

3 HOUSING

This chapter includes the City of Healdsburg's goals, policies and implementation measures for maintaining, improving and developing housing for all income levels and special needs.

Housing Goals, Policies and Implementation Measures

GOAL H-A Accommodation of housing development

Policies

- H-A-1 Maximize opportunities for the development of housing to accommodate anticipated growth and facilitate mobility within both the ownership and rental markets.
- H-A-2 Maintain a supply of residentially-designated land that is adequate to accommodate Healdsburg's share of the regional housing need and facilitate residential turnover with relative ease.
- H-A-3 Support the highest appropriate density for residential development within Healdsburg.

Implementation Measures

- H-1 Monitor the supply of residential land to ensure that sufficient developable land is planned and zoned for single-family and multi-family residential development.
 Responsibility: Planning & Building Director
 Funding: Planning & Building Enterprise Fund
 Schedule: Included in annual report on Housing Element
- H-2 Consider the potential impact on the achievement of the City's quantified housing objectives when reviewing proposed residential development projects and proposals to downzone residential properties or reclassify residentially-designated property to other uses.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: January 1, 2007 – June 30, 2014

GOAL H-B Minimization of governmental constraints on housing development

Policies

- H-B-1 Minimize the length of the review process for residential development applications to the extent feasible in order to minimize development costs.
- H-B-2 Lessen the City's Growth Management Program as a constraint on the development of multi-family housing, if feasible.
- H-B-3 Minimize the time needed for the City to review and act on applications for small subdivisions of residentially-zoned land.

Implementation Measures

- H-3 Maintain City staffing and/or contracted services at levels adequate to ensure the prompt consideration of residential development applications.
 Responsibility: City Council
 Funding: Planning & Building Enterprise Fund
 Schedule: Annual budget adoption during January 1, 2007 – June 30, 2014
- H-4 Explore the possibility of sponsoring a ballot measure that exempts and housing units included in mixed-use buildings from the Growth Management Program.
The limitations of the Growth Management Program are a significant constraint on the development of market-rate apartments and mixed-use housing, which cannot be easily phased.
 Responsibility: Planning & Building Department, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: Staff initiates City Council consideration by June 2011
- H-5 Revise the Subdivision Ordinance to grant to the Planning Commission authority for final action on applications for subdivisions of four or fewer parcels that do not require the acceptance of dedications.
Granting final authority on parcel maps to the Planning Commission would expedite their approval process.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: Staff initiates Planning Commission consideration by June 2010

- H-6 Amend the Zoning Ordinance to delete the conditional use permit requirement for multi-family housing projects in the Downtown Residential District.
The removal of this requirement will facilitate the development of multi-family housing; such projects will continue to be subject to the design review process.
- Responsibility: Planning & Building Department, Redevelopment Agency, City Council
- Funding: Planning & Building Enterprise Fund, General Fund
- Schedule: Within one year of Housing Element Update adoption

GOAL H-C Provision of affordable housing

Policies

- H-C-1 Maintain an adequate supply of land appropriate in terms of density and location for the development of housing affordable to lower- and moderate-income households.
- H-C-2 Work with non-profit organizations to benefit from their expertise and the resources available to them for the development of affordable housing and its on-going support.
- H-C-3 Facilitate the development and occupancy of housing affordable to lower- and moderate-income households, including first-time homebuyers.

Implementation Measures

- H-7 Complete construction of the Eden Housing Apartments project.
Program outcome: 19 extremely low-, 32 very low- and 13 low-income units
- Responsibility: Planning & Building Department
- Funding: Healdsburg Redevelopment Agency, tax credits, HOME, AHP
- Schedule: Anticipated occupancy in 2010
- H-8 Complete the Victory Studios project.
Program outcome: 7 extremely low-income units
- Responsibility: Planning & Building Department
- Funding: Redevelopment Agency Low/Moderate Income Housing Fund
 Planning & Building Department Enterprise Fund
- Schedule: Anticipated occupancy in 2010

- H-9 Develop the Saggio Hills affordable housing site. Necessary steps to its development include preparation of an analysis to determine the housing needs and preferences of potential future residents, preparation of a site master plan based on a community planning process and any necessary environmental documents, review through the City entitlement process and partnering with one or more developers.
Program outcome: Up to 150 affordable and special needs units
Responsibility: Planning & Building Department, Redevelopment Agency, City Council
Funding: Redevelopment Agency Low/Moderate Income Housing Fund, Saggio Hills Development Agreement
Schedule: RFQ for needs analysis consultant released in Spring 2009
- H-10 Continue to require the provision of low- and moderate-income housing within residential development projects subject to the Inclusionary Housing Program.
Program outcome: 15 percent of units developed will be affordable to low- and moderate-income households
Responsibility: Planning & Building Department, Redevelopment Agency, City Council
Funding: General Fund
Schedule: January 1, 2007 – June 30, 2014, as development applications are submitted
- H-11 Continue to acquire sites suitable for the development of affordable housing.
Responsibility: Planning & Building Director, Redevelopment Agency
Funding: Low/Moderate Income Housing Fund
Schedule: January 1, 2007 – June 30, 2014, as sites and funding become available
- H-12 Continue to provide financial assistance to developers of affordable housing through land donations and long-term leases, subsidies for City fees and on- and off-site improvements, loans and other forms of assistance. The City's unmet regional housing needs, including those of extremely low-income households, shall be considered when providing such assistance.
Responsibility: Planning & Building Department, Redevelopment Agency, City Council
Funding: Low/Moderate Income Housing Fund, General Fund
Schedule: January 1, 2007 – June 30, 2014

- H-13 Continue to provide assistance with home purchases, such as downpayment subsidies and deferred and low-interest second mortgages, to low- and moderate-income households, including first-time homebuyers, as funding allows.
Program outcome: 15 low- and/or moderate-income households assisted (2 per year)
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: Low/Moderate Income Housing Fund, Commercial & Industrial Fund, In-Lieu Fees, General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-14 Continue to approve density bonuses and other affordable housing incentives in accordance with state law.
Program outcome: Reduced costs for qualifying affordable and special needs housing projects.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-15 Continue to promote housing for extremely low-income households through the resources identified in Program H-12 and by continuing to provide for housing with supportive services, single-room occupancy housing and shared housing in the Zoning Ordinance.
Program outcome: At minimum, 12 units for extremely low-income households at the Eden Housing Apartments and Victory Studios projects, all of which will have supportive services.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: Low/Moderate Income Housing Fund, General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-16 Amend the High Density Residential land use designation to allow a minimum density of 20 units per gross acre for projects targeted to lower-income households on a long-term basis. Amend the Zoning Ordinance to adjust the minimum site area per unit in the Multi-Family (RM) Zoning District to reflect this density.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: Within one year of Housing Element Update adoption

GOAL H-D Preservation of affordable housing

Policies

- H-D-1 Monitor affordable housing projects to ensure their continued occupancy by appropriate individuals and households.
- H-D-2 Control rent increases on mobilehome park spaces.
- H-D-3 Maximize the length of time that affordable housing is available as such to lower- and moderate-income households.

Implementation Measures

- H-17 Establish agreements or contracts with the Sonoma County Housing Authority or another suitable organization or consulting firm if needed to administer affordable housing programs within the City.
Responsibility: Planning & Building Director, City Council
Funding: Low/Moderate Income Housing Fund, General Fund
Schedule: January 1, 2007 – June 30, 2014
- H-18 Continue to impose long-term restrictions on the maximum rents and sale prices of affordable housing that is developed with City assistance as well as inclusionary units provided by private developers.
Responsibility: Planning & Building Director, City Council/Redevelopment Agency
Funding: Low/Moderate Income Housing Fund
Schedule: January 1, 2007 – June 30, 2014
- H-19 Ensure that affordable housing projects developed with City assistance file an annual report that demonstrates compliance with any occupancy requirements.
Responsibility: Planning & Building Director
Funding: Low/Moderate Income Housing Fund
Schedule: Annually between January 1, 2007 – June 30, 2014
- H-20 Continue to enforce the terms of the mobile home park space rent stabilization ordinance (Ordinance No. 1030).
Program outcome: Continued preservation of affordability for 20 low-income units
Responsibility: City Administration
Funding: General Fund
Schedule: January 1, 2007 – June 30, 2014

- H-21 Continue to enforce the tenant protection provisions of the condominium conversion ordinances (Ordinance Nos. 701 and 873).
Program outcome: Conservation of affordable rental units
 Responsibility: City Administration
 Funding: General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-22 Continue to discount the electric, water and sewer utility and storm drainage maintenance charges to lower-income households and affordable residential projects.
Program outcome: Reduced utility charges for at least 350 lower-income households per year
 Responsibility: City Council
 Funding: Low/Moderate Income Housing Fund, Electric Fund
 Schedule: January 1, 2007 – June 30, 2014

GOAL H-E Provision of special needs housing

Policies

- H-E-1 Address the housing needs of the disabled.
- H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless.
- H-E-3 Address the housing needs of transient single farmworkers.

Implementation Measures

- H-23 Complete construction of the Eden Housing Apartments project.
Program outcome: 5 units for the mentally-disabled, 5 transitional units for the homeless, 5 disabled-accessible units, 25 disabled-adaptable units, 2 units for the hearing-impaired
 Responsibility: Planning & Building Department, Public Works Department
 Funding: Redevelopment Agency Low/Moderate Income Housing Fund
 Schedule: Anticipated occupancy in 2010
- H-24 Complete the Victory Studios project.
Program outcome: 7 transitional housing units for extremely low-income homeless individuals and households and those at risk of becoming homeless; 4 disabled-accessible units, 3 disabled-adaptable units
 Responsibility: Planning & Building Department
 Funding: Redevelopment Agency Low/Moderate Income Housing Fund
 Schedule: Anticipated occupancy in 2010
- H-25 Require the inclusion of units meeting special needs in affordable housing projects developed with City assistance, where feasible.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council

- Funding: Low/Moderate Income Housing Fund, General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-26 Continue to enforce Building Code requirements for the inclusion of adaptable disabled-accessible units in multi-family development projects that are subject to such requirements.
 Responsibility: Chief Building Official
 Funding: Planning & Building Enterprise Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-27 Amend the Zoning Ordinance to a) allow homeless shelters as a permitted use in at least one zoning district with sufficient potential sites to meet identified needs, b) allow transitional housing in all zoning districts that allow housing and c) provide objective standards for homeless shelters, such as the proximity to other shelters, the maximum number of beds or persons permitted to be served nightly by the facility, the maximum length of stay and the provision of on-site management and security.
Program outcome: Potential sites for shelters for the homeless, including farmworkers
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: Within one year of Housing Element Update adoption
- H-28 Work with appropriate agencies and groups to provide temporary and transitional housing and support services for the homeless, including farmworkers, in Healdsburg.
 Responsibility: Planning & Building Department, Redevelopment Agency, City Council
 Pot. Funding: Redevelopment Agency Low/Moderate Income Housing Fund, state funding (e.g., EHAP, MHP, Joe Serna, Jr. Farm Workers Housing Grant Program), federal funding (e.g., ESG)
 Schedule: Initial outreach within one year of Housing Element Update adoption

- H-29 Continue to provide information to the public on resources available to seniors, including the City’s Neighborhood Improvement Program, local subsidized senior housing, senior housing providers and fair housing assistance.
Responsibility: Community Services Department
Funding: Community Services Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014
- H-30 Continue to participate in comprehensive surveys of the county’s homeless population.
Program outcome: Identification of the extent of homelessness in Healdsburg and the needs of the homeless
Responsibility: Community Services Department
Funding: Community Services Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014
- H-31 Amend the Zoning Ordinance to allow residential care homes and supportive housing facilities as permitted uses in zoning districts that allow residential uses.
Program outcome: Facilitation of new licensed group homes or adult residential facilities in Healdsburg that provide 24-hour non-medical care and supervision in a supportive living environment for the physically handicapped, developmentally disabled or mentally disabled
Responsibility: Planning & Building Department, Redevelopment Agency, City Council
Funding: Planning & Building Enterprise Fund, General Fund
Schedule: Within one year of Housing Element Update adoption
- H-32 Amend the Zoning Ordinance to include a “reasonable accommodation” review process, similar to the City of Los Angeles’ provisions, that provides flexibility in the application of land use and zoning regulations or policies (including the modification or waiver of certain requirements), when it is necessary to eliminate barriers to housing opportunities.
Adopting this process will allow modifications to be approved ministerially, rather than through a minor conditional use permit.
Responsibility: Planning & Building Department, Planning Commission, City Council
Funding: Planning & Building Enterprise Fund, General Fund
Schedule: Within one year of Housing Element Update adoption

GOAL H-F Maximum use of funding resources

Policies

- H-F-1 Pursue county, state and federal programs and funding sources that provide housing opportunities for lower- and moderate-income households, as well as special needs households.
- H-F-2 Support the efforts of partners in local affordable and special needs housing projects to secure financial assistance.

Implementation Measures

- H-33 Apply for state and federal funding for affordable and special needs housing, when available.
 Responsibility: Planning & Building Director, City Council
 Funding: Low/Moderate Income Housing Fund, General Fund
 Schedule: Annual basis, January 1, 2007 – June 30, 2014
- H-34 Continue to provide documentation as needed in support of partner applications for state and federal financial assistance.
 Responsibility: Planning & Building Department
 Funding: Low/Moderate Income Housing Fund
 Planning & Building Enterprise Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-35 Continue to participate in the Joint Powers Authority with Sonoma County and other Sonoma County jurisdictions in order to continue the City's eligibility for state and federal funding (e.g., CDBG and HOME programs).
 Responsibility: City Council
 Funding: Low/Moderate Income Housing Fund
 Planning & Building Enterprise Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-36 Amend the Zoning Ordinance to incorporate the provisions of the California Employee Housing Act regarding housing for agricultural employees.
 Responsibility: Planning & Building Department, Planning Commission, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: Within one year of Housing Element Update adoption

GOAL H-G Housing and community diversity

Policies

- H-G-1 Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg.
- H-G-2 Encourage the retention and development of rental units in order to maintain and expand the housing supply available to households with resources insufficient to purchase housing.
- H-G-3 Avoid concentrations of lower-income households to encourage social and economic integration.

Implementation Measures

- H-37 Ensure that specific plans allow the development of a range of housing types, to the extent feasible.
 Responsibility: Planning & Building Department, Planning Commission, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-38 Continue to implement the Inclusionary Housing Program.
Program outcome: The provision of affordable housing in all large residential projects.
 Responsibility: Planning Commission, City Council
 Funding: General Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-39 Accommodate a range of housing types and target income groups within the affordable housing to be constructed at Saggio Hills.
 Responsibility: Planning & Building Director, Planning Commission, City Council
 Funding: Developer
 Schedule: Initiation of community outreach by the end of 2009
- H-40 Continue to enforce the condominium conversion ordinances (Nos. 701 and 873).
Program outcome: Conservation of rental housing stock
 Responsibility: Planning & Building Department, Planning Commission, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: January 1, 2007 – June 30, 2014

- H-41 Monitor the subdivision of the River View Estates Mobilehome Park.
Program outcome: Upgraded infrastructure for 47 mobilehome sites and ownership opportunities for park tenants
 Responsibility: Planning & Building Director
 Funding: General Fund; \$2 million mortgage pool through California Mobile Home Park Residents Ownership Program (awarded in 2007)
 Schedule: Approved in 2007

GOAL H-H Accommodation of local housing needs

Policies

- H-H-1 Give priority to the housing needs of local residents and employees.

Implementation Measures

- H-42 Give priority in outreach efforts for City- and Redevelopment Agency-assisted housing programs in the following order to:
- Essential community services employees, including those working for the local police and fire departments, schools and the hospital
 - Those living and/or working in the City of Healdsburg
 - Those living and/or working in Sonoma County
- Responsibility: Planning & Building Director, City Council
 Funding: Low/Moderate Income Housing Fund, General Fund
 Schedule: January 1, 2007 – June 30, 2014

GOAL H-I Conservation of housing stock

Policies

- H-I-1 Promote the preservation of the community's housing stock, especially affordable and special needs housing.
- H-I-2 Protect residential neighborhoods from the negative effects of commercial uses.

Implementation Measures

- H-43 Continue the Neighborhood Improvement Program to assist lower-income, senior and disabled households by providing exterior house and landscape maintenance work and other neighborhood preservation measures.
Program outcome: 12 lower-income and special needs households assisted annually
 Responsibility: Community Services Department
 Funding: Low/Moderate Income Housing Fund (approximately \$35,000/year), Community Services Enterprise Fund (program administration)
 Schedule: Annual basis, January 1, 2007 – June 30, 2014
- H-44 Continue to apply for funding to rehabilitate the residences of low- and moderate-income households.

Program outcome: 8 rehabilitated homes for low- and moderate income households (one/year), including seismic retrofits as needed

Responsibility: Planning & Building Director

Funding: CDBG Funds

Schedule: Annual application for CDBG funding, January 1, 2007 – June 30, 2014

H-45 Disseminate information about available housing rehabilitation loan programs to qualifying households.

Responsibility: Planning & Building Department

Funding: Low/Moderate Income Housing Fund

Schedule: Within six months of Housing Element adoption

H-46 Continue street, sidewalk and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods.

Responsibility: Public Works Department

Funding: Street Fund, CDBG Funds

Schedule: Include in City's annual Capital Improvement Program and apply annually for CDBG funds, January 1, 2007 – June 30, 2014

H-47 Continue to enforce the City's prohibition of vacation home rentals (i.e., fewer than 30 days) in residential zoning districts.

Program outcome: Retention of housing stock for long-term residents and preservation of neighborhoods

Responsibility: Planning & Building Department

Funding: Planning & Building Enterprise Fund

Schedule: January 1, 2007 – June 30, 2014

GOAL H-J Promotion of fair housing practices

Policies

H-J-1 Discourage discriminatory housing practices.

H-J-2 Provide guidance to the public about fair housing practices.

Implementation Measures

- H-48 Continue to disseminate fair housing information through posters, brochures, forms and landlord/tenant handbooks from the State Department of Fair Employment and Housing and Fair Housing of Sonoma County in public locations.
Responsibility: Planning & Building Department
Funding: Planning & Building Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014
- H-49 Continue to refer fair housing complaints to the State Department of Fair Employment and Housing and Fair Housing of Sonoma County.
Responsibility: Planning & Building Department staff
Funding: Planning & Building Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014
- H-50 Continue to provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed by City or with Development Disposition/Owner Participant Agreements when Redevelopment Agency participation occurs.
Responsibility: Planning & Building Director, City Council
Funding: Low/Moderate Income Housing Fund, General Fund
Schedule: January 1, 2007 – June 30, 2014
- H-51 Continue to mandate the implementation of fair housing practices in contracts with affordable housing developers.
Responsibility: Planning & Building Director, City Council
Funding: Low/Moderate Income Housing Fund, General Fund
Schedule: January 1, 2007 – June 30, 2014
- H-52 Continue to conduct outreach efforts for the City's affordable housing programs in Spanish as well as English and publicizing the programs through organizations representing the Hispanic community.
Responsibility: Planning & Building Director
Funding: Low/Moderate Income Housing Fund
Schedule: January 1, 2007 – June 30, 2014
- H-53 Provide equitable public services throughout the City, including public transportation, crime prevention, police protection, street lighting, street cleaning and recreational facilities and programs.
Responsibility: All department directors
Funding: General Fund, Street Fund, Community Services Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014

GOAL H-K Conservation of energy**Policies**

- H-K-1 Promote energy efficiency and conservation measures in existing housing.
- H-K-2 Require energy-efficiency performance in new housing that meets or exceeds minimum state standards.
- H-K-3 Promote energy-efficient residential site development practices.
- H-K-4 Reduce residential cooling needs associated with the urban heat island effect.
- H-K-5 Accommodate pedestrians, bicyclists and transit in new residential development.
- H-K-6 Provide safe routes for bicycling and walking between housing and transit stops, commercial services and schools.
- H-K-7 Promote infill development to maximize the use of existing infrastructure and encourage patronage of alternative transportation modes.

Implementation Measures

- H-54 Ensure that the designs and construction practices for new residences and additions to existing residences comply with the City's Green City Program.
Program outcome: Reduced energy consumption
Responsibility: Planning & Building Department
Funding: Planning & Building Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014
- H-55 Include an evaluation of consistency with Subdivision Map Act Section 66473.1 in staff reports for residential subdivision applications.
Responsibility: Planning & Building Department
Funding: Planning & Building Enterprise Fund
Schedule: January 1, 2007 – June 30, 2014
- H-56 Require the planting of street trees as a part of all residential development projects.
Program outcome: Reduced energy consumption associated with air conditioning
Responsibility: Planning & Building Department, Planning Commission, City Council
Funding: Tree Planting and Maintenance Fund
Schedule: January 1, 2007 – June 30, 2014

- H-57 Require the perimeter and interior of parking lots associated with residential development to be landscaped with shrubs and shade trees.
Program outcome: Reduced energy consumption associated with air conditioning
 Responsibility: Planning & Building Department, Planning Commission
 Funding: Tree Planting and Maintenance Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-58 Continue to provide and publicize an Energy Audit Program to homeowners and landlords.
Program outcome: Reduced energy consumption
 Responsibility: Electric Department
 Funding: Electric Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-59 Continue to publicize and provide rebates for energy-efficient lighting fixtures and light bulbs, electric water heaters, air conditioners, heat pumps, appliances and photovoltaic systems; and weatherization of existing homes.
Program outcome: Reduced energy consumption
 Responsibility: Electric Department
 Funding: Electric Fund
 Schedule: January 1, 2007 – June 30, 2014
- H-60 Provide safe walking and bicycling facilities between housing and commercial, educational and transit destinations.
Program outcome: Reduced personal vehicle use
 Responsibility: Public Works Department
 Funding: General Fund, CDBG Funds
 Schedule: Include in the annual CIP and apply annually for CDBG funds during January 1, 2007 – June 30, 2014
- H-61 Initiate a planning process for transit-oriented development within walking distance of the Intermodal Transportation Center.
 Responsibility: Planning & Building Department, Planning Commission, City Council
 Funding: Planning & Building Enterprise Fund, General Fund
 Schedule: Within five years of Housing Element adoption

Quantified Objectives

The following quantified objectives are based on the Housing Element's identification of existing and projected housing needs, potential housing development sites and financial resources, and the Element's analysis of constraints to the development and maintenance of housing. This information has been used to establish reasonable estimates of what these programs and policies can accomplish.

The tables below estimate the number of units likely to be constructed, rehabilitated and conserved/preserved during the planning period (January 1, 2007 through June 30, 2014). The quantified objectives do not represent a ceiling, but rather set a goal for the City to achieve, based on needs, resources and constraints.

Construction Objectives

The quantified objectives for housing construction are the number of new units that potentially may be constructed in the Healdsburg Planning Area by the City with its non-profit partners and by private developers. They are based on the regional housing needs allocated to the City for the planning period by the Association of Bay Area Governments.

Housing Construction Objectives

Target Income Group	No. of Units	Share of Total	Annual Average
Extremely Low ($\leq 30\%$ of AMI ¹)	35	11%	5
Very Low (31 - 50% of AMI)	36	11%	5
Low (51 - 80% of AMI)	48	14%	6
Moderate (81 - 120% of AMI)	55	17%	7
Above Moderate ($\geq 120\%$ of AMI)	157	47%	21
Total	331	100%	44

¹ Area median income established by HUD on an annual basis

Rehabilitated Housing Objectives

The rehabilitated housing objectives are the number of units that potentially may be rehabilitated during the planning period. They are based on the programs described in the Background Report.

Rehabilitated Housing Objectives

	Units
Neighborhood Improvement Program	90 (12 per year)
Sonoma Co. Community Development Commission Rehabilitation Program	8 (1 per year)

Special Housing Needs Objectives

The special housing needs objectives are the number of units that potentially may be provided for special needs groups. They are based on projects that are under construction and on the programs described above.

Special Housing Needs Objectives

	Units or Beds by Special Needs Group			
	Disabled accessible ¹	Disabled adaptable ²	Hearing impaired ³	Homeless
Eden Housing Apartments	4	25	2	5
Victory Studios	4	3		7
New homeless units / beds				15

¹ Incorporates the principles of Universal Design

² Entry to first floor is disabled-accessible, and an accessible path of travel is provided within unit

³ Designed with special lighting and equipment such as paging devices from the entryway to the rooms, vibrating alarm systems, computer teletype technology, strobe lighting to alert residents to smoke or fire

Conserved Affordable Housing Objectives

The conserved affordable housing objectives are the number of units whose affordability will be preserved during the planning period. They are based on the programs described above.

Conserved Affordable Housing Objectives

	No. and Target Income Groups
Housing with long-term affordability restrictions	321 low- and moderate income units
Mobile home park space rent stabilization ordinance	20 low- and moderate income units