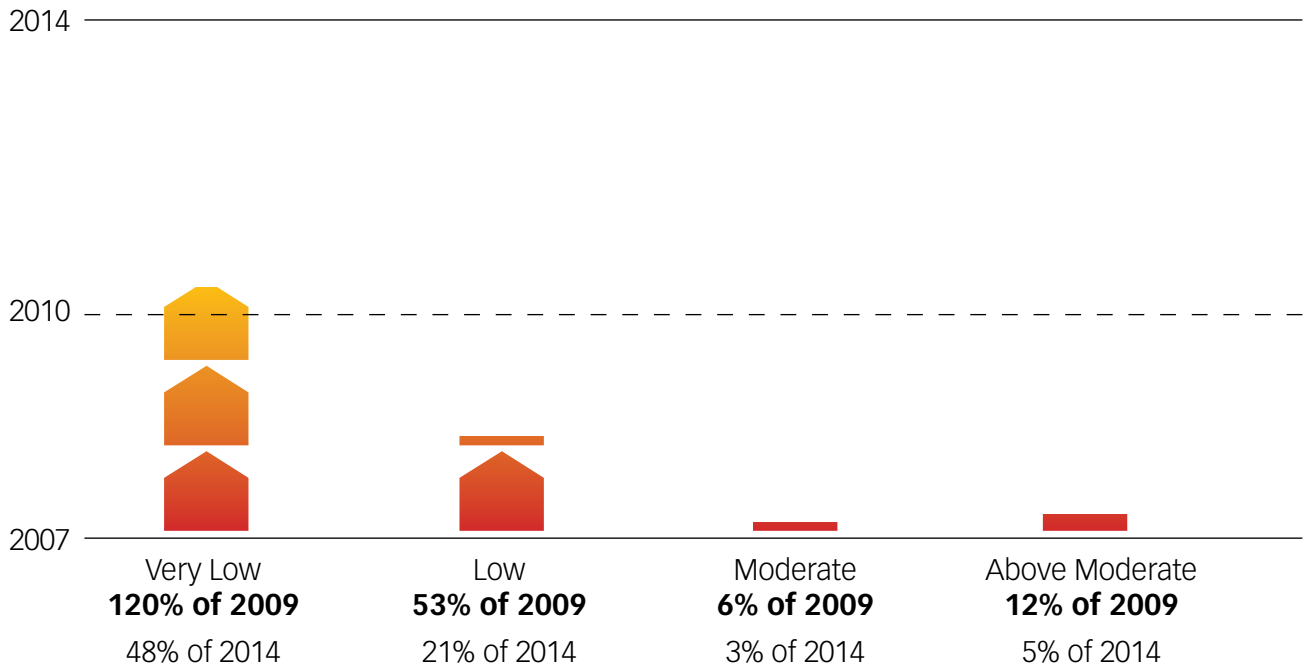




Sonoma County Housing Coalition
Housing Progress Reports
May 10, 2010

City of Cloverdale Progress Report

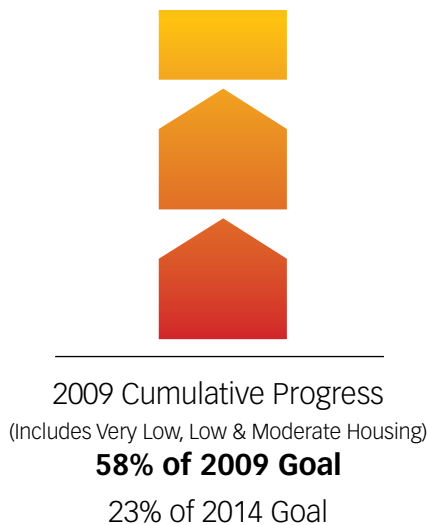
How is the City of Cloverdale doing in meeting their share of regional housing needs as of 12/2009?



What's Happening Section:

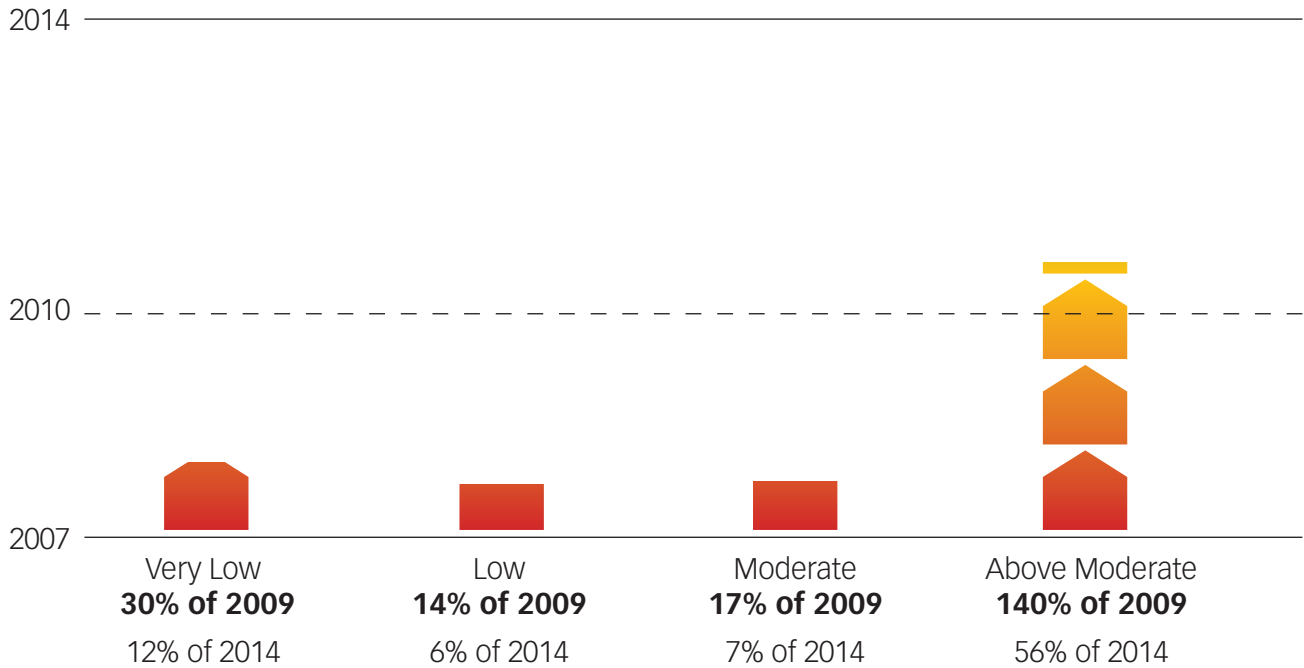
It has been a very slow year for development but the city has been busy moving forward with land banking property and major planning efforts. The City of Cloverdale has land banked two large parcels (2.3 and 5.32 acres) within the City Downtown Redevelopment Area. The City is in the process of completing the Station Area/Downtown Specific Plan, 5 Year Redevelopment Agency Plan, and updating the zoning ordinance per the newly adopted General Plan. Upon completion of above listed planning projects, the City will determine how the available land banked sites will be utilized. It is anticipated that up to 90 units of deed restricted affordable housing will be developed on portions of the two sites and the remaining acreage will be used for City Redevelopment Catalyst Projects.

*Please note that due to the economy, the 90 proposed units have been placed on hold. Upon completion of the major planning projects listed above, the city will be moving forward with affordable housing and redevelopment catalyst projects.



City of Cotati Progress Report

How is the City of Cotati doing in meeting their share of regional housing needs as of 12/2009?



What's Happening Section:

- 5-unit Habitat for Humanity project in the planning process. Land is under Habitat for Humanity ownership.
- Property acquired by the City for a 6-unit Housing Land Trust project
- 35-45 unit Burbank Housing project property acquisition in process

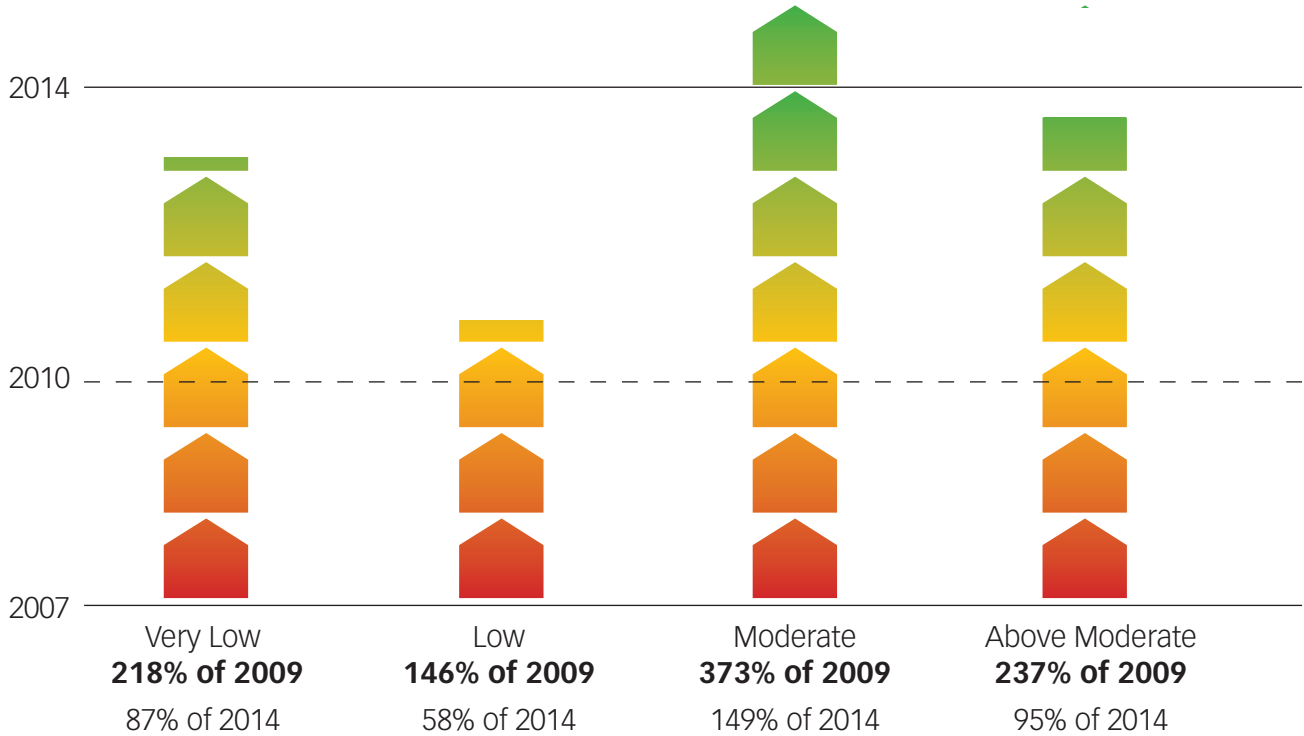


2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
22% of 2009 Goal
 9% of 2014 Goal



City of Healdsburg Progress Report

How is the City of Healdsburg doing in meeting their share of regional housing needs as of 12/2009?



2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
249% of 2009 Goal
 99% of 2014 Goal

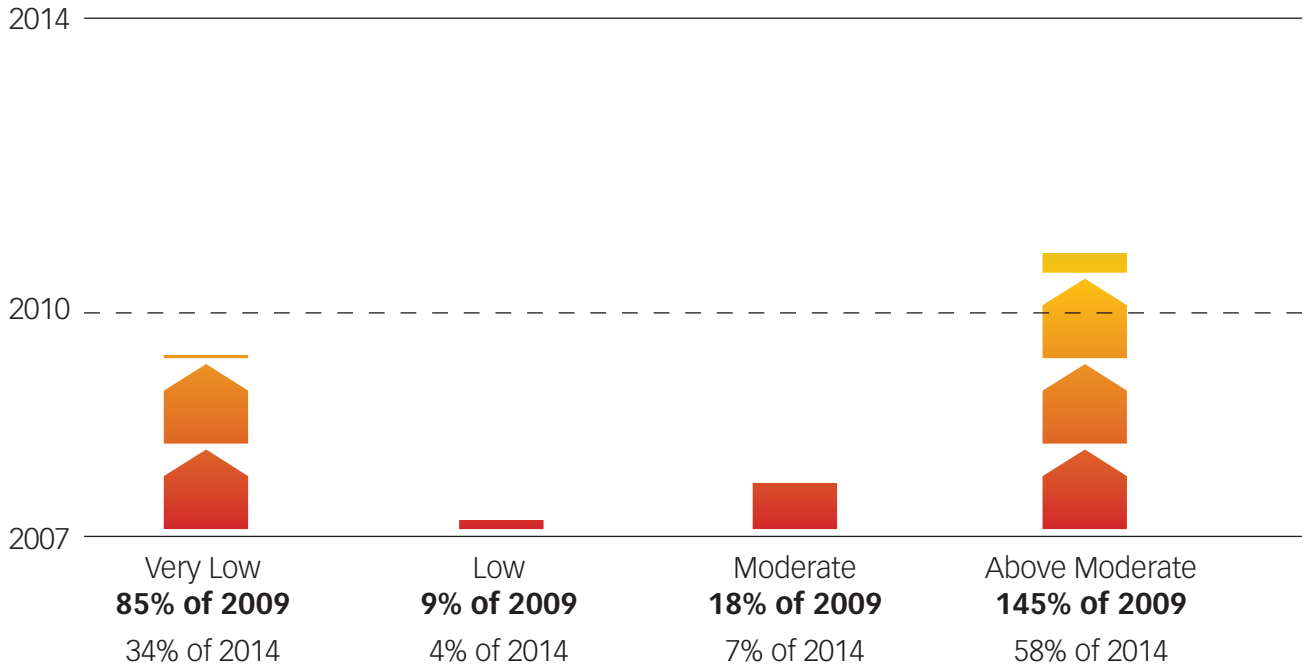
What's Happening Section:

- Eden Family Housing Apartments project ready for occupancy in June 2010 (see previous report for details)
- Victory Studios Transitional Housing project ready for occupancy (see previous report for details)
- Habitat for Humanity project under construction (see previous report for details)



City of Petaluma Progress Report

How is the City of Petaluma doing in meeting their share of regional housing needs as of 12/2009?



What's Happening Section:

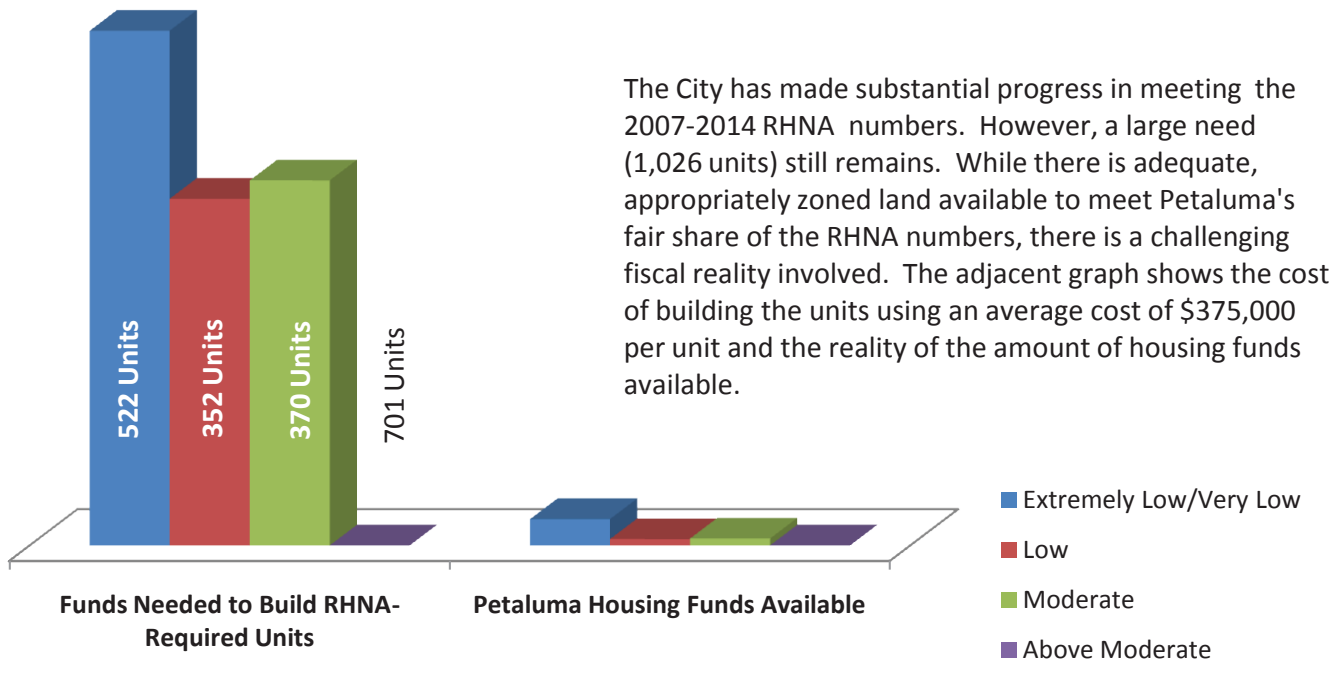
- Housing Element:** In July 2009, the City was awarded certification of our 2009-2014 Housing Element by the State Department of Housing and Community Development (HCD).
- Logan Place and Vintage Chateau:** The City has fast-tracked all land use approvals for these two affordable housing developments, which will, respectively, provide 66 family and 67 senior homes. Both developments are "on hold" due to a lack of outside funding revenues. The graph below illustrates the fiscal reality of affordable housing costs versus available revenue.
- Homeless Services:** The Committee On The Shelterless (COTS) is cooperating with the City in the midst of the City's fiscal problems by consolidating our family shelter into the Mary Isaak Center and re-shaping their transitional and shared housing programs to reflect our shrinking revenues.
- Continued on next page —



2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
44% of 2009 Goal
 18% of 2014 Goal

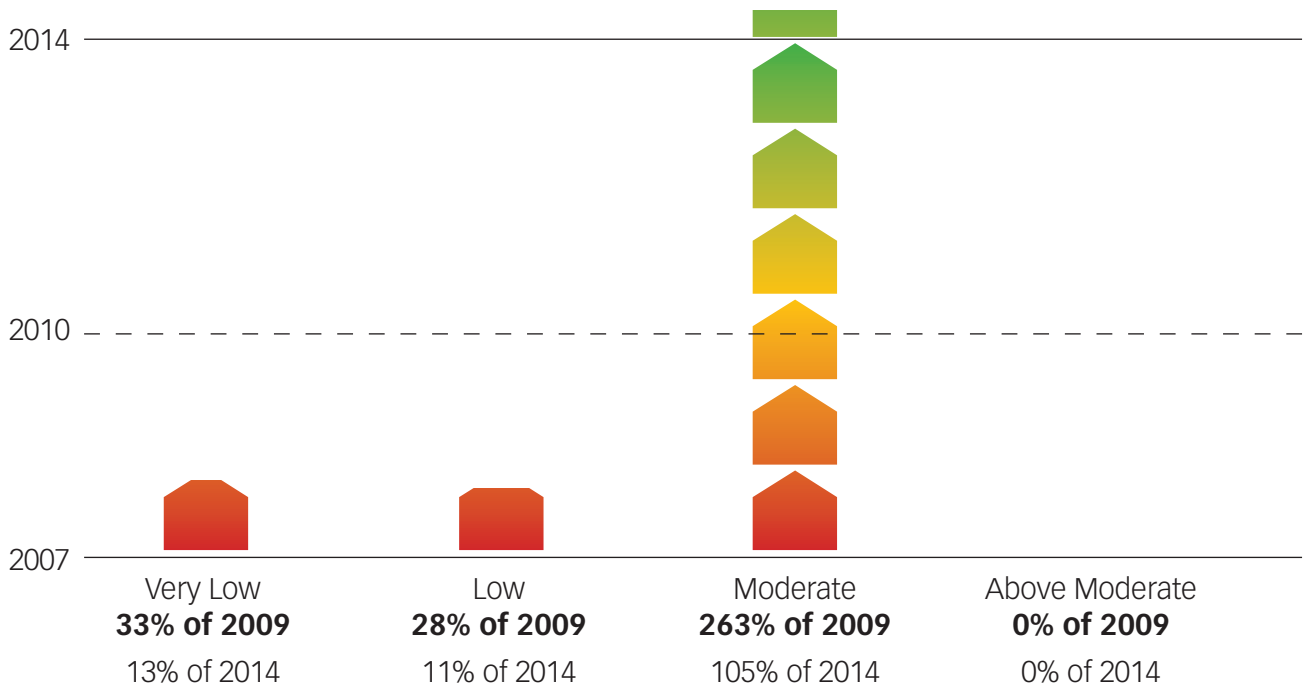


Petaluma's 2009-2014 RHNA Forecast



City of Rohnert Park Progress Report

How is the City of Rohnert Park doing in meeting their share of regional housing needs as of 12/2009?



2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
103% of 2009 Goal
 41% of 2014 Goal

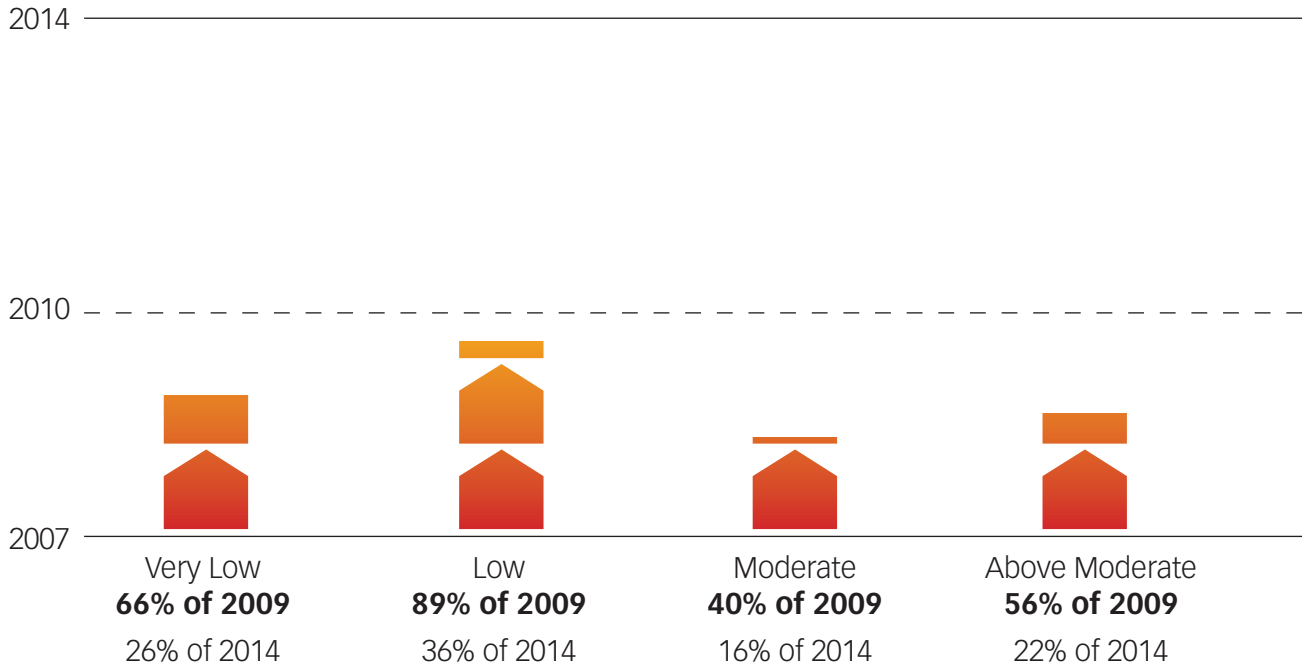
What's Happening Section:

Vida Nueva received its permanent Certificate of Occupancy in 2009 and celebrated its first anniversary in December. It is Sonoma County's first affordable permanent supportive housing project for families. The project provides affordable rental housing for 24 very-low income families earning 50% or less than the Area Median Income that are living with disabilities who have been or are at risk of homelessness. There are numerous services provided on-site for the tenants to address issues of health, employment, mental health and substance abuse. Vida Nueva was a collaboration between Burbank Housing, Community Housing Sonoma County, Committee on the Shelter less (COTS), California Housing and Community Development (HCD), Community Development Commission of the City of Rohnert Park, Sonoma County Community Development Commission and Sonoma County Mental Health Services.



City of Santa Rosa Progress Report

How is the City of Santa Rosa doing in meeting their share of regional housing needs as of 12/2009?



What's Happening Section:

- In 2009, The City of Santa Rosa committed \$4,483,646 to five affordable projects totaling 302 units, including 226 Very Low Income units and 71 Low Income Units.
- In 2009, \$315,160 was added to the Housing Allocation Plan fund (this includes fees paid, loan repayments and interest). This is a 93% decrease over the last five years from the fund high of \$4,500,000 in 2004.
- Proposed: 248 units, including 145 Very Low Income units and 103 Low Income units.

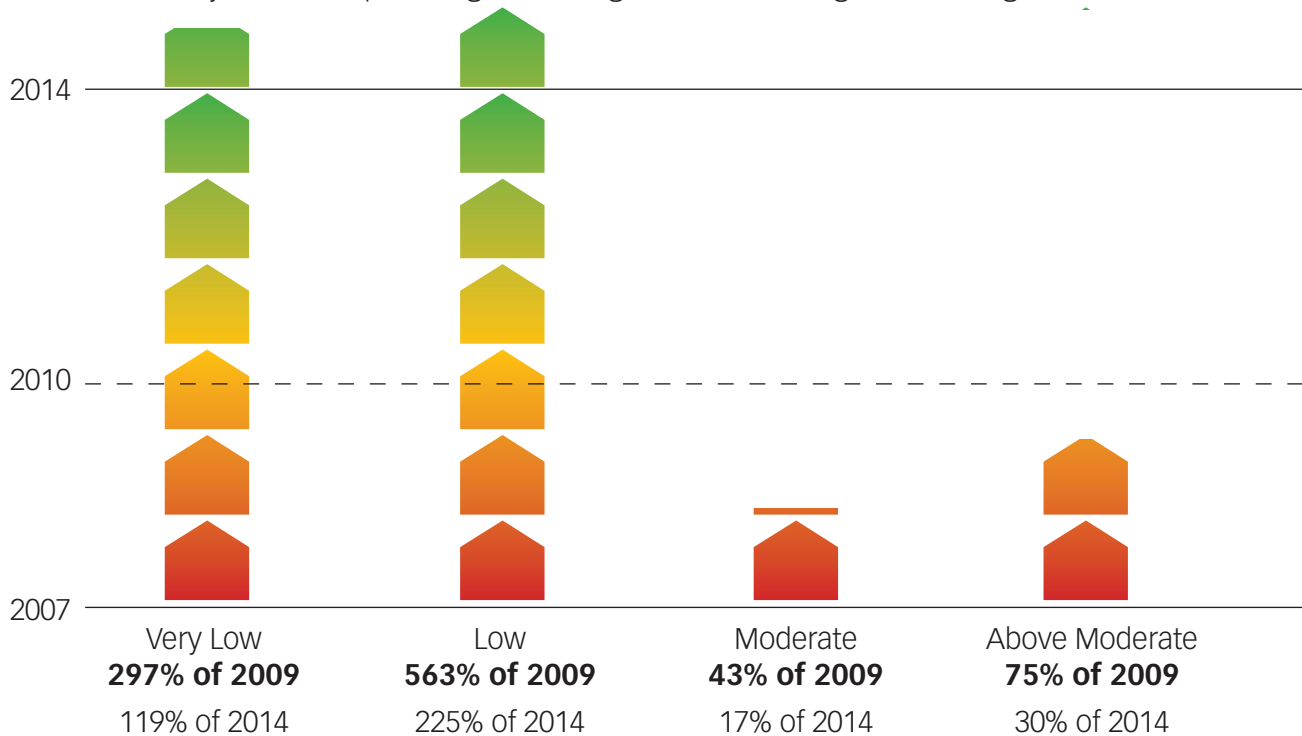


2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
64% of 2009 Goal
 26% of 2014 Goal



City of Sebastopol Progress Report

How is the City of Sebastopol doing in meeting their share of regional housing needs as of 12/2009?



2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
298% of 2009 Goal
 119% of 2014 Goal

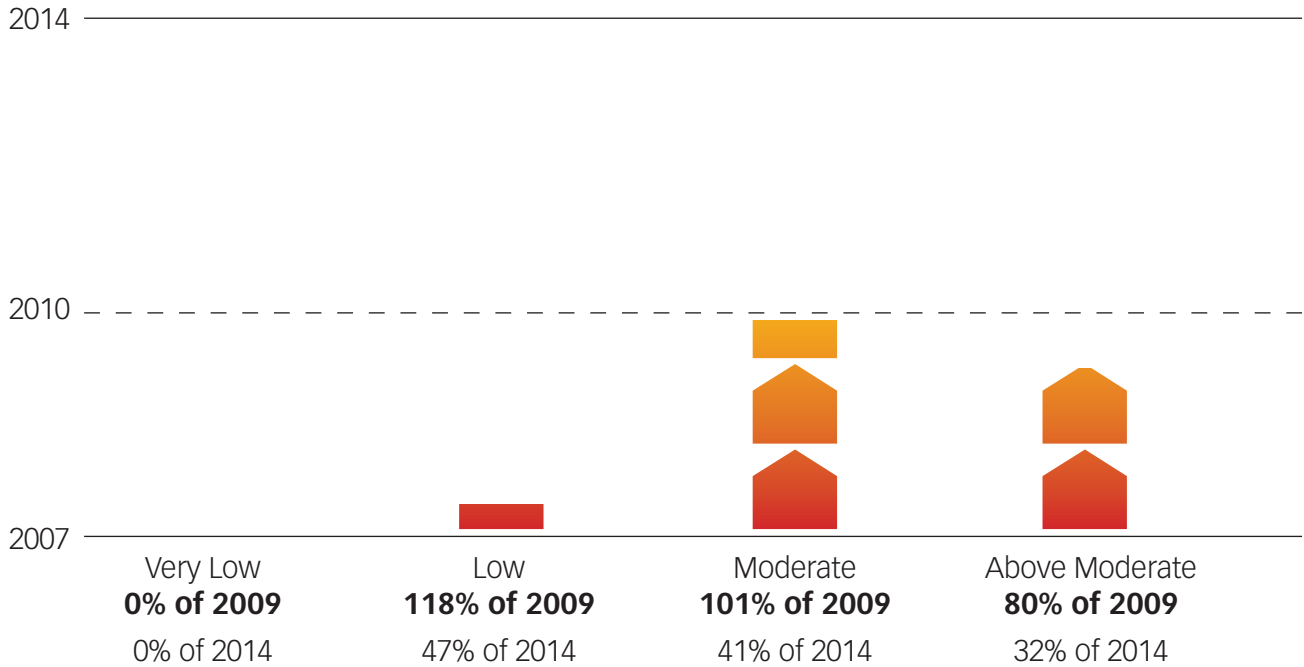
What's Happening Section:

- Three affordable housing projects were completed in 2009: 45 rental co-housing units in the Petaluma Avenue Homes development; 20 ownership co-housing units in the Sequoia Village development; and 2 ownership units in the Johnson Street Habitat for Humanity project.
- Three low income units have now been approved at 885 Gravenstein Hwy North as part of a mixed-use project.
- Hollyhock, a major 34-unit ownership low-income housing project to be developed by Burbank Housing at 961 Gravenstein Hwy South is slated to commence construction in spring 2010. A mixed-use project, to be constructed by Gravenstein LLC, has also been approved on the front portion of the property, which includes 8 condominiums, including one low-income deed restricted inclusionary unit.



City of Sonoma Progress Report

How is the City of Sonoma doing in meeting their share of regional housing needs as of 12/2009?



What's Happening Section:

- The City is finalizing an update of the Housing Element for the 2009-2014 period.
- In June 2008 the City acquired a 2.07-acre property located at 19344 Sonoma Highway, and subsequently entered into an agreement with Affordable Housing Associates (AHA) to pursue development of the property with affordable rental housing. In December 2009, AHA submitted an application to develop the property with 43 multi-family units affordable to very low and extremely low income households. The application is currently under review.

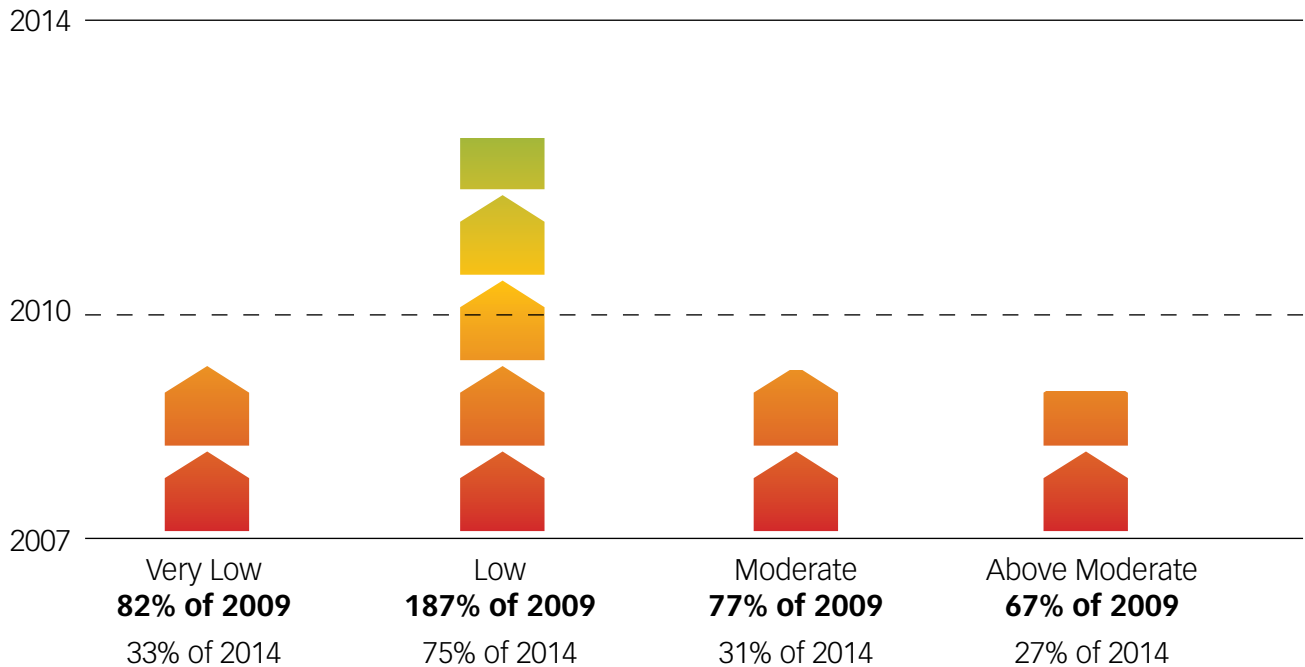


2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
69% of 2009 Goal
 27% of 2014 Goal



Town of Windsor Progress Report

How is the Town of Windsor doing in meeting their share of regional housing needs as of 12/2009?



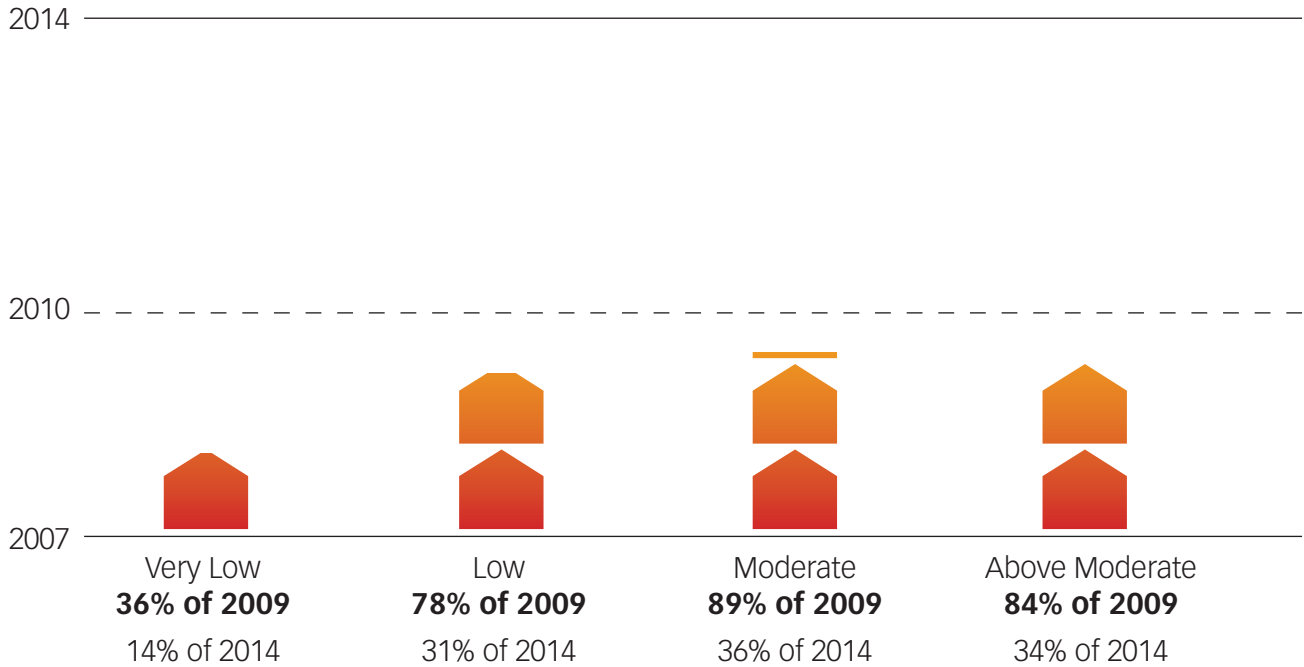
What's Happening Section:

- The Town has committed a tremendous amount of Council and staff time, not to mention Redevelopment funding, to the Windsor Redwoods very low and low income project. The project, approved in 2009, provides the Town with 65 low and very low income rental units.
- The Town has also committed Redevelopment Funding, zoning concessions and state sponsored silent second mortgages to Burbank Housing's Manzanita Project, a 21 unit, low-income self help, homeownership project. The project is currently on hold due to the current economic situation with for-sale units.
- The Town of Windsor is currently in negotiations with the developer of Bell Village, a 400 unit residential / commercial project on a former mobile home site in Downtown Windsor. The developer has agreed to restrict 80 units for low and very income units and 80 units for moderate income residents.
- Lastly, the Town received a "Station Area Plan" grant from the Bay Area Associations of Governments. The grant will allow the Town to complete a planning document encompassing a ½ mile circle around the inter-modal station. Concepts will include higher densities, walkable neighborhoods and transit oriented development.



County of Sonoma Progress Report

How is the County of Sonoma doing in meeting their share of regional housing needs as of 12/2009?



What's Happening Section:

The County of Sonoma is currently processing 2 affordable projects- Crossroads, a 79-unit Burbank rental project; and Paseo Vista, a 180-unit townhome ownership project with 20% affordable units.



2009 Cumulative Progress
 (Includes Very Low, Low & Moderate Housing)
65% of 2009 Goal
 26% of 2014 Goal



OVERVIEW SUMMARY – 2010

City or Town	ABAG Housing Allocation for 2007-2014 Total Units (including above moderate):	How much of the <u>affordable allocation</u> has been built or approved. Total Units:	What is left of the <u>affordable allocation</u> needs to meet ABAG Housing Allocation Numbers.
Cloverdale	417	49	164
Cotati	257	13	135
Healdsburg	331	172	29
Petaluma	1945	218	1026
Rohnert Park	1554	362	537
Santa Rosa	6534	932	2706
Sebastopol	176	106	24
Sonoma	353	54	143
Windsor	719	204	261
County of Sonoma	1364	208	592

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. For the purpose of this report, this figure includes projects permitted, as well as projects approved.

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 40%*. At the end of 2009, we are 40%* of the way through the reporting period. *This number has been rounded.

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

Population: 8,595
 Housing Units: 3,392
 ABAG Allocation=12% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 6% of Existing Housing Units
 51% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-95	Very Low-104	Very Low-71	Very Low-34	Very Low-37
Low-51	Low-59	Low-61	Low-13	Low-48
Moderate-128	Moderate-138	Moderate-81	Moderate-2	Moderate-79
Above Moderate-149	Above Moderate-721	Above Moderate-204	Above Moderate-10	Above Moderate-194
Total Allocation: 423 units	Total: 1022 units	Total Allocation: 417 units	Total: 59 units	Total left: 358 units

Based on information provided by: Karen Schimizu, Housing and Redevelopment Project Manager

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 7,409
 Housing Units: 3,040
 ABAG Allocation= 8% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 5% of Existing Housing Units
 58% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-113	Very Low-30	Very Low-67	Very Low-8	Very Low- 59
Low-63	Low-40	Low-36	Low-2	Low- 34
Moderate-166	Moderate-59	Moderate-45	Moderate-3	Moderate- 42
Above Moderate-225	Above Moderate-417	Above Moderate-109	Above Moderate-61	Above Moderate- 48
Total Allocation: 567 units	Total: 546 units	Total Allocation: 257 units	Total: 74 units	Total left: 183

Based on information provided by: Misti Harris, Assistant Planner

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 11,782
 Housing Units: 4,650
 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 California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-112	Very Low-78	Very Low-71	Very Low- 62	Very Low- 9
Low-78	Low-125	Low-48	Low- 28	Low- 20
Moderate-171	Moderate-27	Moderate-55	Moderate- 82	Moderate- (27)
Above Moderate-212	Above Moderate-363	Above Moderate-157	Above Moderate- 149	Above Moderate- 8
Total Allocation: 573 units	Total: 593 units	Total Allocation: 331 units	Total: 321 units	Total left: 37

Based on information provided by: Lynn Goldberg, Senior Planner

Due to a lawsuit regarding Saggio Hills, the Above Moderate figures have been reduced pending outcome.

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 57,739
 Housing Units: 22,088
 ABAG Allocation= 9% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 6% of Existing Housing Units
 64% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-206	Very Low-250	Very Low-522	Very Low-178	Very Low-344
Low-124	Low-201	Low-352	Low-13	Low-339
Moderate-312	Moderate-361	Moderate-370	Moderate-27	Moderate-343
Above Moderate-502	Above Moderate-944	Above Moderate-701	Above Moderate-406	Above Moderate-295
Total Allocation: 1144 units	Total: 1756 units	Total Allocation: 1945 units	Total: 624 units	Total left: 1321

Based on information provided by: Sue Castellucci, Housing Coordinator

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 43,020
 Housing Units: 16,544
 ABAG Allocation= 9% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 5% of Existing Housing Units
 56% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-401	Very Low-269	Very Low-371	Very Low-49	Very Low-322
Low-270	Low-467	Low-231	Low-26	Low-205
Moderate-597	Moderate-546	Moderate-273	Moderate-287	Moderate-(14)
Above Moderate-856	Above Moderate-1551	Above Moderate-679	Above Moderate-0	Above Moderate-679
Total Allocation: 2124 units	Total: 2857 units	Total Allocation: 1554 units	Total: 362 units	Total left: 1206

Based on information provided by: Linda Babonis, Housing and Redevelopment Manager

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 161,496
 Housing Units: 64,918
 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 California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-1539	Very Low-682	Very Low-1520	Very Low-399	Very Low- 1121
Low-970	Low-1468	Low-996	Low-354	Low- 642
Moderate-2120	Moderate-2154	Moderate-1122	Moderate-179	Moderate- 943
Above Moderate-3025	Above Moderate-4241	Above Moderate-2896	Above Moderate- 643	Above Moderate- 2253
Total Allocation: 7654 units	Total: 8545 units	Total Allocation: 6534 units	Total: 1575 units	Total left: 4959

Based on information provided by: City of Santa Rosa

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 7,734
 Housing Units: 3,393
 ABAG Allocation= 5% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 3% of Existing Housing Units
 51% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-58	Very Low-38	Very Low-32	Very Low-38	Very Low-(6)
Low-35	Low-31	Low-28	Low-63	Low- (35)
Moderate-75	Moderate-37	Moderate-29	Moderate-5	Moderate- 24
Above Moderate-106	Above Moderate-89	Above Moderate-87	Above Moderate-26	Above Moderate- 61
Total Allocation: 274 units	Total: 195 units	Total Allocation: 176 units	Total: 132 units	Total left: 85 units

Based on information provided by: Jocelyn Immacolato, Associate Planner

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 9,970
 Housing Units: 5,237
 ABAG Allocation= 7% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 4% of Existing Housing Units
 56% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing 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-26	Low-29
Moderate-188	Moderate-93	Moderate-69	Moderate-28	Moderate-41
Above Moderate-260	Above Moderate-527	Above Moderate-156	Above Moderate-50	Above Moderate-106
Total Allocation: 684 units	Total: 732 units	Total Allocation: 353 units	Total: 104 units	Total left: 249

Based on information provided by: Rob Gjestland, Senior Planner

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

Population: 26,676
 Housing Units: 9,315
 ABAG Allocation= 8% of Existing Housing Units
 ABAG Allocation (Affordable Housing portion)= 5% of Existing Housing Units
 65% of ABAG Allocation is affordable units
 (Based upon California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-430	Very Low-188**	Very Low-198	Very Low-65	Very Low- 133
Low-232	Low-see note	Low-130	Low- 97	Low-33
Moderate-559	Moderate-35	Moderate-137	Moderate-42	Moderate- 95
Above Moderate-850	Above Moderate-1548	Above Moderate-254	Above Moderate-68	Above Moderate- 186
Total Allocation: 2071 units	Total: 1771 units	Total Allocation: 719 units	Total: 272 units	Total left: 447 units

Based on information provided by: Peter Chamberlin, Planning Director

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

** In the prior reporting period, Windsor combined low and very low for reporting purposes. 188 units is a combination of low and very low.

Population: 152,209
 Housing Units: 66,441
 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 California Department of Finance- 2009 Population and Housing Estimates)

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 housing allocation has been met by the jurisdiction?*	What is left to develop?*
Very Low-1311	Very Low-595	Very Low-319	Very Low-46	Very Low- 273
Low-1116	Low-350	Low-217	Low-68	Low- 149
Moderate-1563	Moderate-410	Moderate-264	Moderate-94	Moderate- 170
Above Moderate-2809	Above Moderate-1697	Above Moderate-564	Above Moderate- 190	Above Moderate- 374
Total Allocation: 6799 units	Total: 3052 units	Total Allocation: 1364 units	Total: 398 units	Total left: 966 units

Based on information provided by: Jane Riley- Planner III

*For the purpose of this report, local jurisdictions are given credit for both projects permitted and approved.

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 compiling and printing the Progress Report.