewed the numbers and developed updated policies, action plan, timeline, and fiscal program, staff cannot comment on the RHNA numbers, much less project future accomplishments. We will be prepared to address this chart for next year's affordable housing week.

The City of Petaluma added 26 new single family detached homes to its inventory of homes in our first time homebuyer program located at Frates Square at Southgate. The new homeowners include teachers, police officers and city employees.

Casa Grande Senior Apartments, PEP Housing's latest development for low income seniors, is currently under construction. It's approximately 50% complete and is one of the very first projects to combine tax credits and HUD-202 financing. This is a 58 unit, very-low income, project.

Rebuilding Together Petaluma is funded through city's Block Grant and Housing Funds. Although the highlight of the program is the annual Rebuilding Work Day in which the non-profit completes housing rehab for low-income seniors, working families, and personas with a disability, a year round rehab program is also available for emergency housing needs. This year's 43 projects were completed ranging from simple paint jobs to complex plumbing and electrical work thanks to the efforts of more than 400 volunteers.

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City of Rohnert Park Progress Report

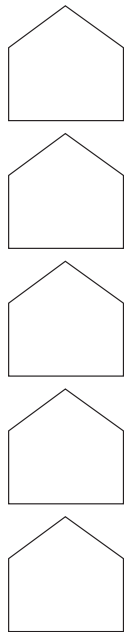
How is the City of Rohnert Park doing in meeting their share of regional housing needs as of 12/2007?

2014 _____

2008 - - - - -

2007 _____

Very Low	Low	Moderate	Above Moderate
0% of 2007	0% of 2007	0% of 2007	0% of 2007
0% of 2014	0% of 2014	0% of 2014	0% of 2014



What's Happening:

The City of Rohnert Park is expecting to have Vida Nueva, a very-low income Burbank Housing project, completed by the end of this year. Vida Nueva is a 24 unit permanent affordable housing rental complex targeted to those with very-low income and a history of homelessness.

2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

0% of 2007 Goal
0% of 2014 Goal

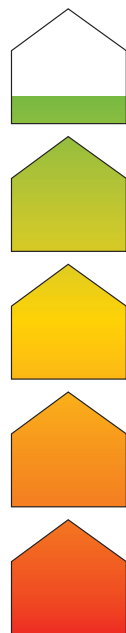
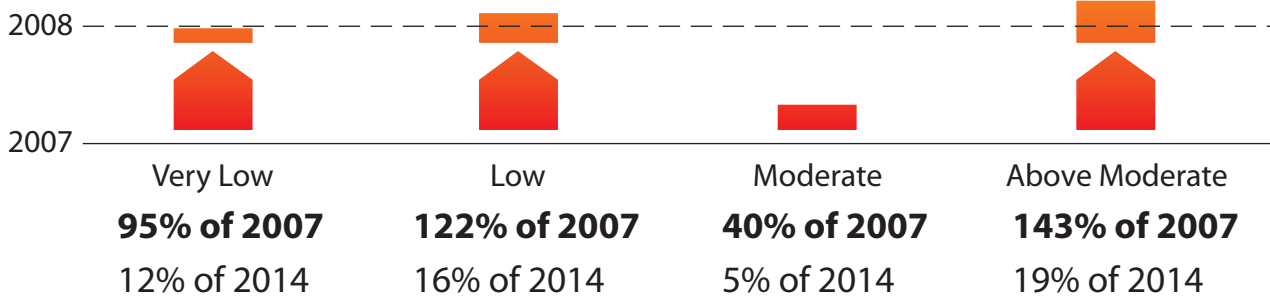
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City of Santa Rosa Progress Report

How is the City of Santa Rosa doing in meeting their share of regional housing needs as of 12/2007?

2014



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

85% of 2007 Goal
11% of 2014 Goal

What's Happening:

- Approved, but not yet built- 33 very-low income units and 62 low-income units throughout the city.
- Being proposed- 626 very-low income units and 292 low-income units throughout the city.
- The City committed \$7,482,289 in 2007 to 4 affordable projects totaling 356 units, including 268 very-low income units and 83 low-income units.
- In 2007, the City committed \$245,407 to assist development of a 12-bed transitional housing facility for homeless Veterans with extremely-low incomes.
- In 2007 \$2,613,616 was added to the Housing Allocation Plan fund (this includes fees paid, loan repayments and interest). This is an 18% decrease from 2006.

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City of Sebastopol Progress Report

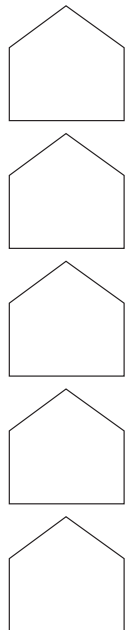
How is the City of Sebastopol doing in meeting their share of regional housing needs as of 12/2007?

2014 _____

2008 - - - - -

2007 _____

Very Low	Low	Moderate	Above Moderate
0% of 2007	0% of 2007	0% of 2007	0% of 2007
0% of 2014	0% of 2014	0% of 2014	0% of 2014



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

0% of 2007 Goal

0% of 2014 Goal

What's Happening:

The city of Sebastopol has the following projects in the pipeline:

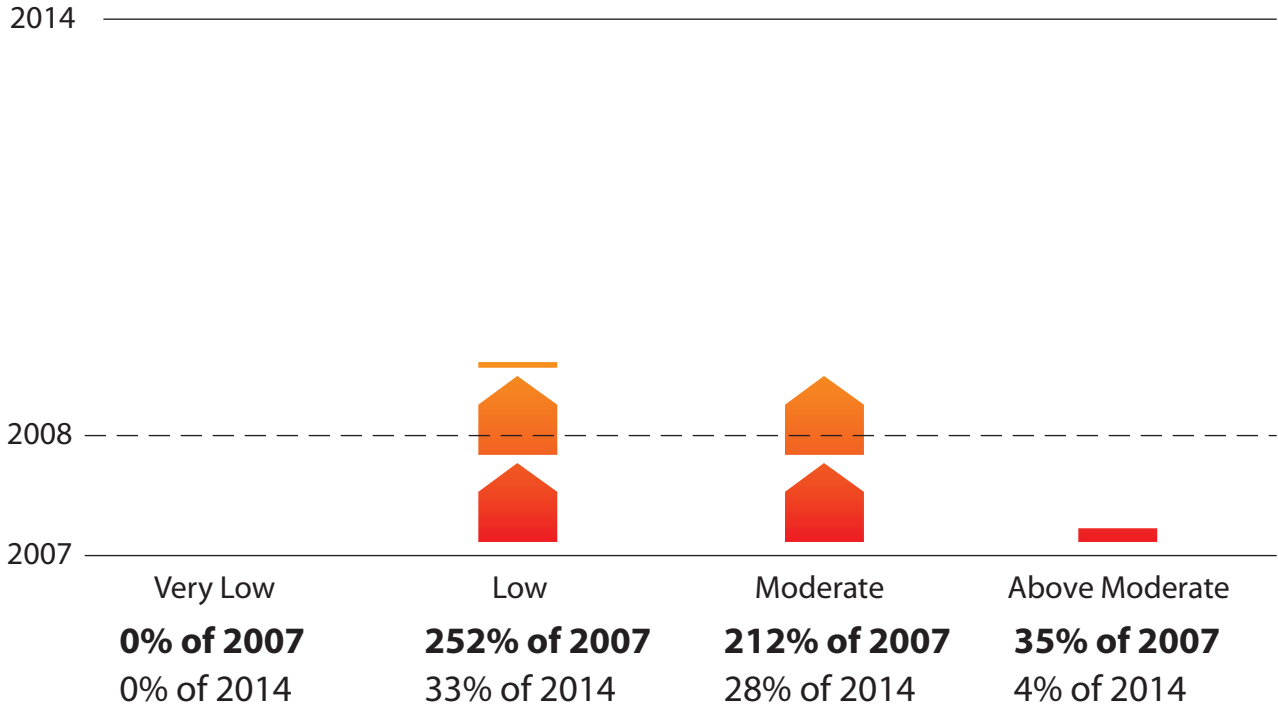
- A Burbank Housing project slated for 961 South Gravenstein Highway. The project will include 34 low-income self-help ownership units.
- A 6 unit project is slated for 885 Gravenstein N. The project will be low-income, inclusionary units.

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City of Sonoma Progress Report

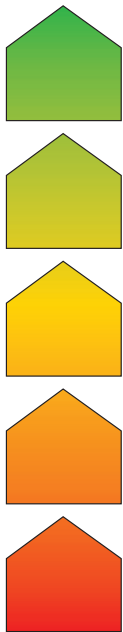
How is the City of Sonoma doing in meeting their share of regional housing needs as of 12/2007?



What's Happening:

The City of Sonoma completed a comprehensive update of its Housing Element in January 2004. Since that time, the City has been working diligently to implement Housing Element programs. Accomplishments over the course of 2007 (and ongoing) include the following:

- A 3-acre property at 404 Napa Road, acquired by the City and rezoned to High Density Residential in 2005, has been developed with a 34-unit affordable housing project.
- The City acquired a 1.97-acre property at the corner of Broadway and Clay Street for development with affordable housing.
- The City reached agreement in principle to purchase a 2.07 –acre property located on Sonoma Highway for development with affordable housing. (Note: This property is currently in escrow)
- The City began construction of a three-unit emergency shelter on the City-owned Police Station property located at 175 First Street West. The shelter will be managed under a contract with the City by Sonoma Overnight Support, a local non-profit organization for the provision of homeless and emergency housing services. (Note: As of March 2008, construction of the shelter has been completed and is now up and running.)



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

144% of 2007 Goal
19% of 2014 Goal

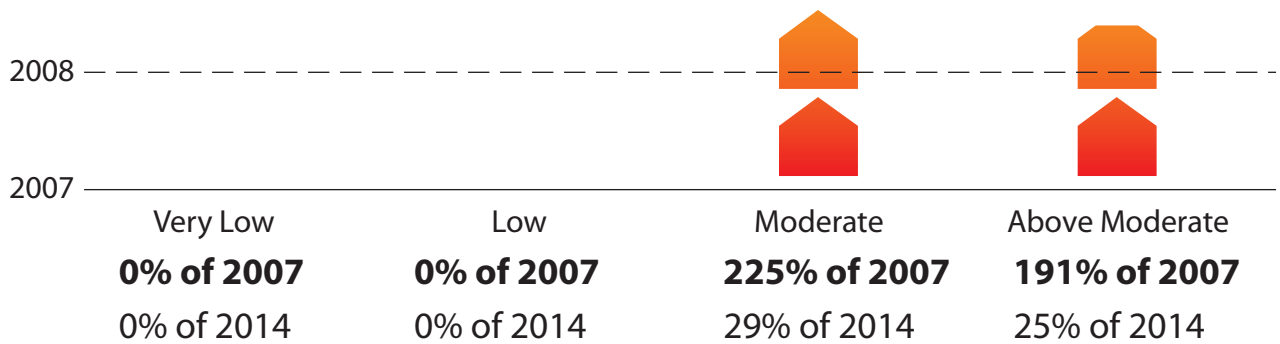
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Town of Windsor Progress Report

How is the Town of Windsor doing in meeting their share of regional housing needs as of 12/2007?

2014



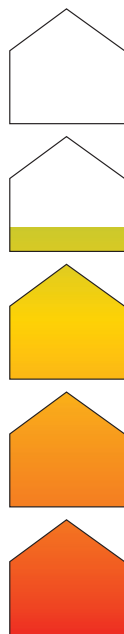
What's Happening:

The following upcoming project that was approved in 2008:

- Windsor Redwoods- 65 units of rental housing for low and very-low income.

The following housing projects have submitted a planning application to the Town and are being reviewed:

- Shiloh Sustainable Village- 80 for sale units of low and very-low income.
- Manzanita- 22 for sale units of low and very-low income
- Simpson Housing- 43 rental units for low and very-low income.
- Terra Green- 11 for sale units for low-income.
- Miscellaneous projects and second units- 10 moderate and low-income units.



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

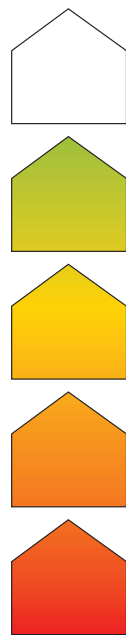
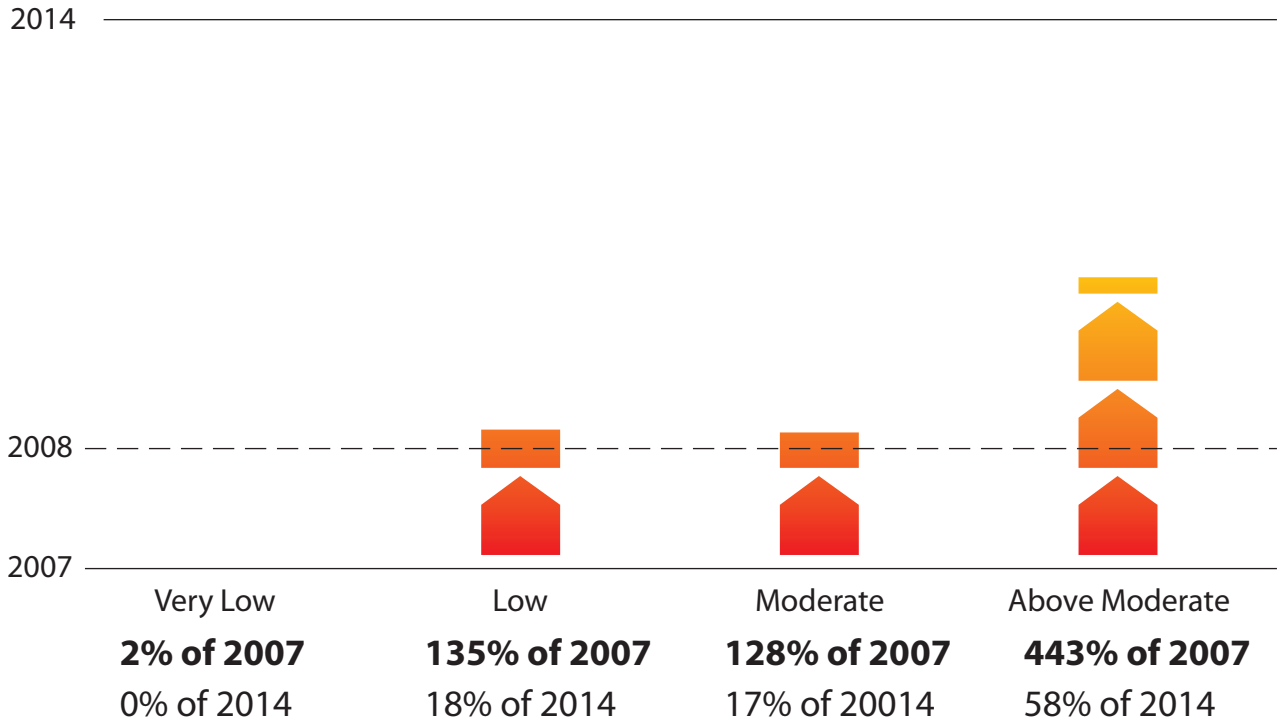
66% of 2007 Goal
9% of 2014 Goal

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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 12/2007?



2007 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

80% of 2007 Goal

10% of 2014 Goal

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OVERVIEW SUMMARY – 2008

City or Town	ABAG Housing Allocation for 2007-2014 Total Units (including above moderate):	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	417	4	205
Cotati	257	3	142
Healdsburg	331	21	132
Petaluma	1945	See note	See note
Rohnert Park	1554	0	875
Santa Rosa	6534	308	3022
Sebastopol	176	0	89
Sonoma	353	37	123
Windsor	719	40	385
County of Sonoma	1364	83	634

Note: The City of Petaluma has not only met, but exceeded its current RHNA responsibility for the Housing Element "life" of 2002-2009. The City's updated Housing Element is not due until June of 2009 and the RHNA numbers were not finalized until March of 2008. Therefore housing staff has not yet held community meetings or public hearings to approve the numbers provided by ABAG and presented in the above chart.

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 1999-2006 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 2007-6/30/2014: 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, 2014.

How much of the Allocation has been met by the jurisdiction: What has the jurisdiction built or approved during the 2007-6/30/2014 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 13%. At the end of 2007, we are 13% 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.

Population: 6,831

Housing Units: 2,636

ABAG Allocation = 16% of Existing Housing Units

ABAG Allocation (Affordable Housing portion) =8 % of Existing Housing Units

51% of ABAG Allocation is affordable units.

(Based upon 2000 Census Data)

City of Cloverdale 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low- 95	Very Low- 104	Very Low- 71	Very Low- 2	Very Low- 69
Low- 51	Low- 59	Low- 61	Low- 1	Low- 60
Moderate- 128	Moderate- 138	Moderate- 81	Moderate- 1	Moderate- 80
Above Moderate- 149	Above Moderate- 721	Above Moderate- 204	Above Moderate- 8	Above Moderate- 196
Total Allocation: 423 units	Total:1022 units	Total Allocation: 417 units	Total: 12 units	Total: 405

Note: Based on information provide by Bruce Kibby 4/22/08

Population: 7,535

Housing Units: 2,545

ABAG Allocation = 10% of Existing Housing Units

ABAG Allocation (Affordable Housing portion) = 6% of Existing Housing Units

58% of ABAG Allocation is affordable units.

(Based upon 2000 Census Data)

Town of Cotati 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period	ABAG Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 113	Very Low - 30	Very Low - 67	Very Low – 0	Very Low – 67
Low - 63	Low - 40	Low - 36	Low – 0	Low – 36
Moderate - 166	Moderate - 59	Moderate - 45	Moderate – 3	Moderate – 42
Above Moderate - 225	Above Moderate - 417	Above Moderate - 109	Above Moderate – 4	Above Moderate- 105
Total Allocation: 567 units	Total Reported: 546 units	Total Allocation: 257 units	Total: 7 units	Total left: 250 units

Note: Based on information provided by Marsha Sue Lustig 4/23/08

Population: 11,704
 Housing Units: 4,565
 ABAG Allocation = 7% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion) = 4 % of Existing Housing Units
 53% of ABAG Allocation is affordable units.
 (Based upon 2000 Census Data and Department of Finance Information)

City of Healdsburg 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 112	Very Low - 78	Very Low - 71	Very Low - 2	Very Low - 69
Low - 78	Low - 125	Low - 48	Low - 8	Low - 40
Moderate - 171	Moderate - 27	Moderate - 55	Moderate - 11	Moderate - 44
Above Moderate - 212	Above Moderate - 363	Above Moderate - 157	Above Moderate - 71	Above Moderate - 86
Total Allocation: 573 units	Total Reported: 593 units	Total Allocation: 331 units	Total: 92 units	Total left: 239 units

NOTE: Based on information provided by Lynn Goldberg 4/12/08

Population: 54,548
Housing Units: 20,304
ABAG Allocation = 10% of Existing Housing Units
ABAG Allocation (Affordable Housing portion) = 6% of Existing Housing Units
64% of ABAG Allocation is affordable units.
(Based upon 2000 Census Data and Department of Finance Data)

City of Petaluma 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Period	ABAG Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 206	Very Low - 250	Very Low - 522	Very Low –see note	Very Low –
Low - 124	Low - 201	Low - 352	Low – see note	Low –
Moderate - 312	Moderate - 361	Moderate - 370	Moderate – see note	Moderate –
Above Moderate - 502	Above Moderate - 944	Above Moderate - 701	Above Moderate – see note	Above Moderate –
Total Allocation: 1144	Total Reported: 1756 units	Total Allocation: 1945 units	Total: see note	Total left: see note

Note: The City of Petaluma has not only met, but exceeded its current RHNA responsibility for the Housing Element “life” of 2002-2009. The City’s updated Housing Element is not due until June of 2009 and the RHNA numbers were not finalized until March of 2008. Therefore housing staff has not yet held community meetings or public hearings to approve the numbers provided by ABAG and presented in the above chart. Until the community and the City Council have reviewed the numbers and developed updated policies, action plan, timeline, and fiscal program, staff cannot comment on the RHNA numbers, much less project future accomplishments. We will be prepared to address this chart for next year’s affordable housing week.

Population: 42,959

Housing Units: 15,820

ABAG Allocation = 10% of Existing Housing Units

ABAG Allocation (Affordable Housing portion) = 6% of Existing Housing Units

56% of ABAG Allocation is affordable units.

(Based upon 2000 Census Data and Department of Finance Information)

City of Rohnert Park 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 401	Very Low - 293	Very Low - 371	Very Low - 0	Very Low - 371
Low - 270	Low - 467	Low - 231	Low - 0	Low - 231
Moderate - 597	Moderate - 546	Moderate - 273	Moderate - 0	Moderate - 273
Above Moderate - 856	Above Moderate - 1551	Above Moderate - 679	Above Moderate - 0	Above Moderate - 679
Total Allocation: 2124 units	Total Reported: 2857 units	Total Allocation: 1554 units	Total: 0 units	Total left: 1554 units

Note: Based on information provided by the City of Rohnert Park, Brian Goodman 4/29/08

Population: 150,188
 Housing Units: 65,274
 ABAG Allocation = 10% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion) = 6% of Existing Housing Units
 56% of ABAG Allocation is affordable units.
 (Based upon U.S. Census, 2006 American Community Survey)

City of Santa Rosa 2008

Previous ABAG Reporting Period 1999 – 2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 1539	Very Low - 682	Very Low - 1520	Very Low - 154	Very Low - 1366
Low - 970	Low - 1468	Low - 996	Low - 96	Low – 900
Moderate - 2120	Moderate - 2154	Moderate - 1122	Moderate - 58	Moderate – 1064
Above Moderate - 3025	Above Moderate - 4241	Above Moderate - 2896	Above Moderate - 537	Above Moderate – 2359
Total Allocation: 7654 units	Total Reported: 8545 units	Total Allocation: 6534 units	Total: 845 units	Total left: 5689 units

Note: Based on information provided by Lisa Kranz & Nancy Gornowitz

Population: 7,760

Housing Units: 3,328

ABAG Allocation = 5% of Existing Housing Units

ABAG Allocation (Affordable Housing portion) = 27% of Existing Housing Units

51% of ABAG Allocation is affordable units.

(Based upon 2000 Census Data and Department of Finance Information)

City of Sebastopol 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 58	Very Low - 38	Very Low - 32	Very Low - 0	Very Low - 32
Low - 35	Low - 31	Low - 28	Low - 0	Low - 28
Moderate - 75	Moderate - 37	Moderate - 29	Moderate - 0	Moderate - 29
Above Moderate - 106	Above Moderate - 89	Above Moderate - 87	Above Moderate - 0	Above Moderate - 87
Total Allocation: 274 units	Total Reported: 195 units	Total Allocation: 176 units	Total: 0 units	Total left: 176 units

Note: Based on information provided by Associate Planner, Jocelyn Immacolato 4/22/08

Population: 9,945
 Housing Units: 4,632
 ABAG Allocation = 8% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion) = 1% of Existing Housing Units
 56% of ABAG Allocation is affordable units.
 (Based upon 2000 Census Data and Department of Finance Information)

City of Sonoma 2008

Previous ABAG Reporting Period 1999 – 2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 146	Very Low - 57	Very Low - 73	Very Low – 0	Very Low – 73
Low - 90	Low - 55	Low -55	Low – 18	Low – 37
Moderate - 188	Moderate - 93	Moderate - 69	Moderate – 19	Moderate - 50
Above Moderate - 260	Above Moderate - 527	Above Moderate - 156	Above Moderate - 7	Above Moderate – 149
Total Allocation: 684 units	Total Reported: 732 units	Total Allocation: 353 units	Total: 44 units	Total left: 309units

Note: Based on information provided by David Goodison 4/30/08

Population: 26,432

Housing Units: 7,736

ABAG Allocation =9 % of Existing Housing Units

ABAG Allocation (Affordable Housing portion) = 6% of Existing Housing Units

65% of ABAG Allocation is affordable units.

(Based upon 2000 Census Data and Department of Finance Information)

Town of Windsor - 2008

Previous ABAG Reporting Period 1999 – 2006	Actual Production During the Prior Reporting Period	ABAG Housing Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 430	Very Low – 188**	Very Low - 198	Very Low – 0	Very Low – 198
Low - 232	Low – see note	Low - 130	Low – 0	Low – 130
Moderate - 559	Moderate - 35	Moderate - 137	Moderate - 40	Moderate - 97
Above Moderate - 850	Above Moderate - 1548	Above Moderate - 254	Above Moderate - 63	Above Moderate – 191
Total Allocation: 2071 units	Total Reported: 1771 units	Total Allocation: 719 units	Total: 103 units	Total left: 616 units

Note: Based on information provide by Peter Chamberlin 4/21/08

*** In the prior reporting period, Windsor combined low and very low for reporting purposes. 188 units combine low and very low.

Population: 151,930
 Housing Units: 64,450
 ABAG Allocation = 2% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion) = 1% of Existing Housing Units
 59% of ABAG Allocation is affordable units.
 (Based upon 2000 Census Data and Department of Finance Information)

County of Sonoma 2008

Previous ABAG Reporting Period 1999-2006	Actual Production During the Prior Period of 1992 – 3/2001	ABAG Allocation for 1/1/2007-6/30/2014	How much of the Allocation has been met by the jurisdiction?	What is left to develop?
Very Low - 1311	Very Low – 595	Very Low - 319	Very Low – 1	Very Low – 318
Low - 1116	Low – 350	Low - 217	Low – 38	Low – 179
Moderate - 1563	Moderate – 410	Moderate - 264	Moderate – 44	Moderate – 220
Above Moderate - 2809	Above Moderate – 1697	Above Moderate - 564	Above Moderate – 325	Above Moderate – 239
Total Allocation: 6799 units	Total: 3052 units	Total Allocation: 1364 units	Total: 408 units	Total left: 956 units

Note: Based on information provided by Jane Riley dated 4/18/08