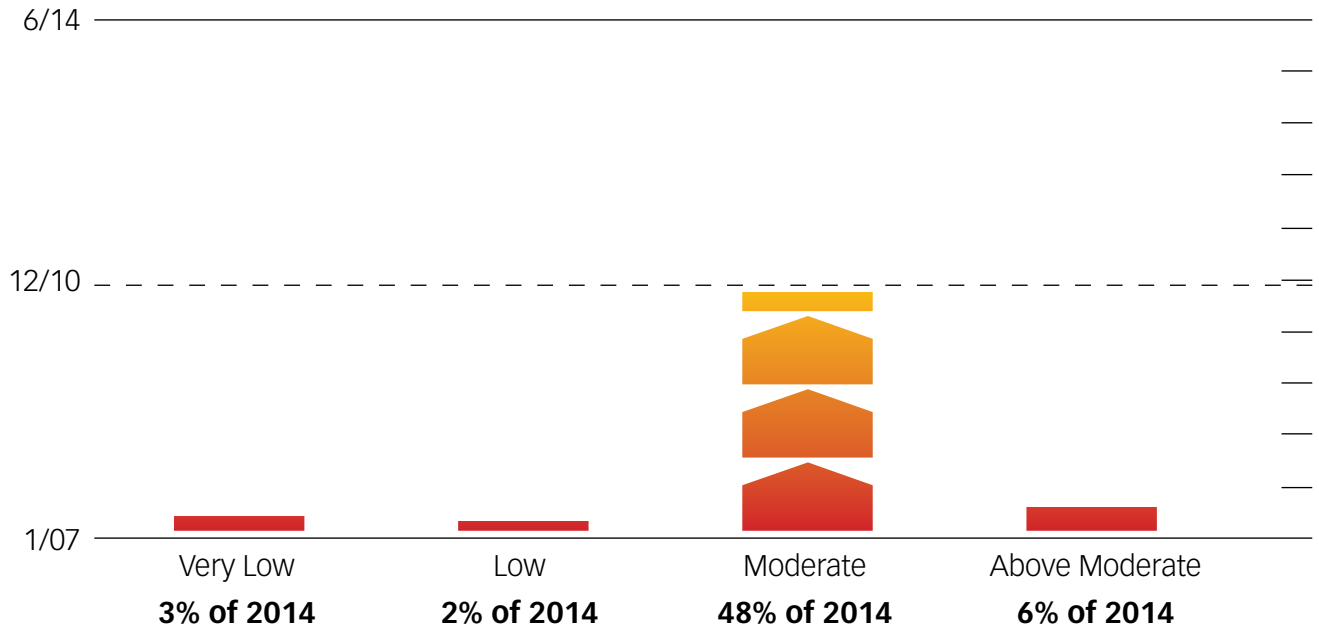




Sonoma County Housing Coalition
Housing Progress Reports
May 9, 2011

City of Cloverdale Progress Report

How is the City of Cloverdale doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

20% of 2014 Goal

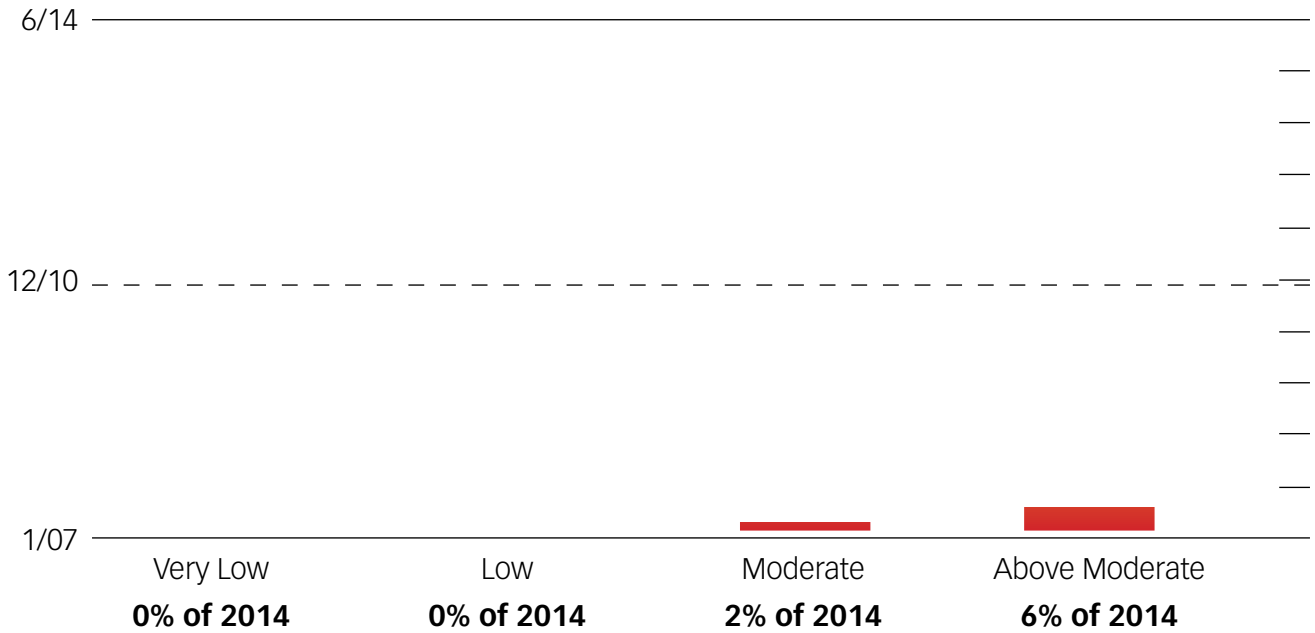
Jurisdiction comments:

Due to the economy, there has been no major development activity within Cloverdale over the past few years. During this time, the City has purchased two sites intended for the development of affordable housing. The two sites that have been land banked should provide the balance of the required affordable housing units.



City of Cotati Progress Report

How is the City of Cotati doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

1% of 2014 Goal

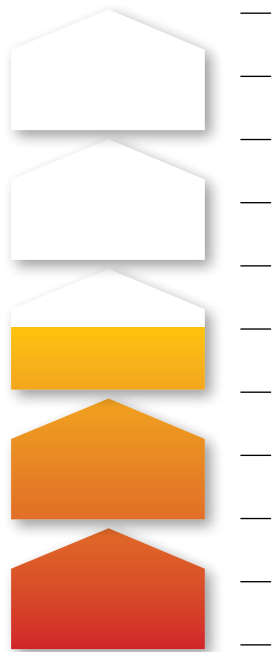
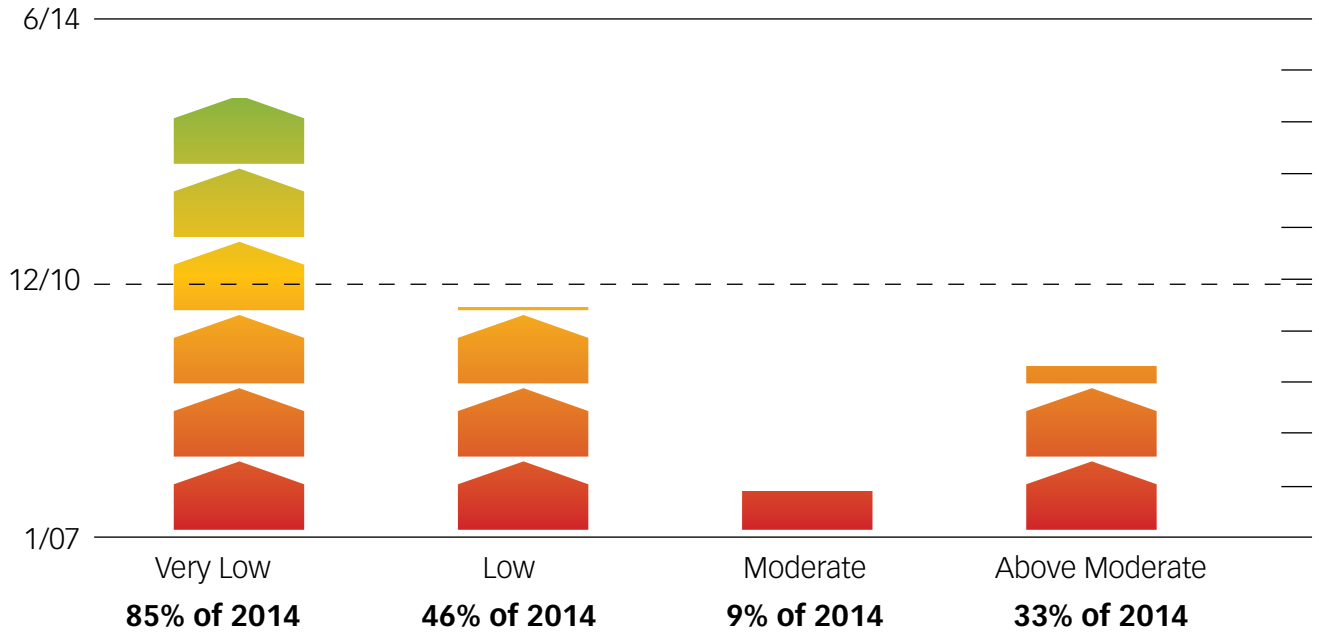
Jurisdiction comments:

- 5-unit Habitat for Humanity project in the planning phase
- 6-unit Housing Land Trust project in the planning phase
- Burbank Housing project property acquisition in process



City of Healdsburg Progress Report

How is the City of Healdsburg doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

50% of 2014 Goal

Jurisdiction comments:

Under construction:

Very Low – 2
 Low – 2
 Moderate – 2
 Above Moderate – 20

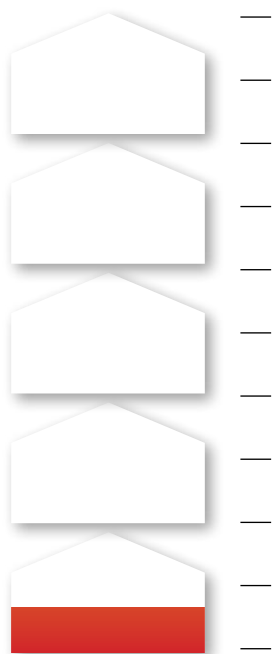
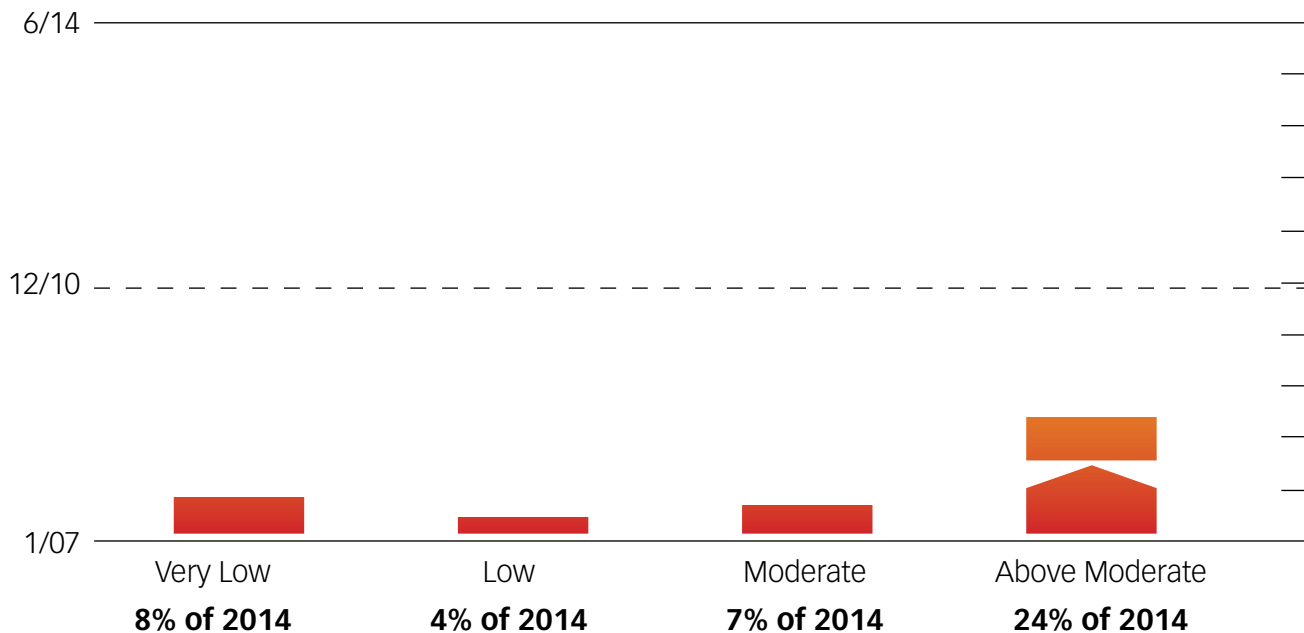
Approved:

Very Low – 0
 Low - 0
 Moderate – 4
 Above Moderate – 93



City of Petaluma Progress Report

How is the City of Petaluma doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

7% of 2014 Goal

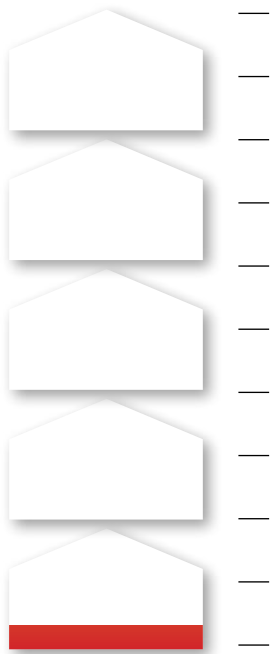
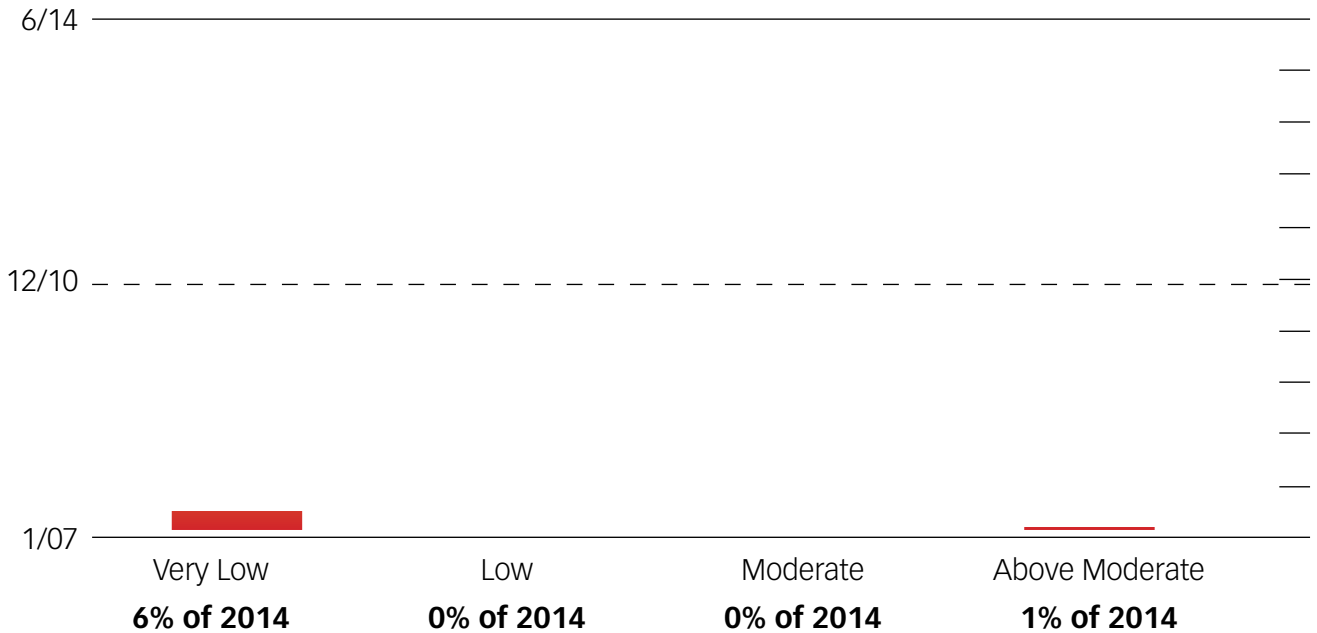
Jurisdiction comments:

- The City of Petaluma has approved two affordable housing developments in 2010. Vintage Chateau II is a 68-unit senior complex developed by USA Properties. Logan Place is being developed by Burbank Housing and is a 66-unit multi-family apartment complex. Vintage Chateau II is scheduled to begin construction in Summer of 2011.
- Leveraging local funds with private and other governmental financing continues to be problematic. With the potential demise of redevelopment, the "pause" in state funding and the insecure future of federal housing dollars, the ability to fulfill RHNA numbers is unobtainable.



City of Rohnert Park Progress Report

How is the City of Rohnert Park doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

3% of 2014 Goal

Jurisdiction comments:

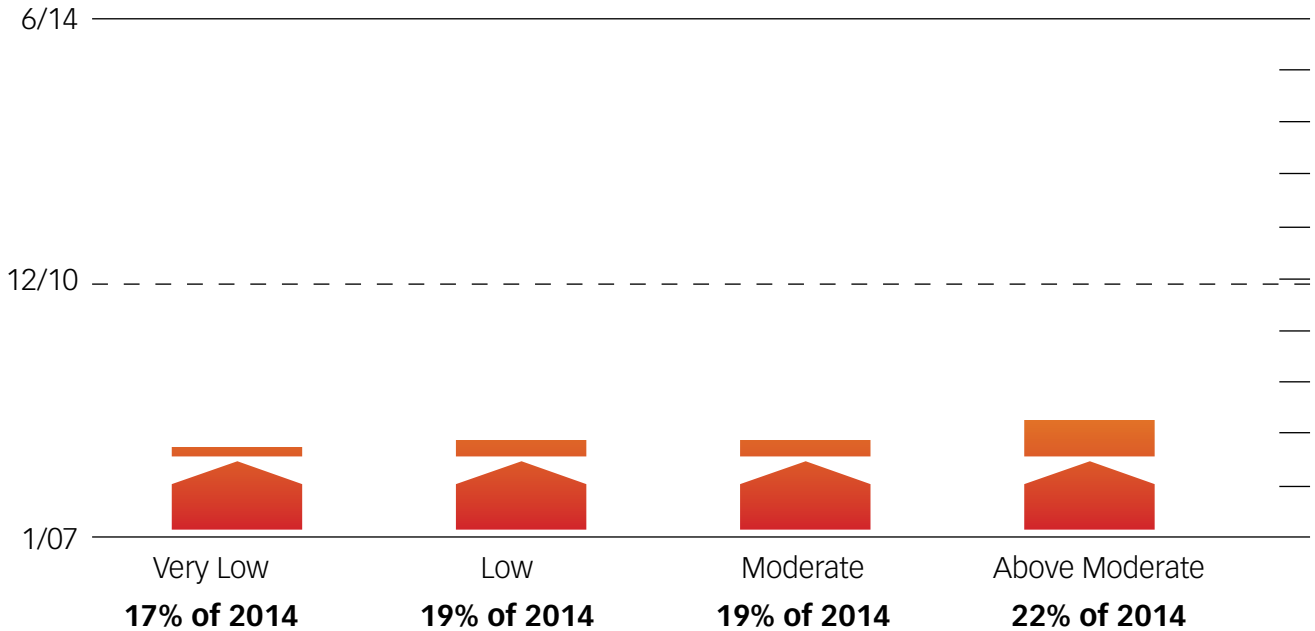
The City of Rohnert Park has negotiated several specific plan/development agreements. If the projects go for rent, they would be in the very low and low income categories. If for sale, they would be listed as low and moderate. See projects listed below.

University District.	218 Affordable Housing Units.
Sonoma Mountain Village.	254 Affordable Units.
Southeast Specific Plan.	72 Affordable Units.
Stadium Area Master Plan	25 Very Low, 26 Low and 287 Moderate Income Units.



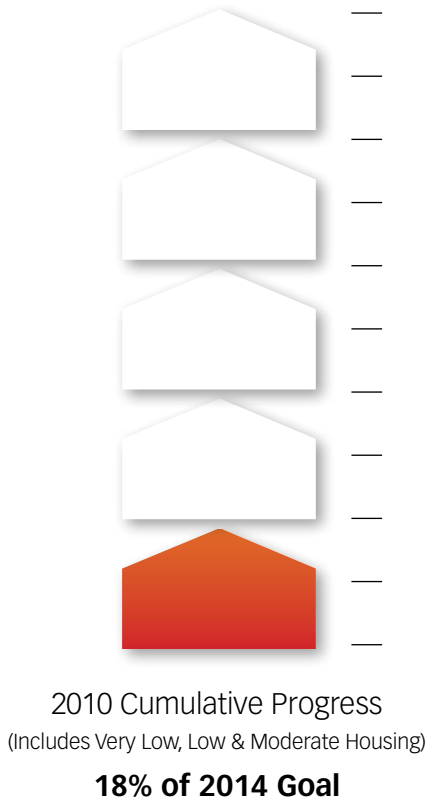
City of Santa Rosa Progress Report

How is the City of Santa Rosa doing in meeting their share of regional housing needs as of 12/2010?



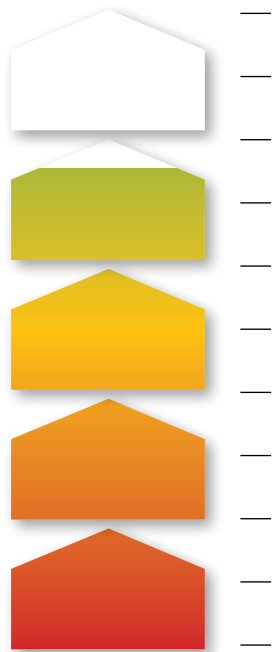
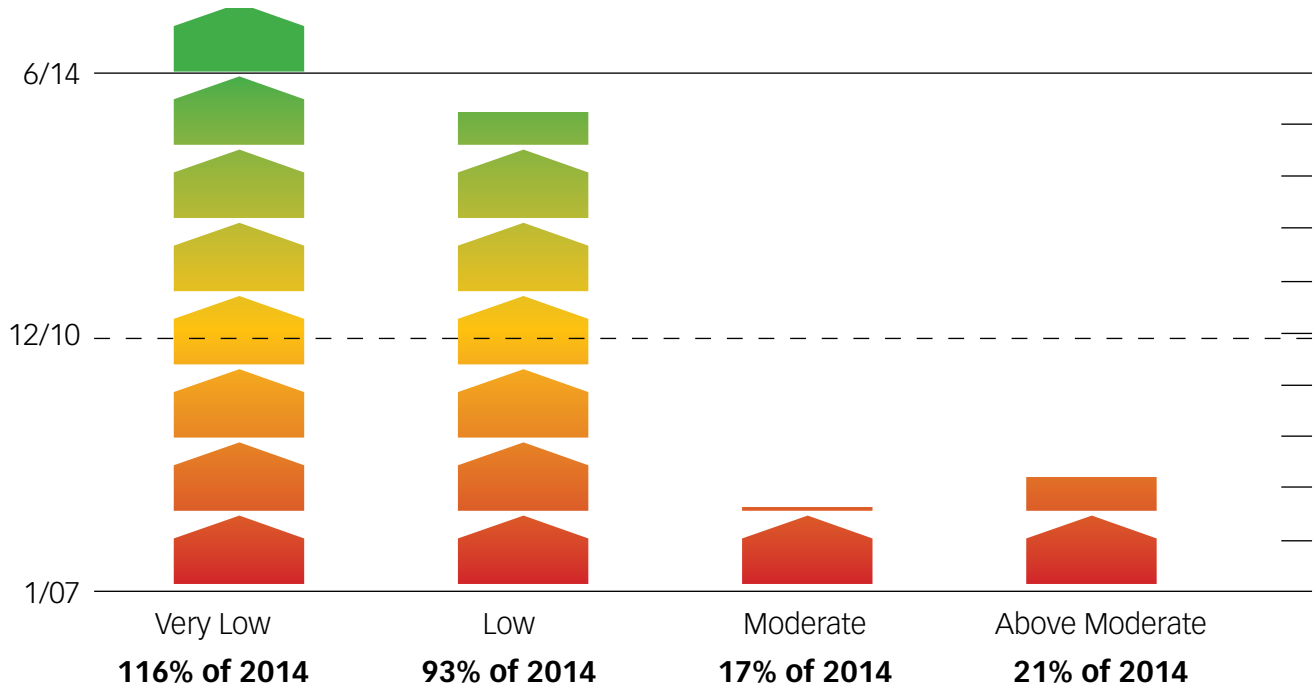
Jurisdiction comments:

- In 2010, building permits were issued for Amorosa Village I and II, a 150-unit affordable multifamily rental development in southwest Santa Rosa, including 17 extremely low income units, 90 very low income units, and 41 low income units. Construction is underway and completion is anticipated in Fall 2011.
- In 2010, The City of Santa Rosa committed \$1,545,911 to three affordable rental projects totaling 182 new construction units, including 59 extremely low income units, 104 very low income units, and 15 low income units. Three supportive housing projects totaling 55 beds, including 14 for very low income and 28 for low income, also received funding assistance, totaling \$418,383.
- In 2010, \$638,458 was added to the Housing Allocation Plan fund (this includes fees paid, loan repayments and interest). This is a 103% increase over the 2009 fund revenue of \$315,160. However, it remains a large decrease (86%) over the last six years from the fund high of \$4,500,000 in 2004, which has impacted the City's contribution to the funding sources available for loans to developers proposing affordable housing projects.
- There are 649 units under development, including 390 units in approved projects and 259 in proposed projects. Of the total under development, 105 are for extremely low income households, 251 for very low income, and 293 for low income.



City of Sebastopol Progress Report

How is the City of Sebastopol doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

76% of 2014 Goal

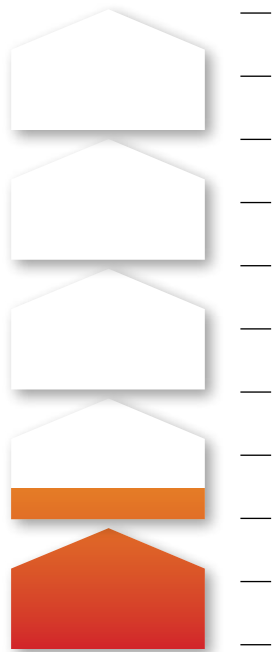
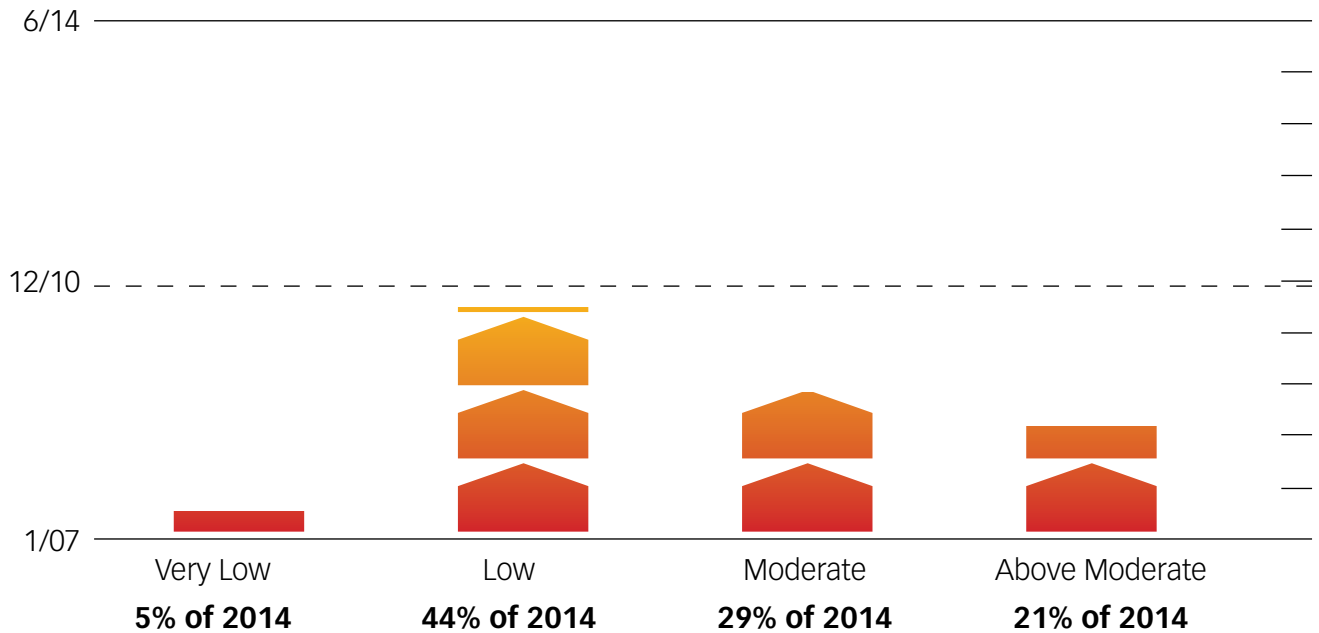
Jurisdiction comments:

- Hollyhock, the 34-unit self-help ownership affordable housing development at 961 Gravenstein Hwy. South is under construction, with building permits for several units issued in the latter part of 2010, and the remainder expected to be issued in 2011.
- Also in the latter part of 2010, building permits were issued for two Habitat for Humanity units on Litchfield Avenue.
- In Fall 2010, the Sebastopol Community Development Agency agreed to financially assist a 52-rental unit affordable senior development by Episcopal Senior Communities. No planning application has yet been submitted for this project, and CDA funding may be jeopardized if the State terminates the City's redevelopment agency.



City of Sonoma Progress Report

How is the City of Sonoma doing in meeting their share of regional housing needs as of 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

24% of 2014 Goal

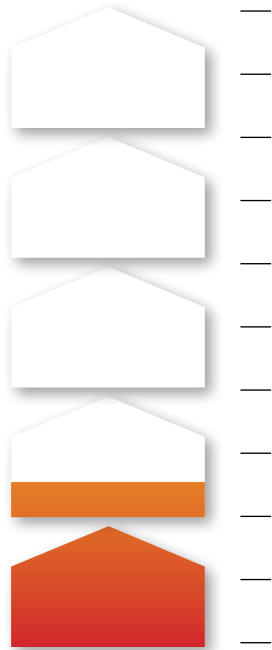
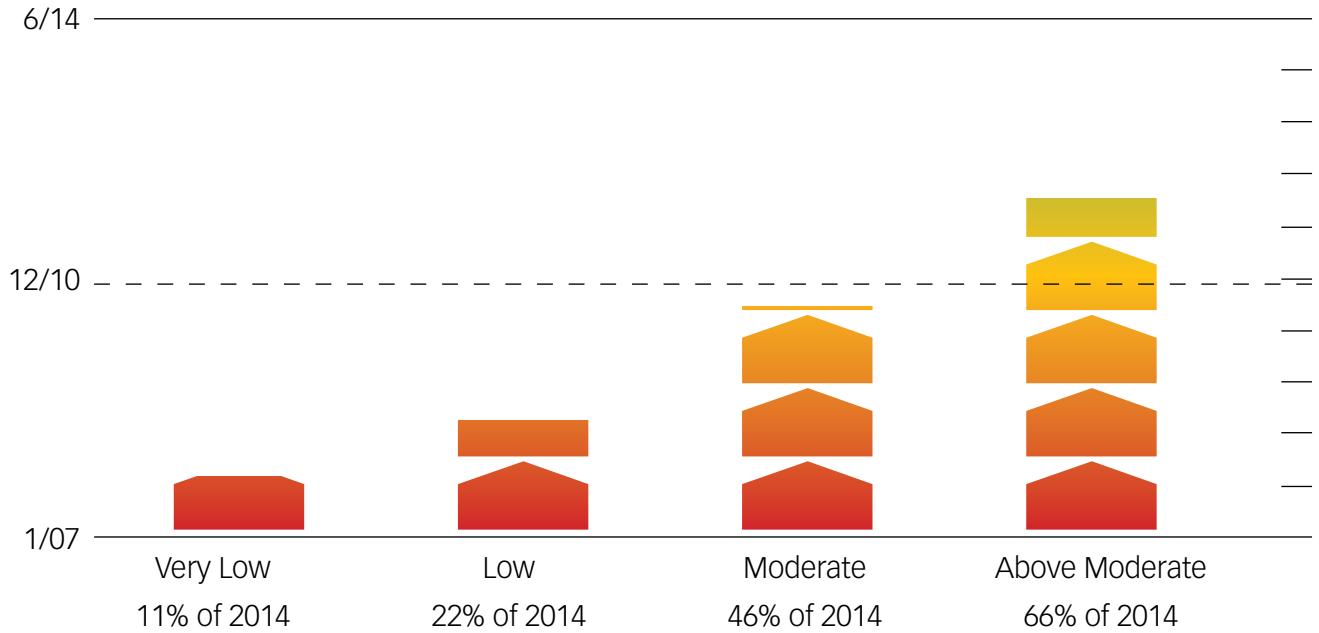
Jurisdiction comments:

The City of Sonoma adopted an updated Housing Element in July of 2010. The City is working with a non-profit development partner (Affordable Housing Associates) to develop a site owned by the Sonoma Community Development Agency (CDA) with a 43-unit family rental project affordable at the low and very low income levels. The CDA has committed more than 4.5 million dollars in funding assistance to this project. An application for State Tax Credit Financing is pending. Due to the recession, housing construction within the City of Sonoma has been at a very low level over the past several years. Some pick-up is anticipated in 2011.



County of Sonoma Progress Report

How is the County of Sonoma doing in meeting their share of regional housing needs as of 12/2010?



Jurisdiction comments:

- Approved: Crossroads - 100% affordable rental project with 79 units.
- Pending: Paseo Vista - 156 ownership units, 20% affordable.
- Pending: Sonoma Gardens (So. Santa Rosa Ave)- 60 units, 100% affordable.

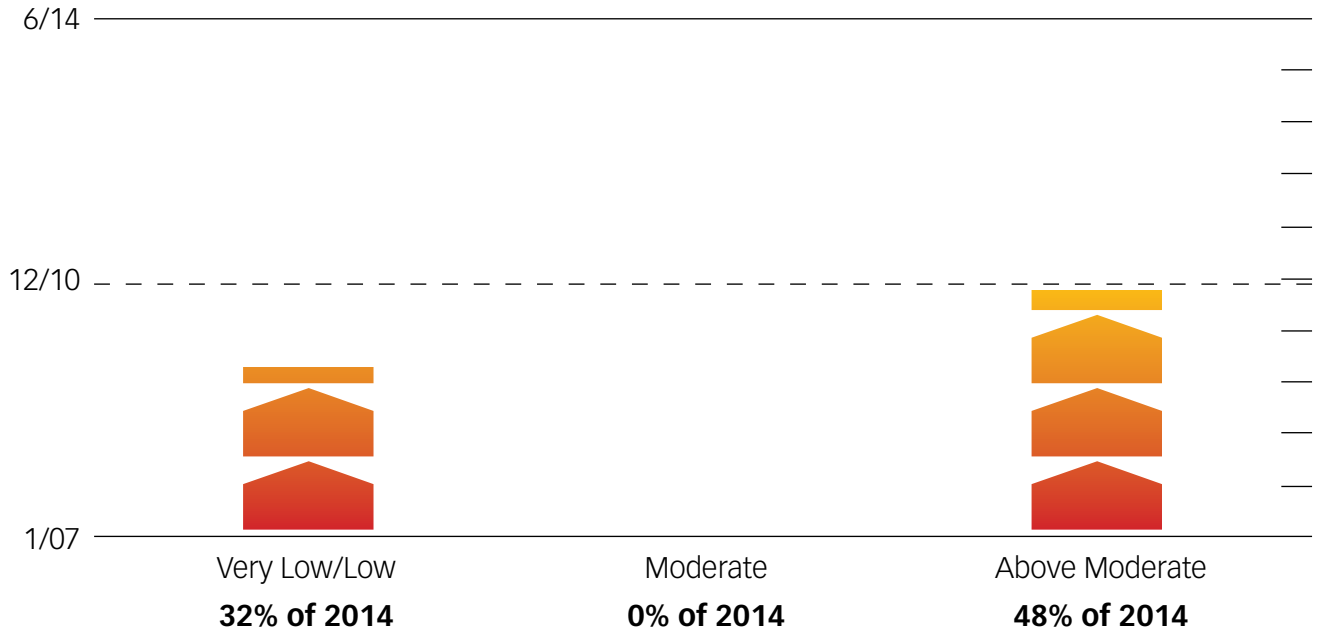
2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

26% 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 12/2010?



2010 Cumulative Progress
(Includes Very Low, Low & Moderate Housing)

23% of 2014 Goal

Jurisdiction comments:

- The Town is in the process of completing a Notice of Funding for the use of Redevelopment Set-aside funds. The amount being offered will be over 1 million. This will assist one of several projects in the pipeline. The Town is extremely concerned about the Governors plan to disband Redevelopment Agencies. Redevelopment is primary tool the Town use to assist affordable housing.

