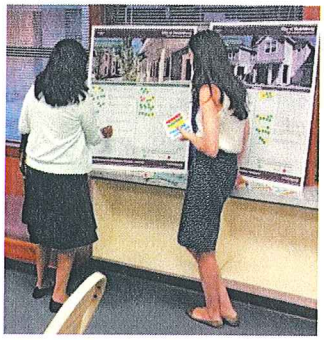


Healdsburg Housing Element Update

Community Workshop #2 Summary

July 9, 2014

Workshop Overview

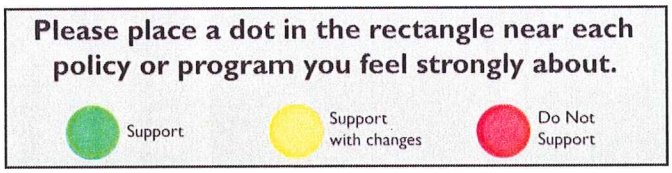
On July 9, 2014, the City conducted the second community workshop on the Housing Element Update. The purpose of the workshop was to present the Draft 2015-2023 Housing Element and solicit feedback from the community on the proposed policies and programs. The workshop was held from 6:00 p.m. to 8:00 p.m. at the Healdsburg Community Center. Over 30 community members attended the workshop.

To advertise the workshop, the City sent an email to several email contact lists announcing the community workshop, including 237 people on the City's e-notify list, 70 people on the Central Healdsburg Avenue Special Study Area list serv, and a list of 42 local and regional housing stakeholders compiled by the City and consultants. The City also posted flyers on the City website and in public locations around the city in both English and Spanish, and a newspaper article was published in the Press Democrat describing the Draft Housing Element and advertising the workshop.

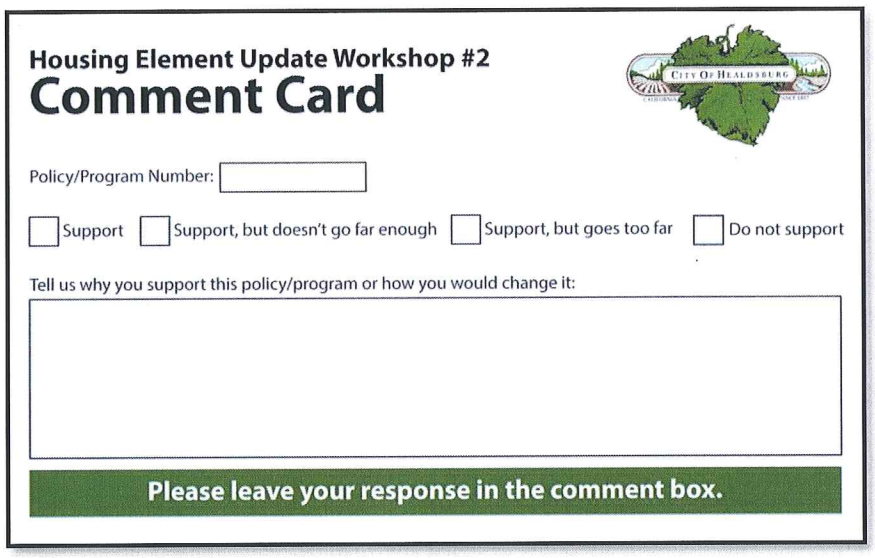
City staff opened the meeting with introductions and an overview of the project. The Housing Element Consultants then made a presentation, describing the issues identified by the community at the first community workshop and how the Draft 2015-2023 Housing Element addresses those issues.

Following the presentation, workshop participants were asked to provide feedback on the policies and programs contained in the Draft Housing Element. The policies and programs were presented on boards displayed around the room. Each board represented a separate goal section of the Draft Housing Element and displayed all the policies and programs within each goal section. There were three ways for participants to give feedback on the policies and programs:

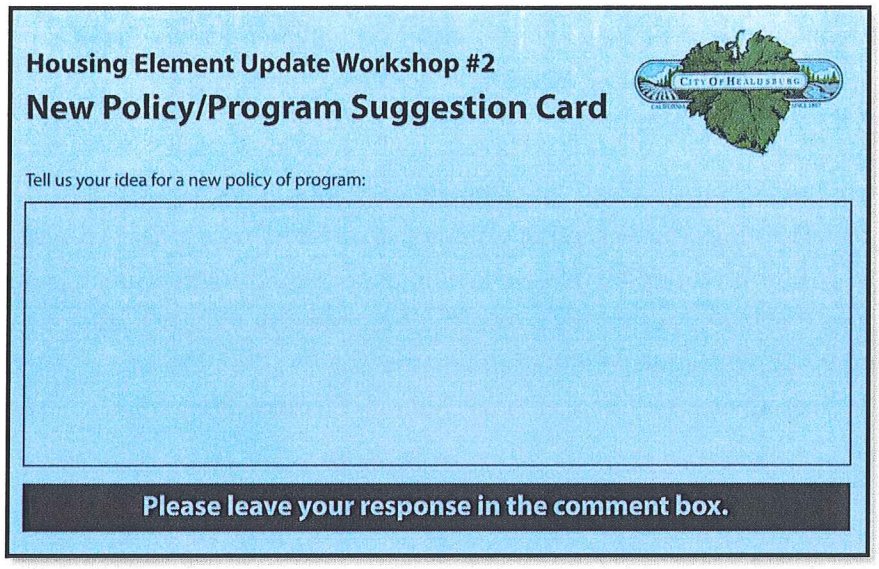
1. **Dot exercise.** Participants were given three different colored dots: green, yellow, and red. Green dots signified support for a policy or program; yellow dots signified support with modifications; and red dots signified that participants did not support the policy or program. Participants placed the dots on the display boards next to the policies and programs that they supported or did not support.



2. **White comment cards.** Participants were provided with white comment cards on which they could provide more detailed feedback on specific policies and programs. The cards asked participants to identify the policy or program number and describe: why they would support the policy/program, what they would change about the policy/program, or why they didn't support it.



3. **Blue comment cards.** Participants were provided with blue comment cards on which they could describe ideas for new policies or programs.


Housing Element Update Workshop #2
New Policy/Program Suggestion Card
Tell us your idea for a new policy of program:
Please leave your response in the comment box.

Summary of Feedback

The following is an annotated version of the Draft Housing Plan (Section 8 of the Housing Element). The comments received on individual policies and programs are described in light blue boxes below, and the number of green, yellow, or red dots placed next to each policy or program are tallied below the policies and programs. The participants' ideas for new policies and programs are described at the end of the summary.

8 Housing Plan *(With Workshop Comments)*

Goals, Policies, and Programs

The following goals, policies, and programs are intended to address existing and future housing needs as well as minimize constraints on housing development during the January 31, 2015 – January 31, 2023, planning period. The status of each program will be evaluated on an annual basis to determine its effectiveness in meeting these needs.

GOAL H-A ACCOMMODATION OF HOUSING DEVELOPMENT

Maximize opportunities for the development of a variety of housing types to accommodate anticipated growth, facilitate mobility within both the ownership and rental markets, and encourage a diverse community. *(Source: 2009 Housing Element, Goals H-A and H-G, combined)*

Policies

H-A-1 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. *(Source: 2009 Housing Element, Policy H-A-1)*

Support: 5

H-A-2 Encourage residential projects to develop at the higher end of the allowable density range. *(Source: 2009 Housing Element, Policy H-A-2, modified)*
Support: 5 *Modifications: 1*

H-A-3 Consistent with "no-net-loss" density provisions contained in Government Code Section 65863, consider the potential impact on the City's ability to meet its share of the regional housing need when reviewing proposals to downzone residential properties, reclassify residentially-designated property to other uses, or develop a residential site with fewer units than what is assumed for the site in the Housing Element sites inventory. *(Source: 2009 Housing Element, Program H-2, modified to reflect State law)*
Support: 3

H-A-4 Provide a wide range of housing opportunities for all economic segments of the community, while maintaining a mix of housing types in Healdsburg. *(Source: 2009 Housing Element, Policy H-G-1)*
Support: 5

H-A-5 Ensure that specific plans allow the development of a range of housing types, to the extent feasible. *(Source: 2009 Housing Element, Program H-37)*
Support: 4 *Modifications: 1*

H-A-6 Encourage the retention and development of rental units. *(Source: 2009 Housing Element, Policy H-G-2)*
Support: 7

H-A-7 Avoid concentrations of lower-income households to promote social and economic integration. *(Source: 2009 Housing Element, Policy H-G-3)*
Support 6:

H-A-8 Encourage residential development in the Central Healdsburg Avenue Special Study Area consistent with the vision in the Central Healdsburg Avenue Area Plan. *(Source: New Policy)*
Support: 8 *Modifications: 1* *Do Not Support: 1*

Programs

H-1 **Adequate Residential Land.** Monitor the supply of residential land to ensure that sufficient developable land is planned and zoned for single family and multifamily residential development. *(Source: 2009 Housing Element, Program H-1)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Included in annual report on Housing Element

Support: 6

H-2 **Implement the Central Healdsburg Avenue Plan.** Amend the General Plan and Zoning Ordinance to incorporate the Mixed Use, Transit Residential, and Medium Density Residential land use designations envisioned in the Central Healdsburg Avenue Plan.

Responsibility: Planning & Building Department, Planning Commission, City Council

Funding: General Fund

Schedule: Fiscal Year 2014/2015

Support: 8 *Modifications: 2*

H-3 **Annual Progress Report.** Review and report annually on the implementation of Housing Element programs for the prior calendar year, and present the annual report to the City Council at a public hearing before submitting the annual report to the California Department of Housing and Community Development (HCD) and the Office of Planning and Research (OPR). *(Source: New Program)*

Responsibility: Planning & Building Department, City Council

Funding: General Fund

Schedule: Annually, prior to April 1

Support: 4

GOAL H-B MINIMIZATION OF GOVERNMENTAL CONSTRAINTS
Minimize governmental constraints on the development of housing for households of all income levels. *(Source: 2009 Housing Element, Goal H-B)*

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. *(Source: 2009 Housing Element, Policy H-B-1)*

Support: 6

H-B-2 Lessen the City's Growth Management Program as a constraint on the development of multifamily and live/work housing, as feasible. *(Source: 2009 Housing Element, Policy H-B-2)*

Support: 6 *Modifications: 5* *Do Not Support: 1*

H-B-3 Continually strive to minimize the time needed for the City to review and act on applications for small subdivisions of residentially-zoned land. *(Source: 2009 Housing Element, Policy H-B-3)*

Support: 5

H-B-4 Endeavor to provide consistent and predictable policy direction for residential project applicants through development and design standards and decision making. *(Source: New Policy)*

Support: 5

H-B-5 Continue to reduce the required number of parking spaces and waive the requirement for covered parking for senior and affordable housing developments, as feasible, if this will reduce development costs or improve the design of a project. *(Source: New Policy, to reflect existing City policy)*

Support: 5 *Modifications: 5*

Programs

H-4 **Maintain Adequate Staffing.** Maintain City staffing and/or contracted services at levels adequate to ensure the prompt consideration of residential development applications. *(Source: 2009 Housing Element, Program H-3)*

Responsibility: City Council

Funding: General Fund

Schedule: Annual budget adoption

Support: 5 *Modifications: 5*

H-5 **Monitor and Amend the Growth Management Ordinance.** Continue to monitor the impacts of the Growth Management Ordinance (GMO) on the provision of housing to meet the city's share of the regional housing need and provide for a variety of housing types. Consider further amendments to the GMO in order to facilitate the production of multifamily and/or live work units. *(Source: New Program)*

Responsibility: Planning & Building Department, City Council

Funding: General Fund

Schedule: Report annually on the impacts as part of the annual Housing Element report; continue to monitor

Support: 8 *Modifications: 3* *Do Not Support: 3*

Comment: **Do not support.**
How would this GMO expansion ensure what permits would be approved by planning and what type of housing could be built.

GOAL H-C PROVISION OF AFFORDABLE HOUSING
Facilitate the provision of affordable housing for those who live and work in Healdsburg.
(Source: 2009 Housing Element, Goal H-C)

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. *(Source: 2009 Housing Element, Policy H-C-1)*

Support: 4 *Modifications: 2*

Comment: **Support, but does not go far enough.** Expand upon location to exclude industrial, Lt. Ind. and commercial zones. Buffer ALL housing zones. Ask yourself, "would I want to live there/here?"

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 ongoing support. *(Source: 2009 Housing Element, Policy H-C-2)*

Support: 6

H-C-3 Facilitate the development of housing affordable to lower- and moderate-income households, including first-time homebuyers. *(Source: 2009 Housing Element, Policy H-C-3)*

Support: 5

H-C-4 Support the efforts of partners in local affordable housing projects to secure financial assistance. *(Source: 2009 Housing Element, Policy H-F-2)*

Support: 3

H-C-5 Continue to require the provision of low- and moderate-income housing within residential development projects subject to the Inclusionary Housing Program. *(Source: 2009 Housing Element, Program H-10)*

Support: 5 *Modifications: 2*

H-C-6 Defer certain fees on affordable housing developments until issuance of a Certificate of Occupancy (COO) to help offset development costs for affordable housing. *(Source: New Policy)*

Support: 8

H-C-7 Approve density bonuses and other affordable housing incentives in accordance with State law and continue to grant an additional density bonus when an applicant proposes a project in which 100 percent of the remaining units not restricted to lower-income households will be affordable to moderate-income households. *(Source: 2009 Housing Element, Program H-14, modified to reflect Zoning Ordinance Section 20.20.035, Affordable Housing Incentives)*

Support: 8

H-C-8 Strive to provide housing opportunities that are affordable to the local workforce. *(Source: New Policy)*

Support: 5

Comment: Second home and house flippers dominate this market, raise prices, abuse what workforce buyers can afford. Yet this city continues to encourage second house buyers (tourists mostly) to come to town.

H-C-9 Establish a Workforce Housing Linkage Fee to generate funding for new affordable housing that serves the needs of the local workforce. *(Source: New Policy)*

Support: 5 *Modifications: 2* *Do Not Support: 2*

H-C-10 Support the Community Land Trust model of providing affordable homeownership for the local workforce. *(Source: New Policy)*

Support: 9

H-C-11 Explore creative housing types such as accessory dwelling units, co-op housing, micro units, and other flexible housing types to increase opportunities for affordable rental and homeownership. *(Source: New Policy)*

Support: 5 *Modifications: 1*

Comment [C4]: Educate and develop policy or homeowners regarding TIC (tenant-in-common) agreements as a means to share/divide a single home

Programs

H-6 **Provide City Assistance.** 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 shall consider its unmet regional housing needs, including those of extremely low-income households, when providing such assistance. *(Source: 2009 Housing Element, Program H-12)*

Responsibility: Planning & Building Director, City Council

Funding: Housing Successor Agency Fund, Inclusionary Housing In Lieu Fees, General Fund

Schedule: Ongoing

Support: 7

H-7 **Pursue Funding.** Apply for regional, State, and Federal funding for affordable housing and provide documentation as needed in support of partner applications for State and Federal financial assistance. *(Source: 2009 Housing Element, Programs H-34 and H-33, combined)*

Responsibility: Planning & Building Department, City Council

Funding: General Fund, General Fund

Schedule: Ongoing

Support: 6

H-8 **Extremely Low Income Housing.** Promote housing for extremely low-income households through the resources identified in Program H-7, by encouraging and supporting funding applications for developers of permanent supportive housing, and by continuing to provide for housing with supportive services, single-room occupancy housing, and shared housing in the Zoning Ordinance. *(Source: 2009 Housing Element, Program H-15)*

Responsibility: Planning & Building Department, City Council

Funding: Housing Successor Agency Fund, Inclusionary Housing In Lieu Fees, General Fund

Schedule: Ongoing

Support: 7

H-9 **Housing Program Administration.** Contract with the Land Trust of Sonoma County or another suitable organization or consulting firm if needed to administer affordable housing programs within the city. *(Source: 2009 Housing Element, Program H-17, modified)*

Responsibility: Planning & Building Director, City Council
Funding: General Fund
Schedule: Ongoing

Support: 4

H-10 **Maintain Eligibility for Funding.** 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). *(Source: 2009 Housing Element, Program H-35)*

Responsibility: City Council
Funding: Housing Successor Agency Fund, General Fund
Schedule: Ongoing

Support: 3

H-11 **Inclusionary Housing Program.** Continue to implement the Inclusionary Housing Program. Consider revisions to the inclusionary housing requirements, including a revision to include an inclusionary housing obligation for units under 1,300 square feet, which are currently (2014) exempt, and revisions to the current fee structure to be on a per-square-foot basis. *(Source: 2009 Housing Element, Program H-38, modified)*

Responsibility: Planning Commission, City Council
Funding: General Fund
Schedule: Consider revisions in FY 2016/17

Support: 5

H-12 **Workforce Housing Linkage Fee.** Conduct a jobs/housing nexus study to analyze and document the link between non-residential development and the housing demand that it creates. The study shall analyze thresholds of significance, standards, and different criteria for the various types of employment uses that attract lower-wage jobs to the city. Based on the findings of the study, the City shall adopt an appropriate Workforce Housing Linkage Fee. *(Source: New Program)*

Responsibility: Planning & Building Department, City Council
Funding: General Fund
Schedule: 2015

Support: 4 *Modifications: 3*

Comment: Don't tax businesses for housing. They won't come to Healdsburg.

H-13 **Affordable Secondary Dwelling Unit Incentive Program.** Develop an affordable secondary dwelling unit incentive program to encourage property owners to deed restrict secondary dwelling units as affordable rental housing for lower- or moderate-income households. As part of the program, the City shall establish long-term affordability requirements and a monitoring program to ensure the long-term affordability is maintained. The City shall impose a small monitoring fee to cover program costs. Incentives may include but are not limited to:

- An increase in the maximum allowed size of second units;
- A reduction in the minimum lot size on which second units are allowed;
- Reduced setbacks and/or other property development standards; and/or
- Permit and development fee waivers.

Responsibility: Planning & Building Department, City Council
Funding: General Fund
Schedule: 2016

Support: 5 *Modifications: 6*

Comment 1: **Support, but does not go far enough.**
Linking second dwelling units (SDU) to a 20, 30, or 40 year deed restriction is not realistic. Look at housing costs 40 years ago. Fees for SDU should be at least half of a single family dwelling unit. Any fees charged simply get added on to any 15, 20, or 30 year mortgage.

Comment 2: **Support, but goes too far.**
A developer may be required to make small percent of units as affordable then a homeowner is asked to make 100 percent of their additional units affordable for 40 years. If 40 years is negotiable lets discuss it. Seems unfair. Bring fees down to encourage infill – this is mining what we already have rather than requiring new land.

Comment 3: **Support, but does not go far enough.**
Incentivize infill with fee reduction on 2nd units in residential neighborhoods. Expand incentives without linking necessarily to affordability deed restrictions.

Comment 4: **Support, but does not go far enough.**
Bring the fees down on granny units to facilitate more housing within families free of incentive program option.

Comment 5: **Support, but does not go far enough.**
I'd incentivize existing 2nd units as well to stay or become affordable.

H-14 **Saggio Hills Affordable Housing.** Develop the Saggio Hills affordable housing site with a range of housing types and target income groups. 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.
(Source: 2009 Housing Element, Program H-9 and Program H-39. combined)
Program outcome: Up to 150 affordable units

Responsibility: Planning & Building Department, Planning Commission, City Council
Funding: Saggio Hills Development Agreement

Schedule: The schedule is dependent on the developer initiating the project as required by the Development Agreement

Support: 7 *Modifications: 2*

H-15 **Meetings with the Development Community.** Conduct annual meetings with the development community to publicize available incentives and housing programs, such as the density bonus ordinance, small subdivision ordinance, and Growth Management Ordinance exemptions. *(Source: New Program)*

Responsibility: Planning & Building Department, City Council
Funding: General Fund
Schedule: 2015, and annually thereafter

Support: 6 *Modifications: 1*

H-16 **Legislative Advocacy for Affordable Housing.** Actively advocate for the State and Federal governments to provide additional financial resources for affordable housing. *(Source: New Program)*

Responsibility: City Council
Funding: General Fund
Schedule: Ongoing

Support: 3 *Modifications: 1*

GOAL H-D PRESERVATION OF EXISTING HOUSING AND NEIGHBORHOODS
To encourage the conservation and maintenance of the existing housing stock and residential neighborhoods in Healdsburg. *(Source: 2009 Housing Element Goal H-D and H-I, combined)*

Policies

H-D-1 Promote the preservation of the community's housing stock, especially affordable and special needs housing. *(Source: 2009 Housing Element, Policy H-I-1)*

Support: 4

H-D-2 Monitor affordable housing projects to ensure their continued occupancy by appropriate individuals and households. *(Source: 2009 Housing Element, Policy H-D-1)*

Support: 4 *Modifications: 1*

H-D-3 Control rent increases on mobilehome park spaces. *(Source: 2009 Housing Element, Policy H-D-2)*

Support: 2 *Modifications: 1*

H-D-4 Maximize the length of time that affordable housing is available to lower- and moderate-income households. *(Source: 2009 Housing Element, Policy H-D-3)*

Support: 2 *Modifications: 1*

H-D-5 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. *(Source: 2009 Housing Element, Program H-18)*

Support: 1 *Modifications: 2*

> Comment: **Support, but does not go far enough.**
> Exclude secondary dwelling from long term (15 years) restrictions. Reduce city fees = more affordable housing.

H-D-6 Discourage the conversion of multifamily rental units to condominium units in order to preserve the supply of rental housing in the city. *(Source: New Policy)*

Support: 4 *Modifications: 2*

H-D-7 Protect residential neighborhoods from the negative effects of commercial uses. *(Source: 2009 Housing Element, Policy H-I-2)*

Support: 2 *Modifications: 4*

> Comment 1: Create transition zones for housing.
> Additional comments:
> Saggio Hills - create a range of housing (not limited to 2-10 acre GFD "lodges" and affordable apartments); Other than live/work, no housing in industrial areas. Without waiver of noise complaint, traffic, issues etc.
>
> Comment 2: **Support, but does not go far enough.**
> Create buffer zones to neighborhoods. No housing next to freeways, industrial.

<u>Programs</u>

H-17 **Act as Redevelopment Successor Agency.** Act as the Successor Agency and Housing Successor Agency and carry out the responsibilities and obligations of the former Redevelopment Agency. *(Source: New Program)*

Responsibility: Oversight Board for the Redevelopment Successor Agency

Funding: General Fund

Schedule: Ongoing

Support: 3

H-18 **Monitor Affordability.** Monitor long-term affordability of affordable housing projects developed with City assistance by requiring them to file an annual report to the City that demonstrates compliance with any occupancy requirements. *(Source: 2009 Housing Element, Program H-19)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Annually

Support: 3 *Modifications: 3*

H-19 **Mobile Home Park Space Rent Stabilization Ordinance.** Continue to enforce the terms of the Mobile Home Park Space Rent Stabilization ordinance (Municipal Code Chapter 2.56) and administer the procedures of the ordinance to ensure the continued preservation of affordability of mobile homes parks within the city. *(Source: 2009 Housing Element, Program H-20)*

Responsibility: City Administration

Funding: General Fund

Schedule: Ongoing

Support: 4 *Modifications: 1*

H-20 **Strengthen the Condominium Conversion Ordinance.** Review and revise, as necessary, the condominium conversion ordinances (Ordinance Nos. 701 and 873) with the intent of discouraging conversion of rental units to condominiums and strengthening the tenant protection provisions. Potential tenant protections to be considered may include but are not limited to:

- Limitations on the number of rental units that can be converted in a calendar year;
- Discounts for existing tenants on the sale price of the property;
- Requirement for replacement units;
- Requirements for a certain percentage of converted condominiums be deed-restricted affordable units; and/or
- Mandatory payment of a tenant relocation fee.

(Source: 2009 Housing Element, Program H-21, modified to strengthen tenant protections)

Responsibility: City Administration

Funding: General Fund

Schedule: 2017

Support: 4 *Modifications: 1*

H-21 **Publicize Rehabilitation Programs.** Disseminate information about available housing rehabilitation loan programs to qualifying households. (Source: 2009 Housing Element)

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Within six months of Housing Element adoption

Support: 3

H-22 **Code Enforcement.** Continue to investigate complaints and take action concerning Code Enforcement violations to encourage rehabilitation of substandard residential properties by homeowners and landlords and improve overall housing quality and conditions in the city. *(Source: New Program)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Ongoing

Support: 3

H-23 **Improve Infrastructure.** Continue street, sidewalk, and other infrastructure improvements and maintenance in low- and moderate-income neighborhoods. *(Source: 2009 Housing Element, Program H-46)*

Responsibility: Public Works Department

Funding: Street Fund, CDBG Funds

Schedule: Include in City's annual Capital Improvement Program and apply annually for CDBG funds

Support: 4

H-24 **Enforce Vacation Rental Prohibition.** Strengthen enforcement of the City's prohibition of vacation home rentals (i.e., fewer than 30 days) in residential zoning districts in order to protect neighborhood character and ensure the housing stock is available for long-term residents. *(Source: 2009 Housing Element, Program H-47)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Ongoing

Support: 2 *Modifications: 6* *Do Not Support: 4*

GOAL H-E PROVISION OF SPECIAL NEEDS HOUSING
To provide a range of housing opportunities for Healdsburg residents with special needs, including the elderly, people with disabilities, single parent-households, large households, farmworkers, extremely low-income residents, and the homeless. *(Source: 2009 Housing Element Goal H-E)*

Policies

H-E-1 Address the housing needs of the disabled, including residents with developmental disabilities. *(Source: 2009 Housing Element, Policy H-E-1)*

Support: 3 *Modifications: 1*

H-E-2 Address the housing needs of the homeless and those in peril of becoming homeless. *(Source: 2009 Housing Element, Policy H-E-2)*

Support: 3

H-E-3 Address the housing needs of transient single farmworkers. *(Source: 2009 Housing Element, Policy H-E-3)*

Support: 5

H-E-4 Promote the siting, production, rehabilitation, and preservation of housing for extremely low-income households, including non-traditional housing types. *(Source: New Policy)*

Support: 1 *Modifications: 1*

H-E-5 Encourage development, rehabilitation, and preservation of senior housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. *(Source: New Policy)*

Support: 3

H-E-6 Continue to provide individuals with disabilities reasonable accommodation through flexibility in the application of land use and zoning regulations when necessary to eliminate barriers to housing opportunities. *(Source: New Policy)*

Support: 2 *Modifications: 1*

H-E-7 Require the inclusion of units meeting special needs in affordable housing projects developed with City assistance, where feasible. *(Source: 2009 Housing Element, Program H-25)*

Support: 1 *Modifications: 1*

H-E-8 Enforce Building Code requirements for the inclusion of adaptable disabled-accessible units in multifamily development projects that are subject to such requirements. *(Source: 2009 Housing Element, Program H-26)*

Support: 1

H-E-9 Support the efforts of partners in special needs housing projects to secure financial assistance. *(Source: 2009 Housing Element, Policy H-F-2)*

Support: 3

Programs

H-25 **Funding for Special Needs Housing** Apply for State and Federal funding for special needs housing, when available. *(Source: 2009 Housing Element, Program H-33)*

Responsibility: Planning & Building Director, City Council

Funding: General Fund

Schedule: Annual basis

Support: 4

H-26 **Disabled-Access Units.** Enforce Building Code requirements for the inclusion of adaptable disabled-accessible units in multifamily development projects that are subject to such requirements. *(Source: 2009 Housing Element, Program H-26)*

Responsibility: Chief Building Official

Funding: General Fund

Schedule: Ongoing

Support: 2 *Modifications: 1*

H-27 **Emergency and Transitional Housing.** Work with appropriate agencies and groups to provide temporary and transitional housing and support services for the homeless in Healdsburg. *(Source: 2009 Housing Element, Program H-28)*

Responsibility: Planning & Building Department, Planning Commission, City Council

Pot. Funding: State funding (e.g., EHAP, MHP,), Federal funding (e.g., ESG)

Schedule: Ongoing

Support: 2

H-28 **Farmworker Housing.** Work with appropriate agencies and groups to provide housing and support services for farmworkers in Healdsburg. *(Source: 2009 Housing Element, Program H-28)*

Responsibility: Planning & Building Department, Planning Commission, City Council

Funding: State funding (Joe Serna, Jr. Farm Workers Housing Grant Program)

Schedule: Initial outreach within one year of Housing Element Update adoption

Support: 6

H-29 **Publicize Senior Housing Resources.** Provide information to the public on resources available to seniors, including local subsidized senior housing, senior housing providers, and fair housing assistance. *(Source: 2009 Housing Element, Program H-29)*

Responsibility: Community Services Department

Funding: Community Services Fund

Schedule: Ongoing

Support: 3

H-30 **Countywide Homeless Survey.** Participate in comprehensive surveys of the county's homeless population. *(Source: 2009 Housing Element, Program H-30)*

Responsibility: Community Services Department

Funding: Community Services Fund

Schedule: 2015 and biennially thereafter

Support: 2

H-31 **Countywide Homeless Plan.** Participate in the Sonoma County Continuum of Care update to the County's 10-Year Homeless Action Plan. *(Source: New Program)*

Responsibility: Community Services Department

Funding: Community Services Fund

Schedule: Update anticipated in 2017

Support: 2

H-32 **Development of Housing for Persons with Disabilities.** Reach out annually to developers of supportive housing to encourage development of projects targeted to persons with disabilities, including developmental disabilities. Support applications for County, State, and Federal funding for housing construction and rehabilitation for persons with disabilities, including developmental disabilities. *(Source: New Program)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Annual contact with developers; support applications as opportunities arise

Support: 3 *Modifications: 2*

Comment: **Support, but does not go far enough.**
Reach out to existing homeowner as well and facilitate with information and upgrade cost saving incentives (walk in showers, universal design elements)

H-33 **Coordinate with the North Bay Regional Center.** Work with the North Bay Regional Center to implement an outreach program informing residents of the housing and services available for persons with developmental disabilities. Make information available on the City website. *(Source: New Program)*

Responsibility: Community Services Department

Funding: Community Services Fund

Schedule: Initiate contact in 2015

Support: 1 *Modifications: 2*

H-34 **Incentives for disabled access.** Adopt incentives for second units that are designed to be accessible for people with disabilities. Incentives may include, but are not limited to: larger maximum unit sizes, reduced setbacks, and/or reduced fees. *(Source: New Program)*

Responsibility: Planning & Building Director, City Council

Funding: General Fund

Schedule: Fiscal Year 2016/17

Support: 3

GOAL H-F PROMOTION OF FAIR HOUSING PRACTICES
To ensure equal housing opportunities for all Healdsburg residents regardless of race, color, religion, sex, sexual orientation, marital status, national origin, ancestry, familial status, disability, or source of income. *(Source: 2009 Housing Element Goal H-J)*

Policies

H-F-1 Discourage discriminatory housing practices. *(Source: 2009 Housing Element, Policy H-J-1)*

Support: 5

H-F-2 Provide guidance to the public about fair housing practices. *(Source: 2009 Housing Element, Policy H-J-2)*

Support: 4 *Modifications: 1*

H-F-3 Provide equitable public services throughout the city, including public transportation, crime prevention, police protection, street lighting, street cleaning, and recreational facilities and programs. *(Source: 2009 Housing Element, Program H-53)*

Support: 5

Comment: **Support, but does not go far enough.**
Specific provision of recreation opportunities for "elderly" – e.g. bocce, lawn bowling, table tennis, not more ball fields.

Programs

H-35 **Disseminate Fair Housing Information.** 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. *(Source: 2009 Housing Element, Program H-48)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Ongoing

Support: 3

H-36 **Refer Fair Housing Complaints.** Refer fair housing complaints to the State Department of Fair Employment and Housing and Fair Housing of Sonoma County. *(Source: 2009 Housing Element, Program H-49)*

Responsibility: Planning & Building Department staff

Funding: General Fund

Schedule: Ongoing

Support: 3

H-37 **Non-Discrimination Clause and Mandatory Fair Housing.** Provide non-discrimination clauses in rental agreements and deed restrictions for housing constructed with City subsidy, as well as mandate the implementation of fair housing practices in contracts with affordable housing developers. *(Source: 2009 Housing Element, Program H-50 and H-51)*

Responsibility: Planning & Building Director, City Council

Funding: General Fund

Schedule: Ongoing

Support: 2

H-38 **Spanish Language Outreach.** Conduct outreach efforts for the City's affordable housing programs in Spanish as well as English and publicize the programs through organizations representing the Hispanic community. *(Source: 2009 Housing Element, Program H-52)*

Responsibility: Planning & Building Director

Funding: General Fund

Schedule: Ongoing

Support: 6

GOAL H-G CONSERVATION OF ENERGY

To promote energy conservation in residential development and reduce greenhouse gas emissions. *(Source: 2009 Housing Element Goal H-K)*

Policies

H-G-1 Promote energy efficiency and conservation measures in existing housing. *(Source: 2009 Housing Element, Policy H-K-1)*

Support: 6

H-G-2 Require energy-efficiency performance in new housing that meets or exceeds minimum State standards. *(Source: 2009 Housing Element, Policy H-K-2)*

Support: 4 *Modifications: 1*

H-G-3 Promote energy-efficient residential site development practices. *(Source: 2009 Housing Element, Policy H-K-3)*

Support: 5

H-G-4 Reduce residential cooling needs associated with the urban heat island effect. *(Source: 2009 Housing Element, Policy H-K-4)*

Support: 3

Comment on Policies H-G-1 through H-G-4: **Support, but goes too far.** Have you looked at UBC/CalGreen Requirements? Construction requirements, energy requirement, etc. will affect the number of moderate housing units built. Cost going up.

H-G-5 Accommodate pedestrians, bicyclists, and transit in new residential development. *(Source: 2009 Housing Element, Policy H-K-5)*

Support: 5

H-G-6 Provide safe routes for bicycling and walking between housing and transit stops, commercial services, and schools. *(Source: 2009 Housing Element, Policy H-K-6)*

Support: 5

H-G-7 Promote infill development to maximize the use of existing infrastructure and encourage patronage of alternative transportation modes. *(Source: 2009 Housing Element, Policy H-K-7)*

Support: 6

H-G-8 Require the planting of street trees as a part of all residential development projects. *(Source: 2009 Housing Element, Program H-56)*

Support: 2 *Modifications: 4*

H-G-9 Require the perimeter and interior of parking lots associated with residential development to be landscaped with shrubs and shade trees. *(Source: 2009 Housing Element, Program H-57)*

Support: 3 *Modifications: 3* *Do Not Support: 1*

Comment: Not a housing element but available public parking in Healdsburg would increase with planting of street trees – take a look in summer time, people look for shady street parking. (H-G-9)

Programs

H-39 **Utility Discounts for Lower-Income Households.** Continue to discount the electric, water and sewer utility and storm drainage maintenance charges to lower-income households and affordable residential projects. *(Source: 2009 Housing Element, Program H-22)*

Responsibility: City Council

Funding: Electric Fund, General Fund

Schedule: Ongoing

Support: 5

H-40 **Green City Program.** Ensure that the designs and construction practices for new residences and additions to existing residences comply with the CalGreen. *(Source: 2009 Housing Element, Program H-54)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: Ongoing

Support: 5 *Modifications: 2*

H-41 **Solar Access.** Include an evaluation of consistency with Subdivision Map Act Section 66473.1 in staff reports to ensure residential subdivision applications provide for solar access. *(Source: 2009 Housing Element, Program H-55)*

Responsibility: Planning & Building Department

Funding: General Fund

Schedule: January 1, 2007 – June 30, 2014

Support: 3 *Modifications: 1*

H-42 **Energy Audit Program.** Continue to provide and publicize the Energy Audit Program to homeowners and landlords. *(Source: 2009 Housing Element, Program H-58)*

Program outcome: Reduced energy consumption

Responsibility: Electric Department

Funding: Electric Fund

Schedule: Ongoing

Support: 6

H-43 **Energy Efficiency Rebate and Weatherization Programs.** 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. *(Source: 2009 Housing Element, Program H-59)*

Responsibility: Electric Department

Funding: Electric Fund

Schedule: Ongoing

Support: 6

H-44 **Pedestrian and Bicycle Facilities.** Include projects in the annual Capital Improvement Program and apply annually for CDBG funding to support projects that provide safe walking and bicycling facilities between housing and commercial, educational, and transit destinations. *(Source: 2009 Housing Element, Program H-60)*

Responsibility: Public Works Department

Funding: General Fund, CDBG Funds

Schedule: Include in the annual CIP and apply annually for CDBG funds

Support: 6

New Policy/Program Suggestions (Blue Cards)

- Use percent of TOT and TOX income from Saggio Hills (1.5 million over number of years) to offset some fees/costs of building fair market multi-family housing of 5 or more units. Some recoupment of source of money for loss of redevelopment funds.
- Follow the housing plan with a market based strategic plan for delivery on the housing objectives.
    - Resources available to meet
    - Additional funding required
    - Market cost of building houses for different income levels.
- Provide expanded definition of live/work for industrial zoned property – model on European "estate" manufacturing prevalent in England/Switzerland.
- Promote conversion of non developable industrial zoned land by giving credits on city fees to include multi-family "worker" housing.
- Healdsburg should set its goal for affordable housing at 15 percent of the total number of units by 2023.
- The City ordinance implementing the GMO needs to be revised to encourage the allocation of permits to multi-family market rate, moderate income projects, particularly in Central Healdsburg.
- Facilitate existing homeowners to participate in creating 2nd dwelling units (educate, provide guidelines). Inspire. Housing element language is biased to developers.
- Please include information on existing standing stock of housing; regarding disabled housing (ADA) compliant), low, extremely low, very low income, vs. moderate and market rate housing. Please also include studies for your housing demand relative to these households. Please also indication your current and projected homeless population.